BOCA ROYALE UNIT 14 PHASE 1

BEING A REPLAT OF TRACT 600 AND TRACT 703 AND A PORTION OF TRACT 300 AND TRACT 301 OF BOCA ROYALE UNIT 10 AS RECORDED IN PLAT BOOK 43, PAGE 39 AND A PORTION OF TRACT 600 AND TRACT 700 OF BOCA ROYALE UNIT 13 AS RECORDED IN PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 54 PAGE 49

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020027659 14 PG(S)
February 27, 2020 11:44:07 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 # 2020027657, 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 # 2020027652 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4) BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, BEING S00°36'40"W.

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 ARE NORTH AMERICA VERTICAL DATUM 88 (NAVD 88) AND ARE BASED ON SARASOTA COUNTY BENCHMARK R495, A FOUND ALUMINUM DISK STAMPED "R495", HAVING A PUBLISHED ELEVATION OF 13.061' (NGVD 29) CONVERTED TO 11.95' (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 4, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TRACT DESIGNATIONS

100's - PRIVATE ROAD RIGHT-OF-WAY, DRAINAGE AND PUBLIC UTILITY EASEMENTS.
500's - OPEN SPACE, DRAINAGE AREA AND FLOWAGE EASEMENT
600's - OPEN SPACE, COMMON AREA, PRESERVE AREA AND FLOWAGE EASEMENT
700's - OPEN SPACE, PRESERVE 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

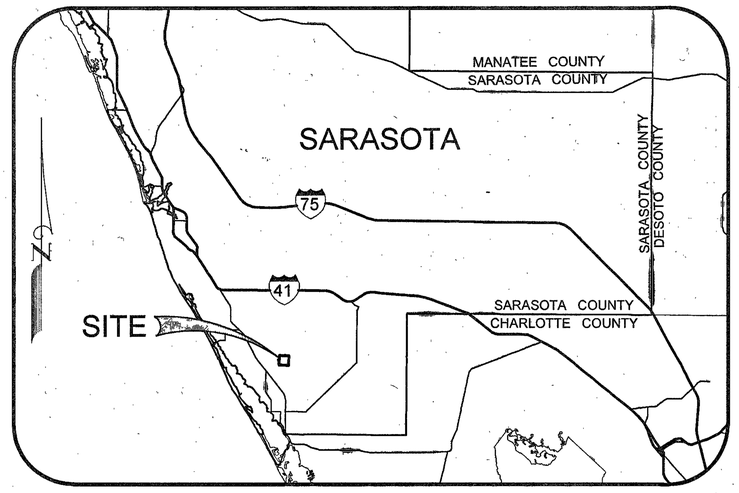
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 DECEMBER 2, 2019. 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: 1/16/2020

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 } SS
COUNTY OF SARASOTA }

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.

01.17.2020
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 49-62, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 27th DAY OF February, 2020.

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: 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 14 PHASE 1", 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.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 16 DAY OF January 2020:
RESOURCE CONSERVATION OF SARASOTA, LLC

WITNESS: Kris Watts
PRINT: KRIS WATTS
WITNESS: Echo Sanders
PRINT: ECHO SANDERS

BY: JAMES R. SCHIER, MANAGER

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BY MEANS OF ☒ 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 16th DAY OF January, 2020.

01-25-2021
COMMISSION EXPIRES

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 14 PHASE 1

BEING A REPLAT OF TRACT 600 AND TRACT 703 AND A PORTION OF TRACT 300 AND TRACT 301 OF BOCA ROYALE UNIT 10 AS RECORDED IN PLAT BOOK 43, PAGE 39 AND A PORTION OF TRACT 600 AND TRACT 700 OF BOCA ROYALE UNIT 13 AS RECORDED IN PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 54 PAGE 50

CURVE TABLE

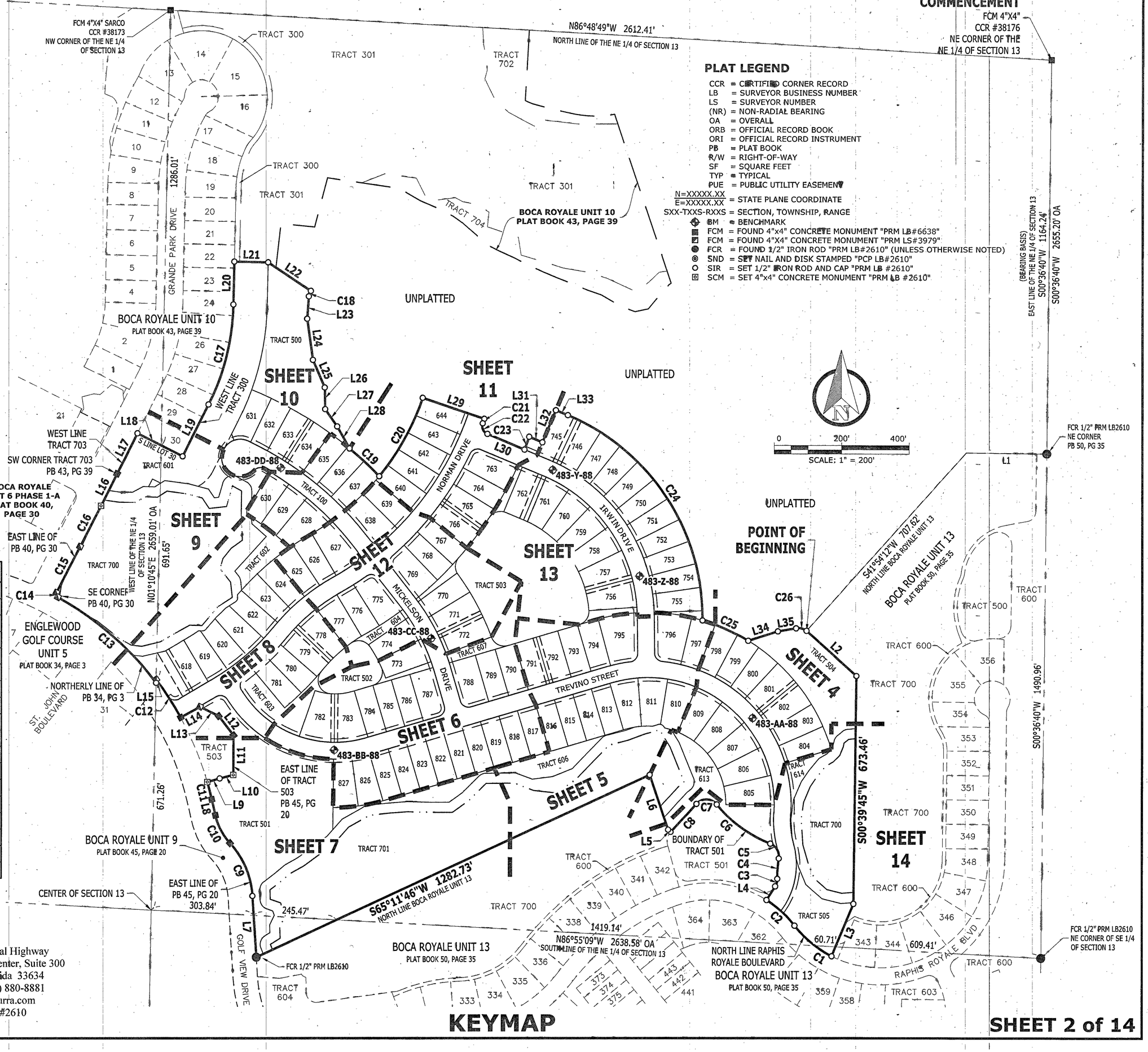
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	142.75'	320.00'	25°33'35"	N50°38'56"W	141.57'
C2	112.49'	325.00'	19°49'53"	N47°47'05"W	111.93'
C3	23.19'	40.00'	33°12'49"	N15°41'34"E	22.86'
C4	60.57'	354.57'	9°47'17"	N03°58'48"E	60.50'
C5	54.12'	40.00'	77°31'34"	N29°53'21"W	50.09'
C6	198.55'	382.47'	29°44'36"	N53°46'50"W	196.32'
C7	69.13'	40.00'	99°01'00"	N88°25'02"W	60.84'
C8	112.96'	10,175.66'	0°38'10"	S42°23'33"W	112.96'
C9	172.86'	254.00'	38°59'30"	N23°01'30"W	169.54'
C10	94.29'	182.00'	29°41'06"	N27°40'42"W	93.24'
C11	52.99'	926.94'	3°16'33"	N14°28'25"W	52.98'
C12	134.06'	926.94'	8°17'12"	N33°02'51"W	133.94'
C13	389.17'	930.00'	23°58'34"	N48°53'14"W	386.34'
C14	15.25'	10.00'	87°22'13"	N17°11'25"W	13.81'
C15	152.78'	6,140.00'	1°25'32"	N27°12'28"E	152.77'
C16	135.08'	6,200.00'	1°14'54"	N27°17'47"E	135.08'
C17	307.05'	690.00'	25°29'49"	N13°56'27"E	304.53'
C18	17.62'	30.00'	33°39'37"	S20°38'39"W	17.37'
C19	120.05'	1,093.00'	6°17'36"	S47°04'16"E	119.99'
C20	266.01'	742.00'	20°32'28"	N29°04'31"E	264.59'
C21	14.11'	935.00'	0°51'53"	S19°14'14"W	14.11'
C22	37.97'	25.00'	87°00'52"	S23°50'16"E	34.42'
C23	40.04'	1,078.00'	2°07'41"	N20°15'44"E	40.03'
C24	770.42'	650.00'	67°54'39"	S33°23'22"E	726.11'
C25	149.04'	568.00'	15°02'04"	S65°55'36"E	148.62'
C26	32.65'	40.00'	46°45'42"	S76°07'12"E	31.75'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°19'51"W	238.25'
L2	S47°47'02"E	199.71'
L3	S22°59'16"W	167.02'
L4	N32°17'58"E	47.86'
L5	N47°27'33"W	10.00'
L6	N18°39'51"W	171.92'
L7	N03°38'12"W	180.56'
L8	N12°50'09"W	48.43'
L9	N73°53'19"E	37.94'
L10	N75°39'17"E	41.67'
L11	N00°19'50"E	117.32'
L12	N37°44'16"W	72.10'
L13	N63°30'56"W	61.36'
L14	S61°05'46"W	65.69'
L15	S01°10'45"W	10.09'
L16	N26°40'20"E	105.91'
L17	N26°40'42"E	133.38'
L18	S63°18'39"E	150.00'

LINE TABLE

LINE	BEARING	DISTANCE
L19	N26°41'21"E	171.02'
L20	N01°11'32"E	126.42'
L21	S88°48'28"E	99.92'
L22	S56°17'04"E	151.84'
L23	S03°48'30"W	66.44'
L24	S07°50'01"E	122.72'
L25	S23°18'59"E	88.43'
L26	S01°15'28"E	64.21'
L27	S34°49'20"E	62.54'
L28	S29°32'51"E	74.12'
L29	S71°11'42"E	193.00'
L30	S67°20'42"E	119.01'
L31	S67°20'42"E	42.33'
L32	N22°39'18"E	103.00'
L33	S67°20'42"E	38.36'
L34	N71°52'17"E	92.18'
L35	N80°29'57"E	54.87'



KEYMAP

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BOCA ROYALE UNIT 14 PHASE 1

BEING A REPLAT OF TRACT 600 AND TRACT 703 AND A PORTION OF TRACT 300 AND TRACT 301 OF BOCA ROYALE UNIT 10 AS RECORDED IN PLAT BOOK 43, PAGE 39 AND A PORTION OF TRACT 600 AND TRACT 700 OF BOCA ROYALE UNIT 13 AS RECORDED IN PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 54 PAGE 51

LEGAL DESCRIPTION: (BY ARDURRA)

A TRACT OF LAND LYING IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, INCLUDING TRACTS 600 AND 703 AND PORTIONS OF TRACTS 300 AND 301, BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND INCLUDING PORTIONS OF TRACTS 600 AND 700, BOCA ROYALE UNIT 13 ACCORDING TO PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°36'40" WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 13, A DISTANCE OF 1,164.24 FEET TO THE NORTHEAST CORNER OF BOCA ROYALE UNIT 13 ACCORDING TO PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID BOCA ROYALE UNIT 13 THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°19'51" WEST, A DISTANCE OF 238.25 FEET; 2) SOUTH 41°54'12" WEST, A DISTANCE OF 707.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 47°47'02" EAST, A DISTANCE OF 199.71 FEET; THENCE SOUTH 00°39'45" WEST, A DISTANCE OF 673.46 FEET; THENCE SOUTH 22°59'16" WEST, A DISTANCE OF 167.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAME BEING A POINT ON THE NORTH LINE OF RAPHIS ROYALE BOULEVARD ACCORDING TO SAID BOCA ROYALE UNIT 13; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: 1) NORTHWESTERLY 142.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 25°33'35", AND A CHORD BEARING AND DISTANCE OF NORTH 50°38'56" WEST 141.57 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 2) NORTHWESTERLY 112.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 19°49'53", AND A CHORD BEARING AND DISTANCE OF NORTH 47°47'05" WEST 111.93 FEET; THENCE NORTH 32°17'58" EAST, A DISTANCE OF 47.86 FEET TO A POINT ON A CURVE TO THE LEFT, SAME BEING A POINT ON THE BOUNDARY OF TRACT 501 OF SAID BOCA ROYALE UNIT 13; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: 1) NORTHERLY 23.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 33°12'49", AND A CHORD BEARING AND DISTANCE OF NORTH 15°41'34" EAST 22.86 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; 2) NORTHERLY 60.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 354.57 FEET, A CENTRAL ANGLE OF 09°47'17", AND A CHORD BEARING AND DISTANCE OF NORTH 03°58'48" EAST 60.50 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 3) NORTHWESTERLY 54.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 77°31'34", AND A CHORD BEARING AND DISTANCE OF NORTH 29°53'21" WEST 50.09 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; 4) NORTHWESTERLY 198.55 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 382.47 FEET, A CENTRAL ANGLE OF 29°44'36", AND A CHORD BEARING AND DISTANCE OF NORTH 53°46'50" WEST 196.32 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 5) WESTERLY 69.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 99°01'00", AND A CHORD BEARING AND DISTANCE OF NORTH 88°25'02" WEST 60.84 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; 6) SOUTHWESTERLY 112.96 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10,175.66 FEET, A CENTRAL ANGLE OF 00°38'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 42°23'33" WEST 112.96 FEET; THENCE NORTH 47°27'33" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 18°39'51" WEST, A DISTANCE OF 171.92 FEET TO AFORESAID NORTH LINE OF BOCA ROYALE UNIT 13; THENCE SOUTH 65°11'46" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1,282.73 FEET TO THE EAST LINE OF BOCA ROYALE UNIT 9 ACCORDING TO PLAT BOOK 45, PAGE 20 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING TWELVE (12) COURSES: 1) NORTH 03°38'12" WEST, A DISTANCE OF 180.56 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 2) NORTHWESTERLY 172.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 254.00 FEET, A CENTRAL ANGLE OF 38°59'30", AND A CHORD BEARING AND DISTANCE OF NORTH 23°01'30" WEST 169.54 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; 3) NORTHWESTERLY 94.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 29°41'06", AND A CHORD BEARING AND DISTANCE OF NORTH 27°40'42" WEST 93.24 FEET; 4) NORTH 12°50'09" WEST, A DISTANCE OF 48.43 FEET TO A POINT ON A CURVE TO THE LEFT; 5) NORTHERLY 52.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 926.94 FEET, A CENTRAL ANGLE OF 03°16'33", AND A CHORD BEARING AND DISTANCE OF NORTH 14°28'25" WEST 52.98 FEET; 6) NORTH 73°53'19" EAST, A DISTANCE OF 37.94 FEET; 7) NORTH 75°39'17" EAST, A DISTANCE OF 41.67 FEET; 8) NORTH 00°19'50" EAST, A DISTANCE OF 117.32 FEET; 9) NORTH 37°44'16" WEST, A DISTANCE OF 72.10 FEET; 10) NORTH 63°30'56" WEST, A DISTANCE OF 61.36 FEET; 11) SOUTH 61°05'46" WEST, A DISTANCE OF 65.69 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 12) NORTHWESTERLY 134.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 926.94 FEET, A CENTRAL ANGLE OF 08°17'12", AND A CHORD BEARING AND DISTANCE OF NORTH 33°02'51" WEST 133.94 FEET; THENCE SOUTH 01°10'45" WEST, A DISTANCE OF 10.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAME BEING A POINT ON A NORTHERLY LINE OF ENGLEWOOD GOLF COURSE UNIT 5 ACCORDING TO PLAT BOOK 34, PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTHWESTERLY 389.17 FEET ALONG THE ARC OF SAID CURVE, SAME BEING SAID NORTHERLY LINE, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 23°58'34", AND A CHORD BEARING AND DISTANCE OF NORTH 48°53'14" WEST 386.34 FEET TO THE SOUTHEAST CORNER OF BOCA ROYALE UNIT 6 PHASE 1-A ACCORDING TO PLAT BOOK 40, PAGE 30 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING A POINT OF REVERSE CURVE TO THE RIGHT; THENCE ALONG THE EAST LINE OF SAID BOCA ROYALE UNIT 6 PHASE 1-A THE FOLLOWING FOUR (4) COURSES: 1) NORTHERLY 15.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 87°22'13", AND A CHORD BEARING AND DISTANCE OF NORTH 17°11'25" WEST 13.81 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; 2) NORTHEASTERLY 152.78 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 6,140.00 FEET, A CENTRAL ANGLE OF 01°25'32", AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'28" EAST 152.77 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 3) NORTHEASTERLY 135.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 6,200.00 FEET, A CENTRAL ANGLE OF 01°14'54", AND A CHORD BEARING AND DISTANCE OF NORTH 27°17'47" EAST 135.08 FEET; 4) NORTH 26°40'20" EAST, A DISTANCE OF 105.91 FEET TO THE SOUTHWEST CORNER OF TRACT 703, BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 26°40'42" EAST, ALONG THE WEST LINE OF SAID TRACT 703, SAME BEING SAID EAST LINE OF BOCA ROYALE UNIT 6, PHASE 1-A, A DISTANCE OF 133.38 FEET TO THE SOUTH LINE OF LOT 30, SAID BOCA ROYALE UNIT 10; THENCE SOUTH 63°18'39" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.00 FEET TO THE WEST LINE OF TRACT 300, SAID BOCA ROYALE UNIT 10; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 26°41'21" EAST, A DISTANCE OF 171.02 FEET TO A POINT ON A CURVE TO THE LEFT; 2) NORTHERLY 307.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 25°29'49", AND A CHORD BEARING AND DISTANCE OF NORTH 13°56'27" EAST 304.53 FEET; 4) NORTH 01°11'32" EAST, A DISTANCE OF 126.42 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 88°48'28" EAST, A DISTANCE OF 99.92 FEET; THENCE SOUTH 56°17'04" EAST, A DISTANCE OF 151.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 17.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 33°39'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 20°38'19" WEST 17.37 FEET; THENCE SOUTH 03°48'30" WEST, A DISTANCE OF 66.44 FEET; THENCE SOUTH 07°50'01" EAST, A DISTANCE OF 122.72 FEET; THENCE SOUTH 23°18'59" EAST, A DISTANCE OF 88.43 FEET; THENCE SOUTH 01°15'28" EAST, A DISTANCE OF 64.21 FEET; THENCE SOUTH 34°49'20" EAST, A DISTANCE OF 62.54 FEET; THENCE SOUTH 29°32'51" EAST, A DISTANCE OF 74.12 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 120.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,093.00 FEET, A CENTRAL ANGLE OF 06°17'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°04'16" EAST 119.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 266.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 742.00 FEET, A CENTRAL ANGLE OF 20°32'28", AND A CHORD BEARING AND DISTANCE OF NORTH 29°04'31" EAST 264.59 FEET; THENCE SOUTH 71°11'42" EAST, A DISTANCE OF 193.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 14.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 935.00 FEET, A CENTRAL ANGLE OF 00°51'53", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°14'14" WEST 14.11 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 37.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°00'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°50'16" EAST 34.42 FEET; THENCE SOUTH 67°20'42" EAST, A DISTANCE OF 119.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 40.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,078.00 FEET, A CENTRAL ANGLE OF 02°07'41", AND A CHORD BEARING AND DISTANCE OF NORTH 20°15'44" EAST 40.03 FEET; THENCE SOUTH 67°20'42" EAST, A DISTANCE OF 42.33 FEET; THENCE NORTH 22°39'18" EAST, A DISTANCE OF 103.00 FEET; THENCE SOUTH 67°20'42" EAST, A DISTANCE OF 38.36 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 770.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 67°54'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 33°23'22" EAST 726.11 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 149.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 15°02'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 65°55'36" EAST 148.62 FEET; THENCE NORTH 71°52'17" EAST, A DISTANCE OF 92.18 FEET; THENCE NORTH 80°29'57" EAST, A DISTANCE OF 54.87 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 32.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 46°45'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 76°07'12" EAST 31.75 FEET TO THE POINT OF BEGINNING.

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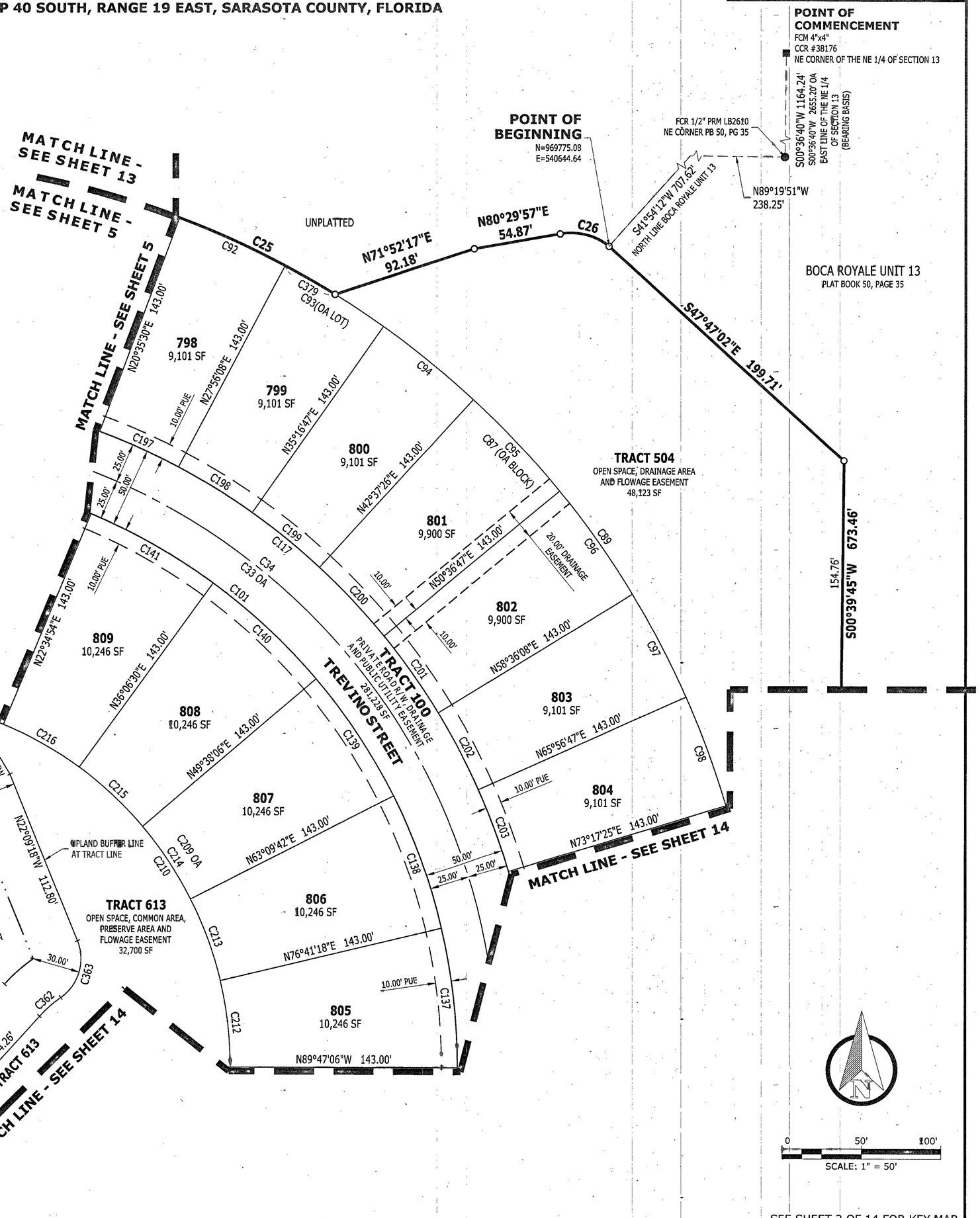
SEE SHEET 2 OF 14 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 1

BEING A REPLAT OF TRACT 600 AND TRACT 703 AND A PORTION OF TRACT 300 AND TRACT 301 OF BOCA ROYALE UNIT 10 AS RECORDED IN PLAT BOOK 43, PAGE 39 AND A PORTION OF TRACT 600 AND TRACT 700 OF BOCA ROYALE UNIT 13 AS RECORDED IN PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 54 PAGE 52

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C25	149.04'	568.00'	15°02'04"	S65°55'36"E	148.62'
C26	32.65'	40.00'	46°45'42"	S76°07'12"E	31.75'
C33	769.04'	400.00'	110°09'26"	N51°19'43"W	655.95'
C34	658.92'	400.00'	94°22'59"	N43°26'29"W	586.90'
C87	707.95'	568.00'	71°24'47"	N52°24'58"W	663.01'
C89	413.39'	568.00'	41°41'59"	N37°33'34"W	404.33'
C92	72.80'	568.00'	7°20'39"	N65°44'11"W	72.76'
C93	72.80'	568.00'	7°20'39"	N58°23'32"W	72.76'
C94	72.80'	568.00'	7°20'39"	N51°02'54"W	72.76'
C95	79.20'	568.00'	7°59'21"	N43°22'54"W	79.14'
C96	79.20'	568.00'	7°59'21"	N35°23'32"W	79.14'
C97	72.80'	568.00'	7°20'39"	N27°43'33"W	72.76'
C98	72.80'	568.00'	7°20'39"	N20°22'54"W	72.76'
C101	720.98'	375.00'	110°09'26"	N51°19'43"W	614.95'
C117	652.78'	425.00'	88°00'13"	S40°15'06"E	590.48'
C137	88.53'	375.00'	13°31'36"	N06°32'54"W	88.33'
C138	88.53'	375.00'	13°31'36"	N20°04'30"W	88.33'
C139	88.53'	375.00'	13°31'36"	N33°36'06"W	88.33'
C140	88.53'	375.00'	13°31'36"	N47°07'42"W	88.33'
C141	88.53'	375.00'	13°31'36"	N60°39'18"W	88.33'
C197	54.48'	425.00'	7°20'39"	S65°44'11"E	54.44'
C198	54.48'	425.00'	7°20'39"	S58°23'32"E	54.44'
C199	54.48'	425.00'	7°20'39"	S51°02'54"E	54.44'
C200	59.26'	425.00'	7°59'21"	S43°22'54"E	59.21'
C201	59.26'	425.00'	7°59'21"	S35°23'32"E	59.21'
C202	54.48'	425.00'	7°20'39"	S27°43'33"E	54.44'
C203	54.48'	425.00'	7°20'39"	S20°22'54"E	54.44'
C209	314.31'	232.00'	77°37'22"	N38°35'47"W	290.82'
C210	294.03'	232.00'	72°36'51"	S36°05'31"E	274.74'
C212	54.77'	232.00'	13°31'36"	S06°32'54"E	54.64'
C213	54.77'	232.00'	13°31'36"	S20°04'30"E	54.64'
C214	54.77'	232.00'	13°31'36"	S33°36'06"E	54.64'
C215	54.77'	232.00'	13°31'36"	S47°07'42"E	54.64'
C216	54.77'	232.00'	13°31'36"	S60°39'18"E	54.64'
C362	17.84'	83.97'	12°10'34"	S48°28'50"W	17.81'
C363	40.17'	30.00'	76°43'26"	S16°12'24"W	37.24'
C379	36.23'	568.00'	3°39'17"	N60°14'13"W	36.23'



PLAT LEGEND

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- LB = SURVEYOR BUSINESS NUMBER
- LS = SURVEYOR NUMBER
- (NR) = NON-RADIAL BEARING
- OA = OVERALL
- ORB = OFFICIAL RECORD BOOK
- ORI = OFFICIAL RECORD INSTRUMENT
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- TYP = TYPICAL
- PUE = PUBLIC UTILITY EASEMENT
- N=XXXXX.XX = STATE PLANE COORDINATE
- E=XXXXX.XX = STATE PLANE COORDINATE
- SXX-TXXS-RXXS = SECTION, TOWNSHIP, RANGE
- BM = BENCHMARK
- FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB#6638"
- FCM = FOUND 4"X4" CONCRETE MONUMENT "PRM LS#3979"
- FCR = FOUND 1/2" IRON ROD "PRM LB#2610" (UNLESS OTHERWISE NOTED)
- SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
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SEE SHEET 2 OF 14 FOR KEY MAP

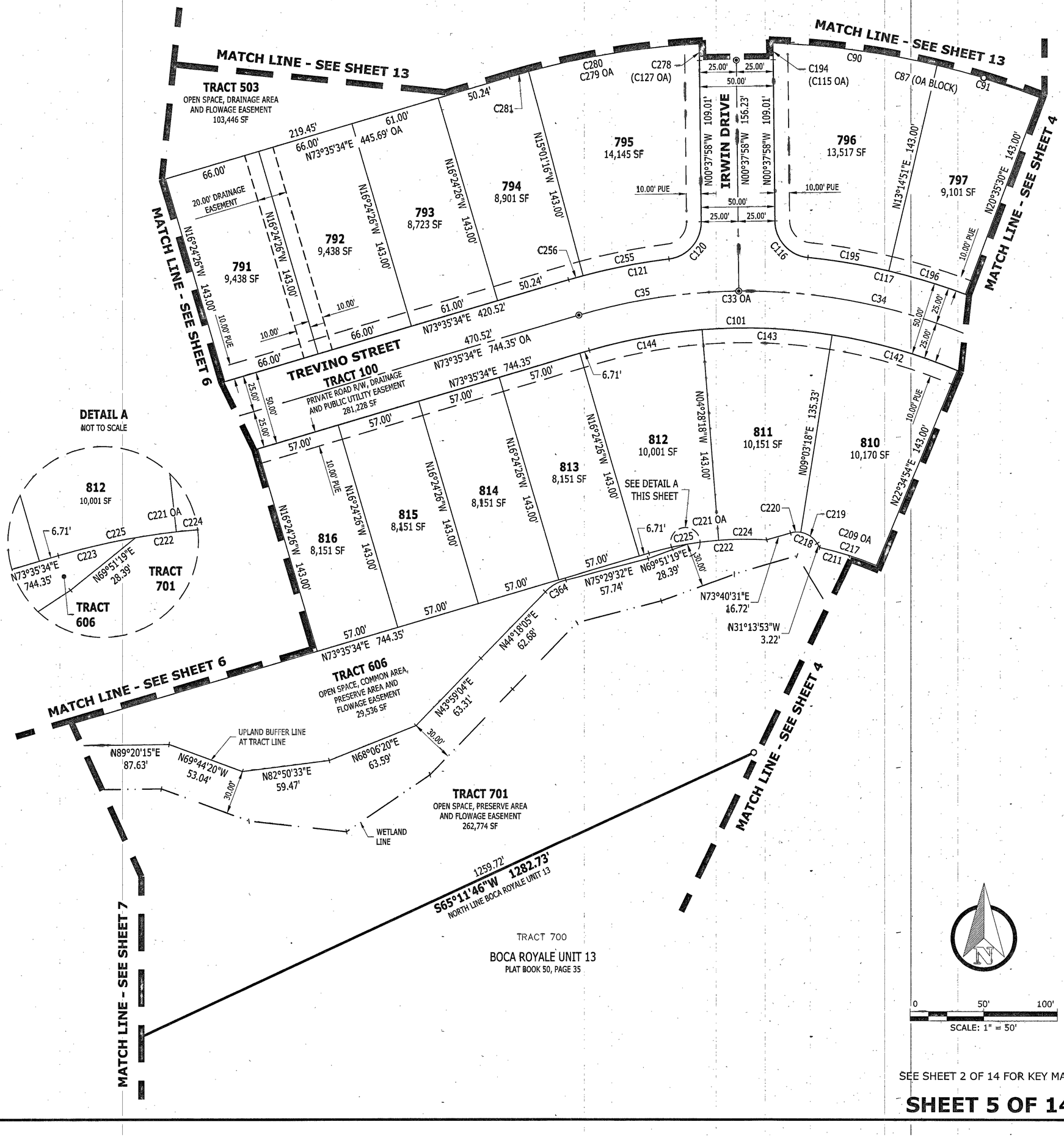
BOCA ROYALE UNIT 14 PHASE 1

BEING A REPLAT OF TRACT 600 AND TRACT 703 AND A PORTION OF TRACT 300 AND TRACT 301 OF BOCA ROYALE UNIT 10 AS RECORDED IN PLAT BOOK 43, PAGE 39 AND A PORTION OF TRACT 600 AND TRACT 700 OF BOCA ROYALE UNIT 13 AS RECORDED IN PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 54 PAGE 53

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C33	769.04'	400.00'	110°09'26"	N51°19'43"W	655.95'
C34	658.92'	400.00'	94°22'59"	N43°26'29"W	586.90'
C35	110.13'	400.00'	15°46'27"	S81°28'48"W	109.78'
C87	707.95'	568.00'	71°24'47"	N52°24'58"W	663.01'
C90	112.72'	568.00'	11°22'13"	N82°26'15"W	112.54'
C91	72.80'	568.00'	7°20'39"	N73°04'49"W	72.76'
C101	720.98'	375.00'	110°09'26"	N51°19'43"W	614.95'
C115	590.32'	507.00'	66°42'43"	S33°59'20"E	557.54'
C116	36.49'	25.00'	83°37'14"	S42°26'35"E	33.33'
C117	652.78'	425.00'	88°00'13"	S40°15'06"E	590.48'
C120	36.49'	25.00'	83°37'14"	N41°10'39"E	33.33'
C121	69.69'	425.00'	9°23'42"	N78°17'25"E	69.61'
C127	532.11'	457.00'	66°42'43"	N33°59'20"W	502.55'
C142	88.53'	375.00'	13°31'36"	N74°10'54"W	88.33'
C143	88.53'	375.00'	13°31'36"	N87°42'30"W	88.33'
C144	78.12'	375.00'	11°56'08"	S79°33'38"W	77.98'
C194	11.23'	507.00'	1°16'08"	S01°16'02"E	11.23'
C195	55.64'	425.00'	7°30'04"	S80°30'11"E	55.60'
C196	54.48'	425.00'	7°20'39"	S73°04'49"E	54.44'
C209	314.31'	232.00'	77°37'22"	N38°35'47"W	290.82'
C211	20.28'	232.00'	5°00'31"	S74°54'13"E	20.27'
C217	40.45'	232.00'	9°59'22"	S72°24'47"E	40.40'
C218	20.97'	16.00'	75°05'36"	S68°46'41"E	19.50'
C219	13.91'	16.00'	49°47'57"	S56°07'52"E	13.47'
C220	7.06'	16.00'	25°17'39"	N86°19'21"E	7.01'
C221	81.13'	232.00'	20°02'06"	S83°36'37"W	80.71'
C222	54.22'	232.00'	13°23'25"	N86°55'58"E	54.10'
C223	26.91'	232.00'	6°38'41"	N76°54'55"E	26.89'
C224	32.80'	232.00'	8°05'59"	N89°34'41"E	32.77'
C225	48.33'	232.00'	11°56'08"	N79°33'38"E	48.24'
C255	59.41'	425.00'	8°00'32"	N78°59'00"E	59.36'
C256	10.28'	425.00'	1°23'10"	N74°17'09"E	10.28'
C278	11.22'	457.00'	1°24'22"	N01°20'10"W	11.22'
C279	131.23'	568.00'	13°14'16"	N80°12'42"E	130.94'
C280	117.49'	568.00'	11°51'06"	N80°54'17"E	117.28'
C281	13.74'	568.00'	1°23'10"	N74°17'09"E	13.74'
C364	16.33'	30.00'	31°11'27"	N59°53'48"E	16.13'



PLAT LEGEND

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BOCA ROYALE UNIT 14 PHASE 1

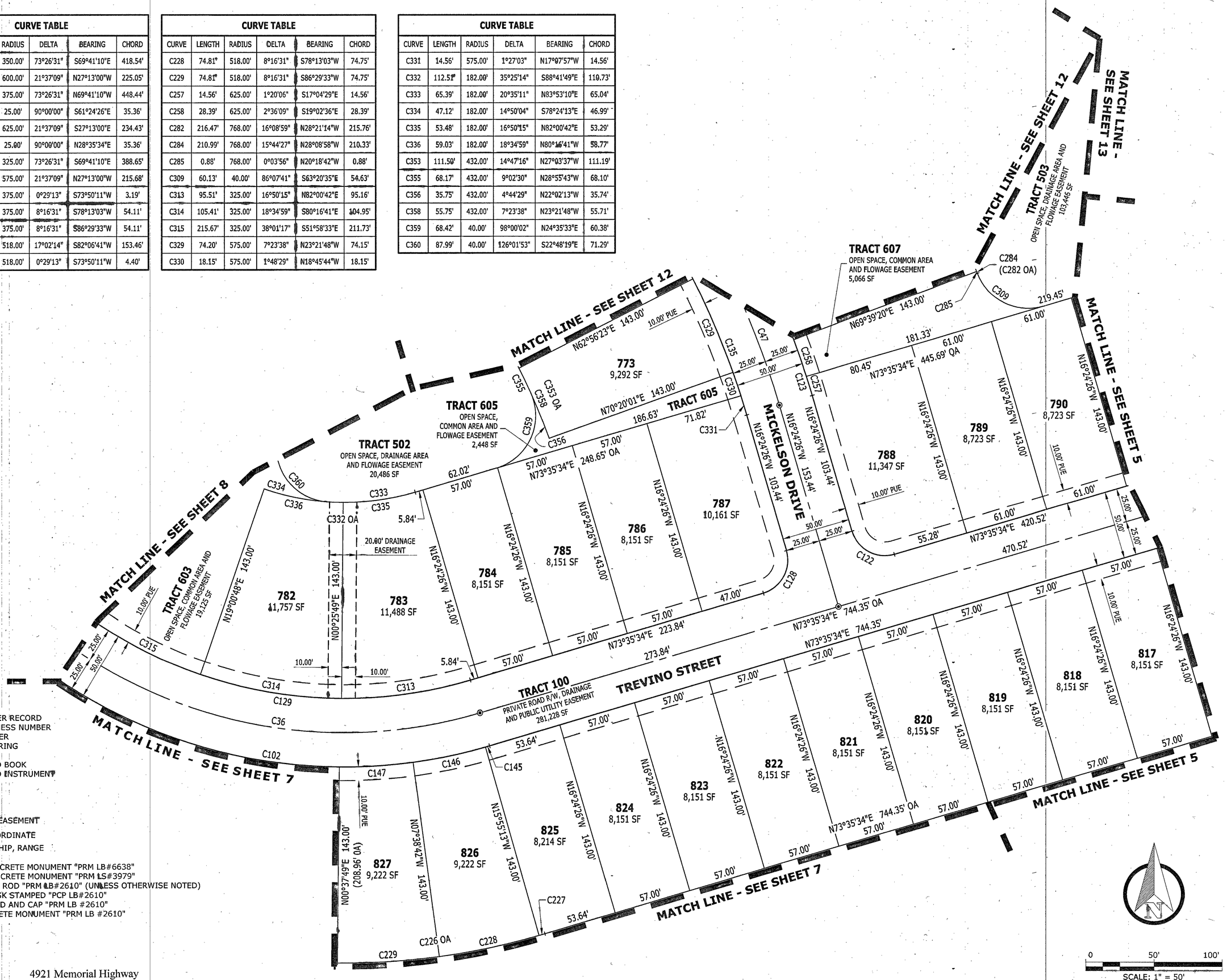
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PLAT BOOK 54 PAGE 54

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C36	448.63'	350.00'	73°26'31"	S69°41'10"E	418.54'
C47	226.39'	600.00'	21°37'09"	N27°13'00"W	225.05'
C102	480.68'	375.00'	73°26'31"	N69°41'10"W	448.44'
C122	39.27'	25.00'	90°00'00"	S61°24'26"E	35.36'
C123	235.83'	625.00'	21°37'09"	S27°13'00"E	234.43'
C128	39.27'	25.00'	90°00'00"	N28°35'34"E	35.36'
C129	416.59'	325.00'	73°26'31"	S69°41'10"E	388.65'
C135	216.96'	575.00'	21°37'09"	N27°13'00"W	215.68'
C145	3.19'	375.00'	0°29'13"	S73°50'11"W	3.19'
C146	54.16'	375.00'	8°16'31"	S78°13'03"W	54.11'
C147	54.16'	375.00'	8°16'31"	S86°29'33"W	54.11'
C226	154.03'	518.00'	17°02'14"	S82°06'41"W	153.46'
C227	4.40'	518.00'	0°29'13"	S73°50'11"W	4.40'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C228	74.81'	518.00'	8°16'31"	S78°13'03"W	74.75'
C229	74.81'	518.00'	8°16'31"	S86°29'33"W	74.75'
C257	14.56'	625.00'	1°20'06"	S17°04'29"E	14.56'
C258	28.39'	625.00'	2°36'09"	S19°02'36"E	28.39'
C282	216.47'	768.00'	16°08'59"	N28°21'14"W	215.76'
C284	210.99'	768.00'	15°44'27"	N28°08'58"W	210.33'
C285	0.88'	768.00'	0°03'56"	N20°18'42"W	0.88'
C309	60.13'	40.00'	86°07'41"	S63°20'35"E	54.63'
C313	95.51'	325.00'	16°50'15"	N82°00'42"E	95.16'
C314	105.41'	325.00'	18°34'59"	S80°16'41"E	104.95'
C315	215.67'	325.00'	38°01'17"	S51°58'33"E	211.73'
C329	74.20'	575.00'	7°23'38"	N23°21'48"W	74.15'
C330	18.15'	575.00'	1°48'29"	N18°45'44"W	18.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C331	14.56'	575.00'	1°27'03"	N17°07'57"W	14.56'
C332	112.51'	182.00'	35°25'14"	S88°41'49"E	110.73'
C333	65.39'	182.00'	20°35'11"	N83°53'10"E	65.04'
C334	47.12'	182.00'	14°50'04"	S78°24'13"E	46.99'
C335	53.48'	182.00'	16°50'15"	N82°00'42"E	53.29'
C336	59.03'	182.00'	18°34'59"	N80°16'41"W	58.77'
C353	111.50'	432.00'	14°47'16"	N27°03'37"W	111.19'
C355	68.17'	432.00'	9°02'30"	N28°55'43"W	68.10'
C356	35.75'	432.00'	4°44'29"	N22°02'13"W	35.74'
C358	55.75'	432.00'	7°23'38"	N23°21'48"W	55.71'
C359	68.42'	40.00'	98°00'02"	N24°35'33"E	60.38'
C360	87.99'	40.00'	126°01'53"	S22°48'19"E	71.29'



PLAT LEGEND

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SEE SHEET 2 OF 14 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 1

BEING A REPLAT OF TRACT 600 AND TRACT 703 AND A PORTION OF TRACT 300 AND TRACT 301 OF BOCA ROYALE UNIT 10 AS RECORDED IN PLAT BOOK 43, PAGE 39 AND A PORTION OF TRACT 600 AND TRACT 700 OF BOCA ROYALE UNIT 13 AS RECORDED IN PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 54 PAGE 55

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C9	172.86'	254.00'	38°59'30"	N23°01'30"W	169.54'
C10	94.29'	182.00'	29°41'06"	N27°40'42"W	93.24'
C11	52.99'	926.94'	3°16'33"	N14°28'25"W	52.98'
C102	480.68'	375.00'	73°26'31"	N69°41'10"W	448.44'
C148	369.17'	375.00'	56°24'17"	N61°10'03"W	354.44'
C226	154.03'	518.00'	17°02'14"	S82°06'41"W	153.46'
C365	23.17'	30.00'	44°15'16"	N67°12'37"E	22.60'
C366	27.87'	30.00'	53°13'44"	S25°53'42"W	26.88'
C367	36.91'	30.00'	70°29'57"	S35°58'08"E	34.63'
C368	42.31'	30.00'	80°47'50"	S18°09'57"W	38.89'

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 5

TRACT 503
BOCA ROYALE UNIT 9
PLAT BOOK 45, PAGE 20

N00°19'50"E 117.32'

N75°39'17"E 41.67'

N73°53'19"E 37.94'

EAST LINE OF TRACT 503 PB 45, PG 20

10.00' PUE

C148 (C102 OA)

10.00' PUE

N00°37'49"E 208.96' OA

TRACT 501
OPEN SPACE, DRAINAGE AREA AND FLOWAGE EASEMENT
124,817 SF

C11

N12°05'09"W 48.43'

C10

C9

N03°38'12"W 180.56'

C226 OA

TRACT 606

N00°37'49"E 65.96'

41.86'

N60°50'54"E 68.16'

26.30'

N41°24'16"E 63.08'

N56°56'59"E 17.07'

N83°30'40"E 64.29'

N85°44'51"E 60.51'

UPLAND BUFFER LINE AT TRACT LINE

N88°26'41"W 67.37'

S89°48'03"E 55.85'

N73°35'34"E 744.35'

TRACT 606
OPEN SPACE, COMMON AREA, PRESERVE AREA AND FLOWAGE EASEMENT
29,536 SF

N54°08'19"E 48.70'

WETLAND LINE

N45°04'59"E 68.55'

30.00'

C365

N89°20'15"E 87.63'

UPLAND BUFFER LINE AT TRACT LINE

N53°42'16"E 63.36'

N53°50'09"E 43.41'

N61°02'37"E 43.10'

N50°00'54"E 37.23'

N52°30'34"E 42.68'

WETLAND LINE

TRACT 701
OPEN SPACE, PRESERVE AREA AND FLOWAGE EASEMENT
262,774 SF

C366

30.00'

N00°43'10"W 28.03'

N71°13'07"W 18.09'

C367

30.00'

N19°52'25"W 13.49'

N25°54'50"E 31.36'

N01°44'57"W 23.06'

N58°33'52"E 16.59'

C368

30.00'

N22°13'57"W 18.18'

23.01'

FCR 1/2" PRM LB2610
N=968810.71
E=539016.02

EAST LINE OF PB 45, PG 20

CENTER OF SECTION 13

BOCA ROYALE UNIT 9
PLAT BOOK 45, PAGE 20

GOLF VIEW DRIVE
(72' WIDE PRIVATE R/W, DRAINAGE & UTILITY EASEMENT AND PUBLIC UTILITY EASEMENT

TRACT 700

1259.72'
S65°11'46"W 1282.73'
NORTH LINE BOCA ROYALE UNIT 13

TRACT 700

BOCA ROYALE UNIT 13
PLAT BOOK 50, PAGE 35

N86°55'09"W 2638.58' OA
SOUTH LINE OF THE NE 1/4 OF SECTION 13

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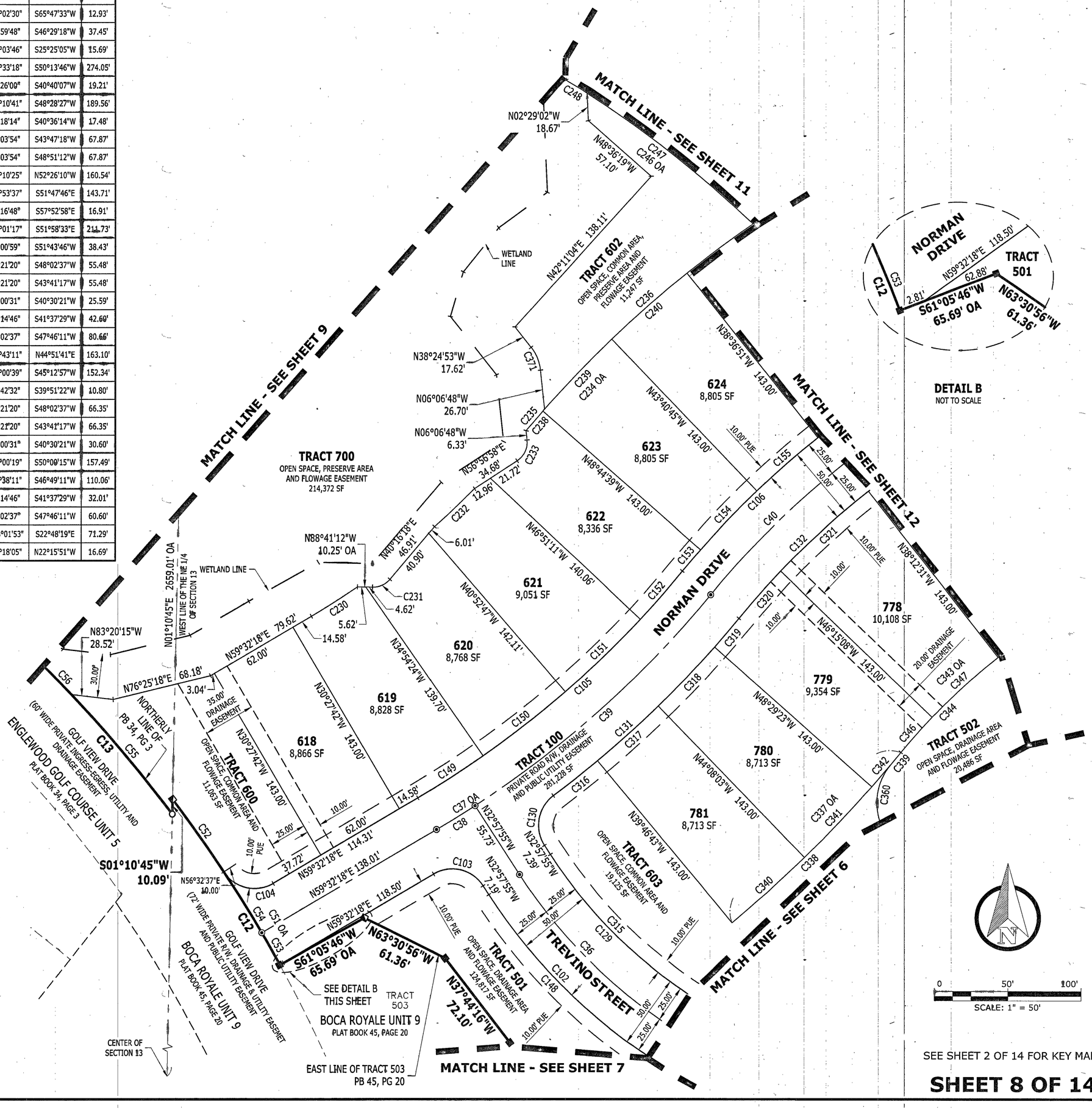
PLAT BOOK 54 PAGE 56

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C12	134.06'	926.94'	8°17'12"	N33°02'51"W	133.94'
C13	389.17'	930.00'	23°58'34"	N48°53'14"W	386.34'
C36	448.63'	350.00'	73°26'31"	S69°41'10"E	418.54'
C37	246.54'	705.00'	20°02'12"	N49°31'12"E	245.29'
C38	30.80'	705.00'	2°30'12"	N58°17'11"E	30.80'
C39	215.74'	705.00'	17°32'00"	N48°16'06"E	214.90'
C40	219.97'	600.00'	21°00'19"	S50°00'15"W	218.74'
C51	73.64'	926.94'	4°33'07"	N31°10'49"W	73.62'
C52	60.42'	926.94'	3°44'05"	N35°19'25"W	60.41'
C53	24.93'	926.94'	1°32'27"	N29°40'29"W	24.93'
C54	48.72'	926.94'	3°00'40"	N31°57'02"W	48.71'
C55	106.30'	930.00'	6°32'56"	N40°10'25"W	106.24'
C56	282.87'	930.00'	17°25'38"	N52°09'42"W	281.78'
C102	480.68'	375.00'	73°26'31"	N69°41'10"W	448.44'
C103	38.18'	25.00'	87°29'48"	N76°42'49"W	34.57'
C104	37.96'	25.00'	87°00'20"	S76°57'32"E	34.42'
C105	237.80'	680.00'	20°02'12"	N49°31'12"E	236.59'
C106	229.13'	625.00'	21°00'19"	N50°00'15"E	227.85'
C129	416.59'	325.00'	73°26'31"	S69°41'10"E	388.65'
C130	37.61'	25.00'	86°12'10"	S10°08'10"W	34.16'
C131	175.01'	730.00'	13°44'10"	S46°22'11"W	174.59'
C132	210.80'	575.00'	21°00'19"	S50°00'15"W	209.62'
C148	369.17'	375.00'	56°24'17"	N61°10'03"W	354.44'
C149	52.75'	680.00'	4°26'41"	N57°18'57"E	52.74'
C150	70.89'	680.00'	5°58'24"	N52°06'24"E	70.86'
C151	70.89'	680.00'	5°58'24"	N46°08'01"E	70.86'
C152	43.26'	680.00'	3°38'43"	N41°19'28"E	43.26'
C153	19.13'	625.00'	1°45'15"	N40°22'43"E	19.13'
C154	55.25'	625.00'	5°03'54"	N43°47'18"E	55.23'
C155	55.25'	625.00'	5°03'54"	N48°51'12"E	55.23'
C230	37.12'	537.00'	3°57'39"	S57°33'28"W	37.12'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C231	13.36'	15.00'	51°02'30"	S65°47'33"W	12.93'
C232	37.46'	537.00'	3°59'48"	S46°29'18"W	37.45'
C233	16.51'	15.00'	63°03'46"	S25°25'05"W	15.69'
C234	275.52'	768.00'	20°33'18"	S50°13'46"W	274.05'
C235	19.21'	768.00'	1°26'00"	S40°40'07"W	19.21'
C236	190.04'	768.00'	14°10'41"	S48°28'27"W	189.56'
C238	17.48'	768.00'	1°18'14"	S40°36'14"W	17.48'
C239	67.89'	768.00'	5°03'54"	S43°47'18"W	67.87'
C240	67.89'	768.00'	5°03'54"	S48°51'12"W	67.87'
C246	160.84'	757.00'	12°10'25"	N52°26'10"W	160.54'
C247	143.93'	757.00'	10°53'37"	S51°47'46"E	143.71'
C248	16.91'	757.00'	1°16'48"	S57°52'58"E	16.91'
C315	215.67'	325.00'	38°01'17"	S51°58'33"E	211.73'
C316	38.43'	730.00'	3°00'59"	S51°43'46"W	38.43'
C317	55.49'	730.00'	4°21'20"	S48°02'37"W	55.48'
C318	55.49'	730.00'	4°21'20"	S43°41'17"W	55.48'
C319	25.59'	730.00'	2°00'31"	S40°30'21"W	25.59'
C320	42.61'	575.00'	4°14'46"	S41°37'29"W	42.60'
C321	80.72'	575.00'	8°02'37"	S47°46'11"W	80.66'
C337	163.33'	873.00'	10°43'11"	N44°51'41"E	163.10'
C338	152.53'	873.00'	10°00'39"	S45°12'57"W	152.34'
C339	10.80'	873.00'	0°42'32"	S39°51'22"W	10.80'
C340	66.36'	873.00'	4°21'20"	S48°02'37"W	66.35'
C341	66.36'	873.00'	4°21'20"	S43°41'17"W	66.35'
C342	30.61'	873.00'	2°00'31"	S40°30'21"W	30.60'
C343	158.38'	432.00'	21°00'19"	S50°00'15"W	157.49'
C344	110.36'	432.00'	14°38'11"	S46°49'11"W	110.06'
C346	32.02'	432.00'	4°14'46"	S41°37'29"W	32.01'
C347	60.65'	432.00'	8°02'37"	S47°46'11"W	60.60'
C360	87.99'	40.00'	126°01'53"	S22°48'19"E	71.29'
C371	16.91'	30.00'	32°18'05"	N22°15'51"W	16.69'



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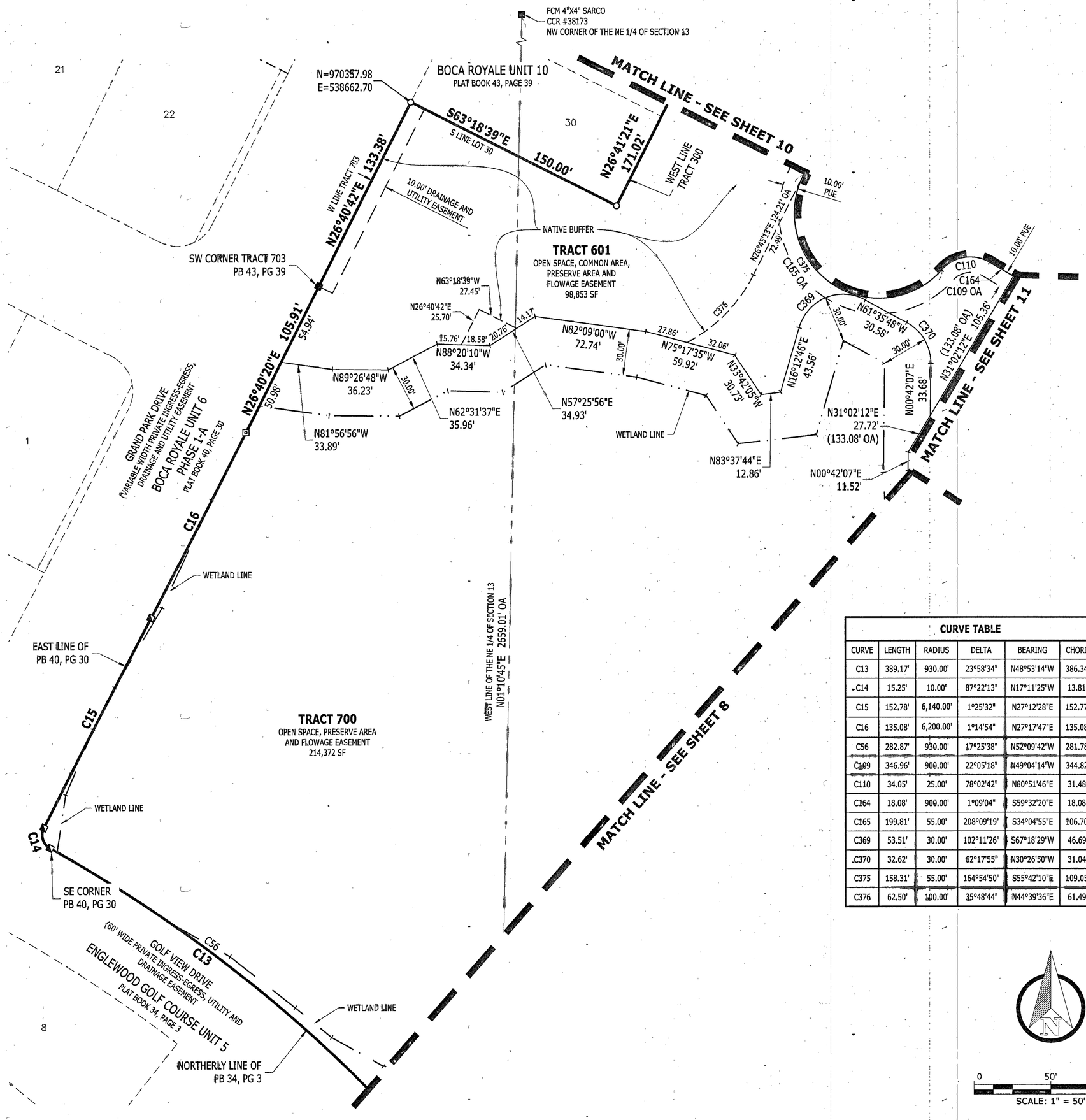
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PLAT BOOK 54 PAGE 57



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C13	389.17'	930.00'	23°58'34"	N48°53'14"W	386.34'
C14	15.25'	10.00'	87°22'13"	N17°11'25"W	13.81'
C15	152.78'	6,140.00'	1°25'32"	N27°12'28"E	152.77'
C16	135.08'	6,200.00'	1°14'54"	N27°17'47"E	135.08'
C56	282.87'	930.00'	17°25'38"	N52°09'42"W	281.78'
C109	346.96'	900.00'	22°05'18"	N49°04'14"W	344.82'
C110	34.05'	25.00'	78°02'42"	N80°51'46"E	31.48'
C164	18.08'	900.00'	1°09'04"	S59°32'20"E	18.08'
C165	199.81'	55.00'	208°09'19"	S34°04'55"E	106.70'
C369	53.51'	30.00'	102°11'26"	S67°18'29"W	46.69'
C370	32.62'	30.00'	62°17'55"	N30°26'50"W	31.04'
C375	158.31'	55.00'	164°54'50"	S55°42'10"E	109.05'
C376	62.50'	100.00'	35°48'44"	N44°39'36"E	61.49'

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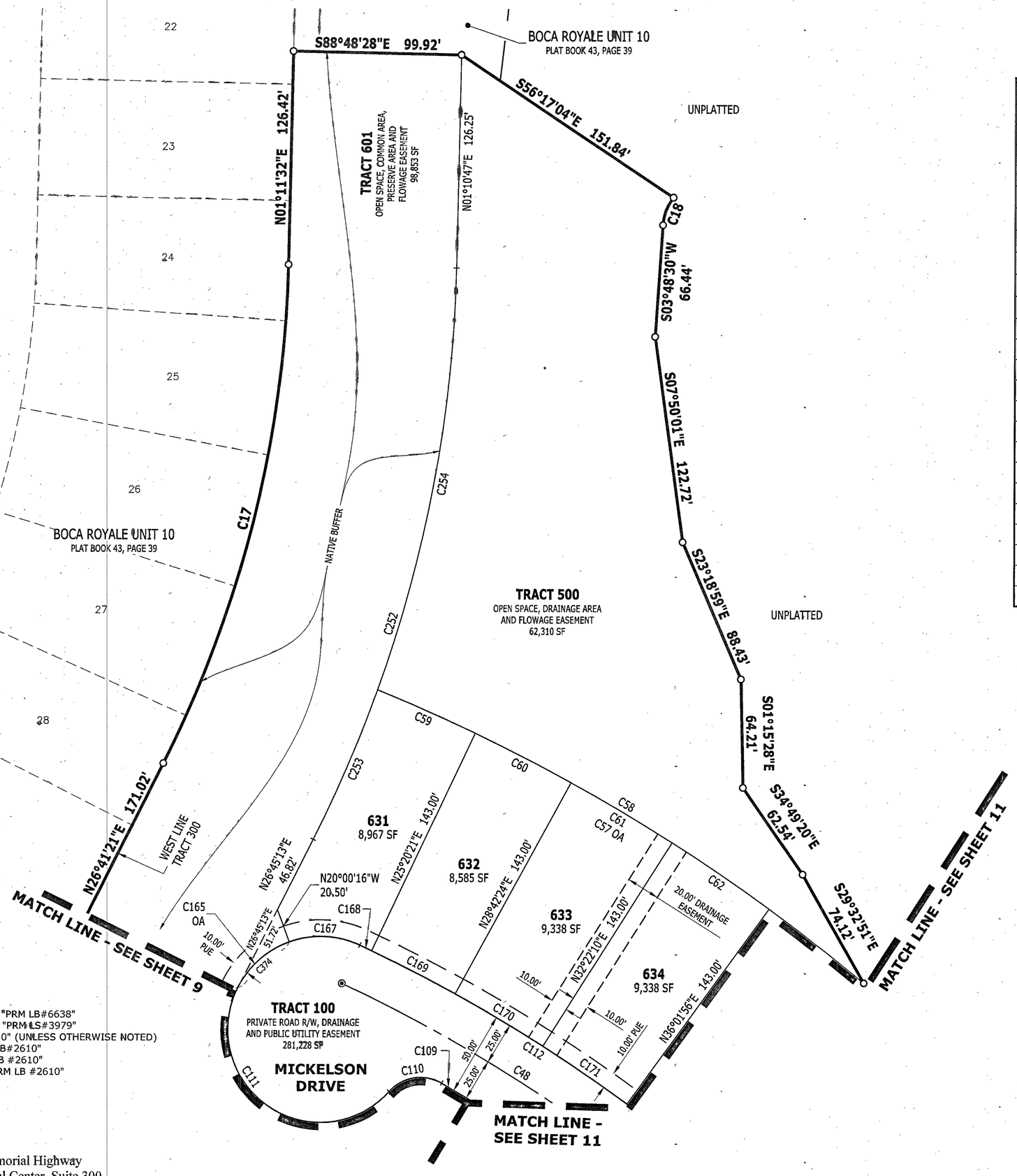
0 50' 100'
SCALE: 1" = 50'

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PLAT BOOK 54 PAGE 58



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C17	307.05'	690.00'	25°29'49"	N13°56'27"E	304.53'
C18	17.62'	30.00'	33°39'37"	S20°38'19"W	17.37'
C48	437.59'	925.00'	27°06'18"	N51°34'44"W	433.52'
C57	459.05'	1,093.00'	24°03'48"	N55°57'22"W	455.68'
C58	338.99'	1,093.00'	17°46'13"	N59°06'10"W	337.64'
C59	63.47'	1,093.00'	3°19'38"	N66°19'28"W	63.46'
C60	64.24'	1,093.00'	3°22'02"	N62°58'37"W	64.23'
C61	69.87'	1,093.00'	3°39'46"	N59°27'43"W	69.86'
C62	69.87'	1,093.00'	3°39'46"	N55°47'57"W	69.86'
C109	346.96'	900.00'	22°05'18"	N49°04'14"W	344.82'
C110	34.05'	25.00'	78°02'42"	N80°51'46"E	31.48'
C111	242.89'	55.00'	253°01'42"	S11°38'44"E	88.41'
C112	449.42'	950.00'	27°06'18"	S51°34'44"E	445.24'
C165	199.81'	55.00'	208°09'19"	S34°04'55"E	106.70'
C167	43.08'	55.00'	44°52'23"	S87°34'04"E	41.98'
C168	7.80'	950.00'	0°28'14"	S64°53'46"E	7.80'
C169	55.83'	950.00'	3°22'02"	S62°58'37"E	55.82'
C170	60.73'	950.00'	3°39'46"	S59°27'43"E	60.72'
C171	60.73'	950.00'	3°39'46"	S55°47'57"E	60.72'
C252	351.79'	785.93'	25°38'45"	S13°55'51"W	348.86'
C253	96.44'	785.93'	7°01'51"	S23°14'18"W	96.38'
C254	255.34'	785.93'	18°36'53"	S10°24'55"W	254.22'
C374	41.51'	55.00'	43°14'29"	S48°22'30"W	40.53'

PLAT LEGEND

CCR	= CERTIFIED CORNER RECORD
LB	= SURVEYOR BUSINESS NUMBER
LS	= SURVEYOR NUMBER
(NR)	= NON-RADIAL BEARING
OA	= OVERALL
ORB	= OFFICIAL RECORD BOOK
ORI	= OFFICIAL RECORD INSTRUMENT
PB	= PLAT BOOK
R/W	= RIGHT-OF-WAY
SF	= SQUARE FEET
TYP	= TYPICAL
PUE	= PUBLIC UTILITY EASEMENT
N=XXXXX.XX E=XXXXX.XX	= STATE PLANE COORDINATE
SXX-TXXS-RXXS	= SECTION, TOWNSHIP, RANGE
BM	= BENCHMARK
FCM	= FOUND 4"x4" CONCRETE MONUMENT "PRM LB#6638"
FCM	= FOUND 4"X4" CONCRETE MONUMENT "PRM LS#3979"
FCR	= FOUND 1/2" IRON ROD "PRM LB#2610" (UNLESS OTHERWISE NOTED)
SND	= SET NAIL AND DISK STAMPED "PCP LB#2610"
SIR	= SET 1/2" IRON ROD AND CAP "PRM LB #2610"
SCM	= SET 4"x4" CONCRETE MONUMENT "PRM LB #2610"

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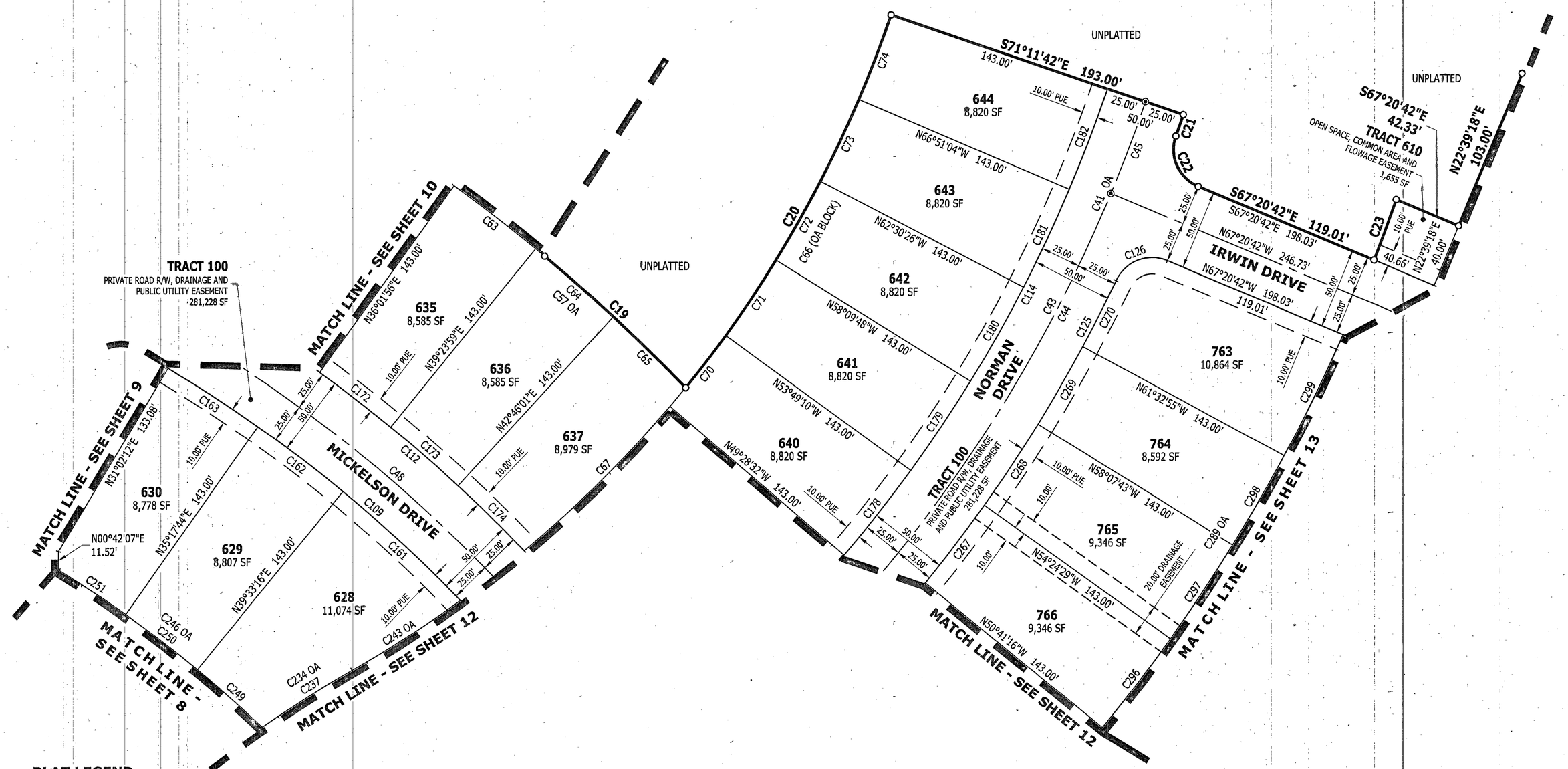
0 50' 100'
SCALE: 1" = 50'

SEE SHEET 2 OF 14 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 1

BEING A REPLAT OF TRACT 600 AND TRACT 703 AND A PORTION OF TRACT 300 AND TRACT 301 OF BOCA ROYALE UNIT 10 AS RECORDED IN PLAT BOOK 43, PAGE 39 AND A PORTION OF TRACT 600 AND TRACT 700 OF BOCA ROYALE UNIT 13 AS RECORDED IN PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 54 PAGE 59



PLAT LEGEND

CCR = CERTIFIED CORNER RECORD
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FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB#6638"
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FCR = FOUND 1/2" IRON ROD "PRM LB#2610" (UNLESS OTHERWISE NOTED)
SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
SIR = SET 1/2" IRON ROD AND CAP "PRM LB #2610"
SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB #2610"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	120.05'	1,093.00'	6°17'36"	S47°04'16"E	119.99'
C20	266.01'	742.00'	20°32'28"	N29°04'31"E	264.59'
C21	14.11'	935.00'	0°51'53"	S19°14'14"W	14.11'
C22	37.97'	25.00'	87°00'52"	S23°50'16"E	34.42'
C23	40.04'	1,078.00'	2°07'41"	N20°15'44"E	40.03'
C41	662.33'	910.00'	41°42'07"	N39°39'21"E	647.81'
C43	526.80'	910.00'	33°10'08"	N35°23'22"E	519.48'
C44	465.65'	910.00'	29°19'07"	N37°18'52"E	460.59'
C45	61.15'	910.00'	3°51'01"	N20°43'48"E	61.14'
C48	437.59'	925.00'	27°06'18"	N51°34'44"W	433.52'
C57	459.05'	1,093.00'	24°03'48"	N55°57'22"W	455.68'
C63	64.24'	1,093.00'	3°22'02"	N52°17'03"W	64.23'
C64	64.24'	1,093.00'	3°22'02"	N48°55'00"W	64.23'
C65	63.12'	1,093.00'	3°18'31"	N45°34'44"W	63.11'
C66	409.27'	742.00'	31°36'12"	N34°36'23"E	404.10'
C67	143.26'	742.00'	11°03'44"	N44°52'37"E	143.04'
C70	56.26'	742.00'	4°20'38"	N38°21'09"E	56.24'
C71	56.26'	742.00'	4°20'38"	N34°00'31"E	56.24'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C72	56.26'	742.00'	4°20'38"	N29°39'53"E	56.24'
C73	56.26'	742.00'	4°20'38"	N25°19'15"E	56.24'
C74	56.26'	742.00'	4°20'38"	N20°58'37"E	56.24'
C109	346.96'	900.00'	22°05'18"	N49°04'14"W	344.82'
C112	449.42'	950.00'	27°06'18"	S51°34'44"E	445.24'
C114	460.85'	885.00'	29°50'09"	N33°43'22"E	455.66'
C125	381.01'	935.00'	23°20'52"	S37°18'52"W	378.38'
C126	37.97'	25.00'	87°00'52"	S69°08'52"W	34.42'
C161	99.93'	900.00'	6°21'41"	N47°15'53"W	99.87'
C162	66.90'	900.00'	4°15'32"	N52°34'30"W	66.88'
C163	66.90'	900.00'	4°15'32"	N56°50'02"W	66.88'
C172	55.83'	950.00'	3°22'02"	S52°17'03"E	55.82'
C173	55.83'	950.00'	3°22'02"	S48°55'00"E	55.82'
C174	57.85'	950.00'	3°29'20"	S45°29'19"E	57.84'
C178	67.10'	885.00'	4°20'38"	N38°21'09"E	67.08'
C179	67.10'	885.00'	4°20'38"	N34°00'31"E	67.08'
C180	67.10'	885.00'	4°20'38"	N29°39'53"E	67.08'
C181	67.10'	885.00'	4°20'38"	N25°19'15"E	67.08'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C182	67.10'	885.00'	4°20'38"	N20°58'37"E	67.08'
C234	275.52'	768.00'	20°33'18"	S50°13'46"W	274.05'
C237	66.27'	768.00'	4°56'37"	S58°02'06"W	66.25'
C243	80.47'	742.00'	6°12'50"	N57°23'59"E	80.43'
C246	160.84'	757.00'	12°10'25"	N52°26'10"W	160.54'
C249	54.12'	757.00'	4°05'46"	S48°23'51"E	54.11'
C250	56.27'	757.00'	4°15'32"	S52°34'30"E	56.26'
C251	50.45'	757.00'	3°49'06"	S56°36'49"E	50.44'
C267	60.71'	935.00'	3°43'13"	S37°27'08"W	60.70'
C268	60.71'	935.00'	3°43'13"	S33°43'54"W	60.70'
C269	55.81'	935.00'	3°25'13"	S30°09'41"W	55.81'
C270	45.87'	935.00'	2°48'38"	S27°02'45"W	45.86'
C289	501.66'	1,078.00'	26°39'48"	N37°18'56"E	497.15'
C296	70.00'	1,078.00'	3°43'13"	N37°27'08"E	69.99'
C297	70.00'	1,078.00'	3°43'13"	N33°43'54"E	69.99'
C298	64.35'	1,078.00'	3°25'13"	S30°09'41"W	64.34'
C299	84.05'	1,078.00'	4°28'02"	S26°13'03"W	84.03'

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SEE SHEET 2 OF 14 FOR KEY MAP

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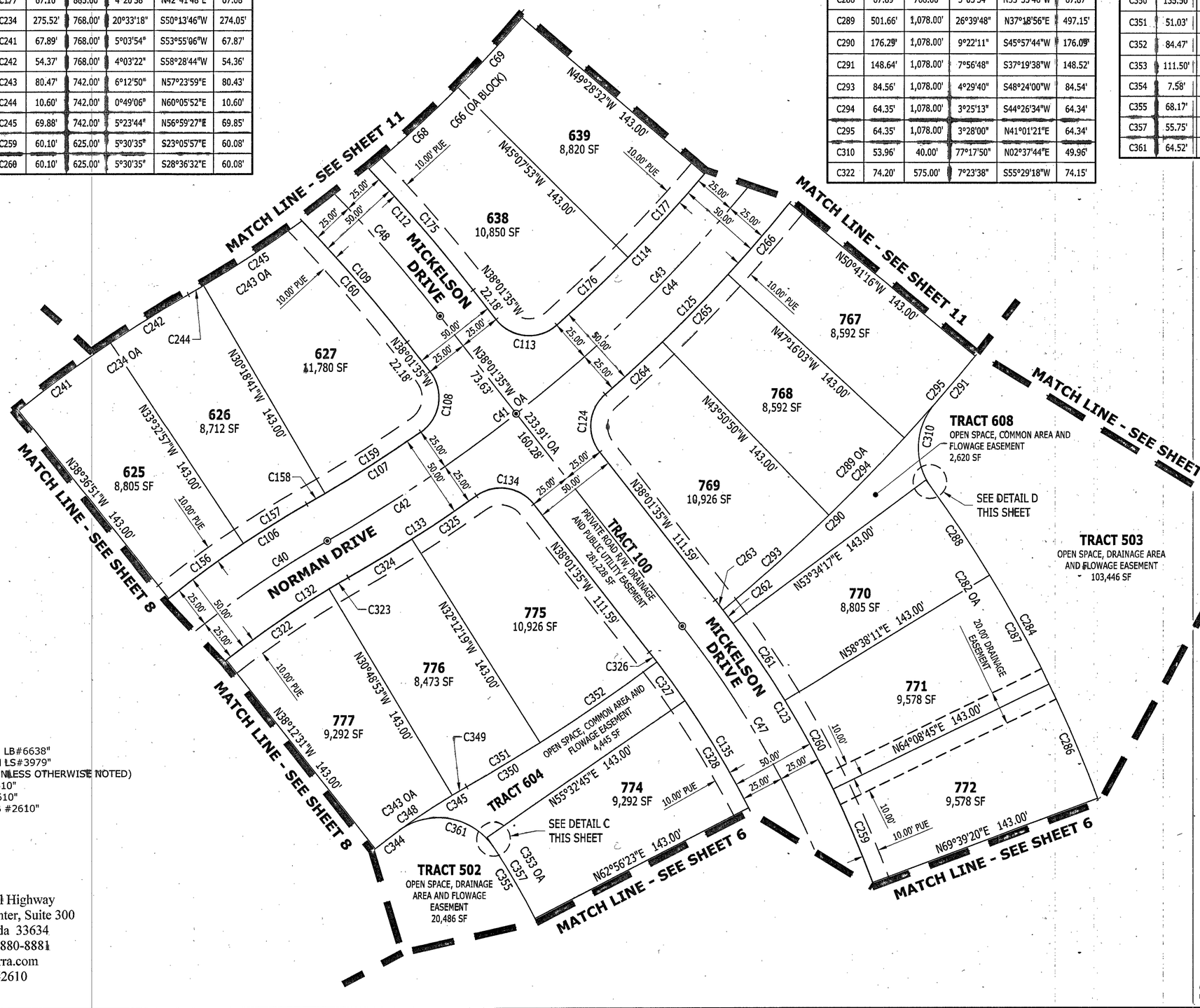
PLAT BOOK 54 PAGE 60

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C40	219.97'	600.00'	21°00'19"	S50°00'15"W	218.74'
C41	662.33'	910.00'	41°42'07"	N39°39'21"E	647.81'
C42	135.53'	910.00'	8°31'59"	N56°14'25"E	135.40'
C43	526.80'	910.00'	33°10'08"	N35°23'22"E	519.48'
C44	465.65'	910.00'	29°19'07"	N37°18'52"E	460.59'
C47	226.39'	600.00'	21°37'09"	N27°13'00"W	225.05'
C48	437.59'	925.00'	27°06'18"	N51°34'44"W	433.52'
C66	409.27'	742.00'	31°36'12"	N34°36'23"E	404.10'
C68	71.74'	742.00'	5°32'22"	N47°38'18"E	71.71'
C69	56.26'	742.00'	4°20'38"	N42°41'48"E	56.24'
C106	229.13'	625.00'	21°00'19"	N50°00'15"E	227.85'
C107	80.32'	885.00'	5°12'00"	N57°54'24"E	80.29'
C108	40.72'	25.00'	93°19'59"	N08°38'25"E	36.37'
C109	346.96'	900.00'	22°05'18"	N49°04'14"W	344.82'
C112	449.42'	950.00'	27°06'18"	S51°34'44"E	445.24'
C113	40.72'	25.00'	93°19'59"	S84°41'34"E	36.37'
C114	460.85'	885.00'	29°50'09"	N33°43'22"E	455.66'
C123	235.83'	625.00'	21°37'09"	S27°13'00"E	234.43'
C124	37.97'	25.00'	87°00'52"	S05°28'52"W	34.42'
C125	381.01'	935.00'	23°20'52"	S37°18'52"W	378.38'

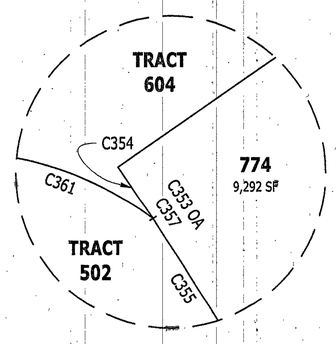
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C132	210.80'	575.00'	21°00'19"	S50°00'15"W	209.62'
C133	90.53'	935.00'	5°32'51"	S57°43'59"W	90.49'
C134	37.97'	25.00'	87°00'52"	N81°32'01"W	34.42'
C135	216.96'	575.00'	21°37'09"	N27°13'00"W	215.68'
C156	55.25'	625.00'	5°03'54"	N53°55'06"E	55.23'
C157	44.24'	625.00'	4°03'22"	N58°28'44"E	44.24'
C158	12.64'	885.00'	0°49'06"	N60°05'52"E	12.64'
C159	67.68'	885.00'	4°22'54"	N57°29'52"E	67.67'
C160	95.15'	900.00'	6°03'28"	N41°03'18"W	95.11'
C175	94.80'	950.00'	5°43'04"	S40°53'07"E	94.76'
C176	58.27'	885.00'	3°46'20"	N46°45'17"E	58.26'
C177	67.10'	885.00'	4°20'38"	N42°41'48"E	67.08'
C234	275.52'	768.00'	20°33'18"	S50°13'46"W	274.05'
C241	67.89'	768.00'	5°03'54"	S53°55'06"W	67.87'
C242	54.37'	768.00'	4°03'22"	S58°28'44"W	54.36'
C243	80.47'	742.00'	6°12'50"	N57°23'59"E	80.43'
C244	10.60'	742.00'	0°49'06"	N60°05'52"E	10.60'
C245	69.88'	742.00'	5°23'44"	N56°59'27"E	69.85'
C259	60.10'	625.00'	5°30'35"	S23°05'57"E	60.08'
C260	60.10'	625.00'	5°30'35"	S28°36'32"E	60.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C261	55.25'	625.00'	5°03'54"	S33°53'46"E	55.23'
C262	10.00'	625.00'	0°55'00"	S36°53'13"E	10.00'
C263	7.43'	625.00'	0°40'51"	S37°41'09"E	7.43'
C264	46.27'	935.00'	2°50'08"	S47°34'14"W	46.27'
C265	55.81'	935.00'	3°25'13"	S44°26'34"W	55.81'
C266	55.81'	935.00'	3°25'13"	S41°01'21"W	55.81'
C282	216.47'	768.00'	16°08'59"	N28°21'14"W	215.76'
C283	5.48'	768.00'	0°24'32"	S36°13'27"E	5.48'
C284	210.99'	768.00'	15°44'27"	N28°08'58"W	210.33'
C286	73.85'	768.00'	5°30'35"	N23°05'57"W	73.82'
C287	73.85'	768.00'	5°30'35"	N28°36'32"W	73.82'
C288	67.89'	768.00'	5°03'54"	N33°53'46"W	67.87'
C289	501.66'	1,078.00'	26°39'48"	N37°18'56"E	497.15'
C290	176.29'	1,078.00'	9°22'11"	S45°57'44"W	176.09'
C291	148.64'	1,078.00'	7°56'48"	S37°19'38"W	148.52'
C293	84.56'	1,078.00'	4°29'40"	S48°24'00"W	84.54'
C294	64.35'	1,078.00'	3°25'13"	S44°26'34"W	64.34'
C295	64.35'	1,078.00'	3°28'00"	N41°01'21"E	64.34'
C310	53.96'	40.00'	77°17'50"	N02°37'44"E	49.96'
C322	74.20'	575.00'	7°23'38"	S55°29'18"W	74.15'

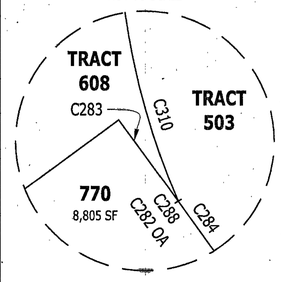
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C323	13.26'	575.00'	1°19'17"	S59°50'46"W	13.26'
C324	44.26'	935.00'	2°42'44"	S59°09'03"W	44.25'
C325	46.27'	935.00'	2°50'08"	S56°22'37"W	46.27'
C326	7.42'	575.00'	0°44'23"	N37°39'23"W	7.42'
C327	28.42'	575.00'	2°49'56"	N35°52'13"W	28.42'
C328	74.20'	575.00'	7°23'38"	N30°45'26"W	74.15'
C343	158.38'	432.00'	21°00'19"	S50°00'15"W	157.49'
C344	110.36'	432.00'	14°38'11"	S46°49'11"W	110.06'
C345	48.02'	432.00'	6°22'08"	S57°19'21"W	47.99'
C348	55.75'	432.00'	7°23'38"	S55°29'18"W	55.71'
C349	9.96'	432.00'	1°19'17"	S59°50'46"W	9.96'
C350	135.50'	1,078.00'	7°12'06"	S56°54'22"W	135.41'
C351	51.03'	1,078.00'	2°42'44"	S59°09'03"W	51.02'
C352	84.47'	1,078.00'	4°29'22"	S55°33'00"W	84.45'
C353	111.50'	432.00'	14°47'16"	N27°03'37"W	111.19'
C354	7.58'	432.00'	1°00'17"	N33°57'06"W	7.58'
C355	68.17'	432.00'	9°02'30"	N28°55'43"W	68.10'
C357	55.75'	432.00'	7°23'38"	N30°45'26"W	55.71'
C361	64.52'	40.00'	92°24'45"	N79°39'20"W	57.75'



DETAIL C
NOT TO SCALE



DETAIL D
NOT TO SCALE



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0 50' 100'
SCALE: 1" = 50'

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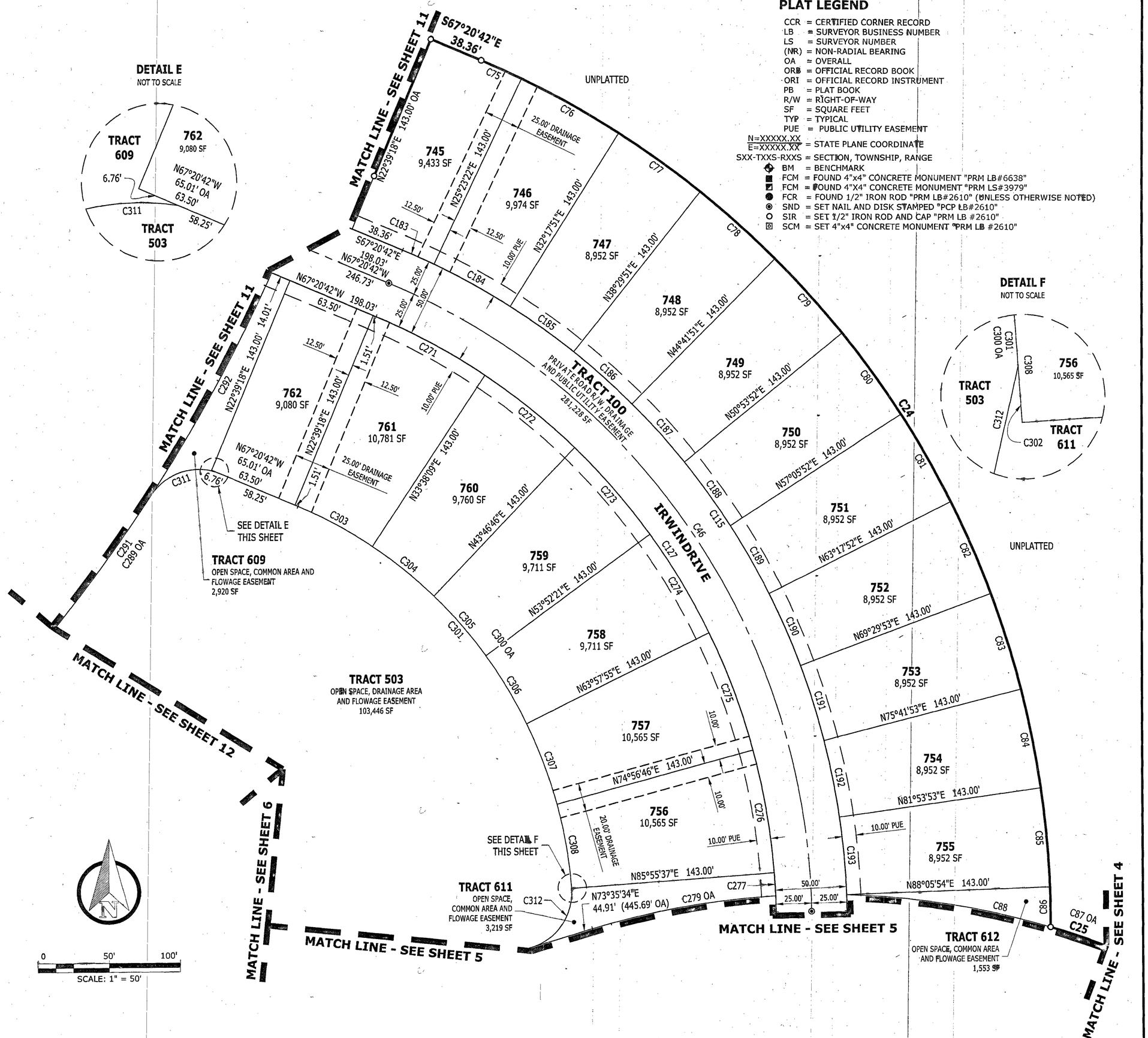
PLAT BOOK 54 PAGE 61

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C24	770.42'	650.00'	67°54'39"	S33°23'22"E	726.11'
C25	149.04'	568.00'	15°02'04"	S65°55'36"E	148.62'
C46	561.21'	482.00'	66°42'43"	N33°59'20"W	530.05'
C75	31.02'	650.00'	2°44'04"	S65°58'40"E	31.02'
C76	78.37'	650.00'	6°54'29"	S61°09'24"E	78.32'
C77	70.34'	650.00'	6°12'00"	S54°36'09"E	70.30'
C78	70.34'	650.00'	6°12'00"	S48°24'09"E	70.30'
C79	70.34'	650.00'	6°12'00"	S42°12'09"E	70.30'
C80	70.34'	650.00'	6°12'00"	S36°00'08"E	70.30'
C81	70.34'	650.00'	6°12'00"	S29°48'08"E	70.30'
C82	70.34'	650.00'	6°12'00"	S23°36'07"E	70.30'
C83	70.34'	650.00'	6°12'00"	S17°24'07"E	70.30'
C84	70.34'	650.00'	6°12'00"	S11°12'07"E	70.30'
C85	70.34'	650.00'	6°12'00"	S05°00'06"E	70.30'
C86	27.99'	650.00'	2°28'03"	S00°40'05"E	27.99'
C87	707.95'	568.00'	71°24'47"	N52°24'58"W	663.01'
C88	145.52'	568.00'	14°40'44"	N80°47'00"W	145.12'
C115	590.32'	507.00'	66°42'43"	S33°59'20"E	557.54'
C127	532.11'	457.00'	66°42'43"	N33°59'20"W	502.55'
C183	24.20'	507.00'	2°44'04"	S65°58'40"E	24.19'
C184	61.13'	507.00'	6°54'29"	S61°09'24"E	61.09'
C185	54.86'	507.00'	6°12'00"	S54°36'09"E	54.84'
C186	54.86'	507.00'	6°12'00"	S48°24'09"E	54.84'
C187	54.86'	507.00'	6°12'00"	S42°12'09"E	54.84'
C188	54.86'	507.00'	6°12'00"	S36°00'08"E	54.84'
C189	54.86'	507.00'	6°12'00"	S29°48'08"E	54.84'
C190	54.86'	507.00'	6°12'00"	S23°36'07"E	54.84'
C191	54.86'	507.00'	6°12'00"	S17°24'07"E	54.84'
C192	54.86'	507.00'	6°12'00"	S11°12'07"E	54.84'
C193	54.86'	507.00'	6°12'00"	S05°00'06"E	54.84'
C271	87.58'	457.00'	10°58'51"	N61°51'16"W	87.45'
C272	80.91'	457.00'	10°08'37"	N51°17'32"W	80.80'
C273	80.50'	457.00'	10°05'34"	N41°10'26"W	80.40'
C274	80.50'	457.00'	10°05'34"	N31°04'52"W	80.40'
C275	87.58'	457.00'	10°58'51"	N20°32'39"W	87.45'
C276	87.58'	457.00'	10°58'51"	N09°33'49"W	87.45'
C277	16.22'	457.00'	2°02'02"	N03°03'22"W	16.22'
C279	131.23'	568.00'	13°14'16"	N80°12'42"E	130.94'
C289	501.66'	1,078.00'	26°39'48"	N37°18'56"E	497.15'
C291	148.64'	1,078.00'	7°56'48"	S37°19'38"W	148.52'
C292	176.73'	1,078.00'	9°23'36"	S28°40'50"W	176.53'
C300	346.75'	314.00'	63°16'19"	N35°42'32"W	329.40'
C301	346.50'	314.00'	63°13'31"	S35°43'56"E	329.18'
C302	0.26'	314.00'	0°02'48"	S04°05'47"E	0.26'
C303	60.18'	314.00'	10°58'51"	S61°51'16"E	60.09'
C304	55.59'	314.00'	10°08'37"	S51°17'32"E	55.52'
C305	55.31'	314.00'	10°05'34"	S41°10'26"E	55.24'
C306	55.31'	314.00'	10°05'34"	S31°04'52"E	55.24'
C307	60.18'	314.00'	10°58'51"	S20°32'39"E	60.09'
C308	60.18'	314.00'	10°58'51"	S09°33'49"E	60.09'
C311	55.35'	40.00'	79°16'40"	N73°00'58"E	51.04'
C312	54.25'	40.00'	77°42'45"	N34°44'12"E	50.19'

PLAT LEGEND

CCR = CERTIFIED CORNER RECORD
LB = SURVEYOR BUSINESS NUMBER
LS = SURVEYOR NUMBER
(NR) = NON-RADIAL BEARING
OA = OVERALL
ORB = OFFICIAL RECORD BOOK
ORI = OFFICIAL RECORD INSTRUMENT
PB = PLAT BOOK
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
TYP = TYPICAL
PUE = PUBLIC UTILITY EASEMENT
N=XXXXX.XX, E=XXXXX.XX = STATE PLANE COORDINATE
SXX-TXXS-RXXS = SECTION, TOWNSHIP, RANGE
BM = BENCHMARK
FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB#6638"
FCM = FOUND 4"X4" CONCRETE MONUMENT "PRM LS#3979"
FCR = FOUND 1/2" IRON ROD "PRM LB#2610" (UNLESS OTHERWISE NOTED)
SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
SIR = SET 1/2" IRON ROD AND CAP "PRM LB #2610"
SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB #2610"



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SEE SHEET 2 OF 14 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 1

BEING A REPLAT OF TRACT 600 AND TRACT 703 AND A PORTION OF TRACT 300 AND TRACT 301 OF BOCA ROYALE UNIT 10 AS RECORDED IN PLAT BOOK 43, PAGE 39 AND A PORTION OF TRACT 600 AND TRACT 700 OF BOCA ROYALE UNIT 13 AS RECORDED IN PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

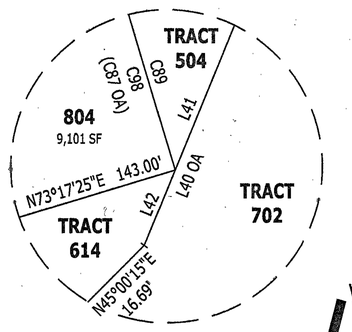
PLAT BOOK 54 PAGE 62

PLAT LEGEND

CCR = CERTIFIED CORNER RECORD
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SXX-TXXS-RXXS = SECTION, TOWNSHIP, RANGE
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FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB#6638"
FCM = FOUND 4"X4" CONCRETE MONUMENT "PRM LS#3979"
FCR = FOUND 1/2" IRON ROD "PRM LB#2610" (UNLESS OTHERWISE NOTED)
SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
SIR = SET 1/2" IRON ROD AND CAP "PRM LB #2610"
SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB #2610"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	142.75'	320.00'	25°33'35"	N50°38'56"W	141.57'
C2	112.49'	325.00'	19°49'53"	N47°47'05"W	111.93'
C3	23.19'	40.00'	33°12'49"	N15°41'34"E	22.86'
C4	60.57'	354.57'	9°47'17"	N03°58'48"E	60.50'
C5	54.12'	40.00'	77°31'34"	N29°53'21"W	50.09'
C6	198.55'	382.47'	29°44'36"	N53°46'50"W	196.32'
C7	69.13'	40.00'	99°01'00"	N88°25'02"W	60.84'
C8	112.96'	10,175.66'	0°38'10"	S42°23'33"W	112.96'
C27	59.11'	325.00'	10°25'12"	N43°04'45"W	59.02'
C28	53.38'	325.00'	9°24'41"	N52°59'41"W	53.32'
C29	25.07'	325.00'	4°25'12"	N50°29'57"W	25.07'
C30	28.31'	325.00'	4°59'29"	N55°12'17"W	28.30'
C31	176.85'	200.00'	50°39'46"	N10°00'47"E	171.14'
C32	99.84'	300.00'	19°04'06"	S05°47'03"E	99.38'
C33	769.04'	400.00'	110°09'26"	N51°19'43"W	655.95'
C34	658.92'	400.00'	94°22'59"	N43°26'29"W	586.90'
C49	13.70'	40.00'	19°37'20"	N00°56'14"W	13.63'
C50	40.42'	40.00'	57°54'14"	N39°42'01"W	38.73'
C87	707.95'	568.00'	71°24'47"	N52°24'58"W	663.01'
C89	413.39'	568.00'	41°41'59"	N37°33'34"W	404.33'
C98	72.80'	568.00'	7°20'39"	N20°22'54"W	72.76'
C99	14.72'	175.00'	4°49'14"	N12°54'29"W	14.72'
C100	108.16'	325.00'	19°04'06"	N05°47'03"W	107.66'
C101	720.98'	375.00'	110°09'26"	N51°19'43"W	614.95'
C117	652.78'	425.00'	88°00'13"	S40°15'06"E	590.48'
C118	91.52'	275.00'	19°04'06"	S05°47'03"E	91.10'
C119	198.95'	225.00'	50°39'46"	S10°00'47"W	192.53'
C136	23.14'	375.00'	3°32'06"	N01°58'57"E	23.13'
C166	37.56'	20.00'	107°35'19"	S76°57'54"W	32.28'
C204	151.76'	425.00'	20°27'35"	S06°28'47"E	150.96'
C205	70.16'	275.00'	14°37'04"	S03°33'32"E	69.97'
C206	21.36'	275.00'	4°27'03"	S13°05'35"E	21.36'
C207	42.43'	225.00'	10°48'18"	S09°54'57"E	42.37'
C208	156.52'	225.00'	39°51'28"	S15°24'56"W	153.38'
C372	20.14'	30.00'	38°27'58"	N31°46'48"E	19.76'
C373	17.38'	30.00'	33°11'15"	N67°36'25"E	17.14'
C377	23.32'	50.00'	26°43'31"	S62°36'11"E	23.11'
C378	36.64'	20.00'	104°58'04"	N23°28'54"W	31.73'
C380	33.96'	20.00'	97°17'07"	N77°38'41"E	30.02'
C381	103.46'	323.83'	18°18'19"	S44°33'35"E	103.02'
C382	10.46'	206.07'	2°54'26"	N36°51'39"W	10.45'
C383	23.66'	20.00'	67°46'48"	S04°25'27"E	22.30'
C384	26.92'	245.00'	6°17'42"	N26°19'06"E	26.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L36	S35°20'40"W	6.15'
L37	N84°12'03"E	23.83'
L38	N51°00'47"E	17.60'
L39	N12°32'50"E	9.11'
L40	N22°18'33"E	18.74'
L41	N22°18'33"E	17.29'
L42	N22°18'33"E	1.45'



DETAIL H
NOT TO SCALE

MATCH LINE - SEE SHEET 4

TRACT 504
OPEN SPACE, DRAINAGE AREA AND FLOWAGE EASEMENT
48,123 SF

SEE DETAIL H THIS SHEET

UPLAND BUFFER LINE AT TRACT LINE

TRACT 614
OPEN SPACE, COMMON AREA AND FLOWAGE EASEMENT
6,559 SF

WETLAND LINE

TRACT 613
OPEN SPACE, COMMON AREA, PRESERVE AREA AND FLOWAGE EASEMENT
32,700 SF

TRACT 702
OPEN SPACE, PRESERVE AREA AND FLOWAGE EASEMENT
73,780 SF

SEE DETAIL G THIS SHEET

BOUNDARY OF TRACT 501

TRACT 501
BOCA ROYALE UNIT 13
PLAT BOOK 50, PAGE 35

TRACT 100
PRIVATE ROAD R/W, DRAINAGE AND PUBLIC UTILITY EASEMENT
281,228 SF
TREVINO STREET

RAPHIS ROYALE BOULEVARD
(50' WIDE PRIVATE ROAD R/W, DRAINAGE AND PUBLIC UTILITY EASEMENT

BOCA ROYALE UNIT 13
PLAT BOOK 50, PAGE 35

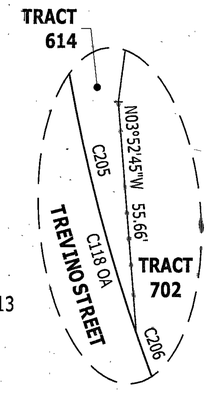
TRACT 505
OPEN SPACE, DRAINAGE AREA AND FLOWAGE EASEMENT
12,049 SF

TRACT 615
OPEN SPACE, COMMON AREA, PRESERVE AREA AND FLOWAGE EASEMENT
13,123 SF

FIR 1/2" PRM LB2610
NE CORNER OF SE 1/4
OF SECTION 13

N86°55'09"W 2638.58' OA
SOUTH LINE OF THE NE 1/4 OF SECTION 13

NORTH LINE RAPHIS ROYALE BOULEVARD



DETAIL G
NOT TO SCALE



0 50' 100'
SCALE: 1" = 50'

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