SURVEYORS AFFIDAVIT
INSTRUMENT: 2024058907
RECORDING DATE: 9/29/2024
NOTATION DATE: 10/2/2025
DEPUTY CLERK: LFCB

SURVEYORS AFFIDAVIT
INSTRUMENT: 2025038120
RECORDING DATE: 3/12/2025
NOTATION DATE: 10/2/2025
DEPUTY CLERK: LFCB

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 202111510 14 PG(S)
June 15, 2021 12:51:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

PLAT BOOK 55, PAGE 185
SHEET 1 OF 14

TALON PRESERVE, PHASE 4

A SUBDIVISION LYING IN SECTION 18 AND A REPLAT OF A PORTION OF TRACT 404, TALON PRESERVE, PHASES 1A, 1B & 1C AS RECORDED IN PLAT BOOK 54, PAGE 200 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

The Floodplain Delineation Map has been recorded in the Miscellaneous Map Book 5, Page 1 of the Public Records of Sarasota County, Florida as Instrument Number 2021002901.

A Restrictive Covenant for Open Space is simultaneously recorded with this plat in Official Records Instrument No. 2021111509 of the Public Records of Sarasota County, Florida.

The Declaration of Covenants, Conditions and Restrictions for TALON PRESERVE is recorded in Official Records as Instrument No. 2020118666 and subsequently amended per 2021111508 in the Public Records of Sarasota County, Florida.

A Notice to Purchaser is recorded simultaneously with this Plat in Official Records Instrument No. 2021111507 of the Public Records of Sarasota County, Florida.

A Notice of Proximity to Oscar Scherer State Park and Scherer-Thaxton Preserve is recorded in Official Records Instrument Number 2020165226 of the Public Records of Sarasota County, Florida.

EASEMENTS

All easements shown hereon are private unless noted otherwise.

LOT LINE EASEMENTS: Easements of ten (10') feet in width along each front lot line and two and one-half (2.5') feet along each side and rear lot lines are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities and 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.

Unless otherwise indicated, easements of ten (10') feet in width along each front lot line and within Tracts 408 through 416, all as shown hereon, are hereby created and provided for the purpose of accommodating surface and underground utilities and drainage. Such easements shall also be easements for the construction, installation, maintenance and operation of cable television services. Provided, however, no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.

There are hereby expressly reserved to Florida Power and Light Company, its licensees, agents, successors and assigns, non-exclusive utility easements for the construction, operation and maintenance of its facilities within Tracts 408 through 416, within all front lot line easements, and within other utility easements, all as shown and described hereon.

There are hereby expressly reserved to Frontier, its licensees, agents, successors and assigns, non-exclusive utility easements for the construction, operation and maintenance of its facilities within Tracts 408 through 416, within all front lot line easements, and within other utility easements, all as shown and described hereon.

There are hereby expressly reserved to Comcast Cablevision of West Florida, Inc., its licensees, agents, successors and assigns, non-exclusive utility easements for the construction, operation and maintenance of its facilities within Tracts 408 through 416, within all front lot line easements, and within other utility easements, all as shown and described hereon.

There is hereby expressly reserved to Sarasota County, its licensees, agents, successors and assigns, exclusive utility easements for the construction, operation and maintenance of Sanitation Sewer Lift Station facilities within Tract 416, all as shown and described hereon.

"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."

TRACT DESIGNATION AND EASEMENTS:
TRACT 302 – PRIVATE RIGHT-OF-WAY; GUARDHOUSE; WALL/FENCE, SIGN, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACTS 408 THROUGH 416 – OPEN SPACE; COMMON AREA; LAKE; LAKE MAINTENANCE, LANDSCAPE, WALL/FENCE & DRAINAGE EASEMENT
TRACTS 605 THROUGH 607 – PRESERVATION AREA

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 8th day of June, A.D., 2021.

Approved:

Chairman
Board of County Commissioners

County Engineer

County Attorney

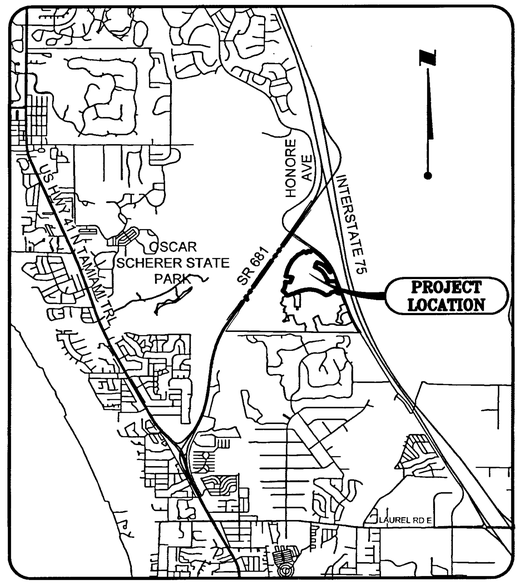
CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Licensed 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) have been installed. The Permanent Control Points, Lot Corners and Benchmarks will be installed and certified by an official affidavit recorded within one (1) year of recording, or prior to the release of the improvement bond.

STANTEC CONSULTING SERVICES, INC. L.B.#7866

Date: 3/22/2021

By: _____
Joseph Jasper P.S.M.
Florida Certificate #7168



SITE MAP

SCALE: NOT TO SCALE

SURVEYORS NOTES:

1. Bearings shown hereon are based on the south line of Section 18, Township 38 South, Range 19 East having a bearing of N.89°15'15"W. These bearings are also based on the State Plane Coordinate System (Florida West Zone, NAD 83/90 Datum).
2. State plane coordinates shown hereon were established using a Trimble Model 4800 GPS Receiver. control stations used to establish the datum were I-75 84 A04 (scale factor=0.99996548) and M 018 (scale factor=0.9999604) NAD 83/90, Florida West Zone.
3. Elevations shown hereon are relative to North American Vertical Datum (NAVD) of 1988 based on National Geodetic Society (NGS) Control Points I75 83 A36 (PID AG8225) & I75 83 A37 (PID AG8229) and A 726 (PID DM5063) with adjusted and published elevations of 14.91', 17.36' & 11.90'
4. All lines intersecting with a curve which are not designated with (R), are non radial.
5. Numerical expressions shown hereon to the nearest foot or tenth of a foot are to be interpreted as having a precision to the nearest one hundredth of a foot.
6. Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.
7. The plat boundary contains 4,729,145 square feet or 108.5662 acres, more or less.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 55, Page 185 of the Public Records of Sarasota County, Florida, this 15 day of June, A.D., 2021.

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

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL 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, of the Florida Statutes and Sarasota County Unified Development Code regulations, as amended.

Teri S. Owen, P.S.M. 5928
Sarasota County Surveyor

4-12-21
Date

Note: "The native habitat preserve areas shall be maintained in accordance with management guidelines contained within the Comprehensive Plan. All activities including but not limited to filling, excavating, well drilling, altering vegetation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from 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."

CERTIFICATE OF OWNERSHIP AND DEDICATIONS

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

DiVosta Homes, L.P., a Delaware Limited Partnership, by DiVosta Homes Holdings, LLC, a Delaware Limited Liability Company, its General Partner, certifies ownership by said Limited Partnership of TALON PRESERVE, PHASE 4, as shown and described hereon.

PRIVATE:
Said Limited Partnership does hereby dedicate and set apart Tracts 302, 408 through 416, and 605 through 607 as shown and described hereon, for said uses and purposes to TALON PRESERVE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation not-for-profit, its successors and assigns, and its owners, guests, licensees, invitees, utilities serving the subdivision and other persons providing essential services to the subdivision, forever; subject however, to any rights dedicated to the County of Sarasota, Florida by this Plat.

PUBLIC:
Said Limited Partnership further dedicates and sets apart the public utility easements and lift station easement, as so designated and described on this Plat solely for said uses and purposes to the County of Sarasota, Florida, forever.

IN WITNESS WHEREOF, the undersigned Limited Partnership has caused these presents to be executed by its General Partner this 23RD day of MARCH, A.D., 2021.

WITNESSES: _____
(Print) STEVE PLATKE
_____
(Print) Christopher Pereira

DIVOSTA HOMES, L.P., a Delaware Limited Partnership
By: DIVOSTA HOMES HOLDINGS, LLC,
A Delaware Limited Liability Company, Its General Partner

By: _____
Michael Woolery, Vice President–Land Acquisition

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, the undersigned Notary Public, personally appeared Michael Woolery, as Vice President –Land Acquisition of DiVosta Homes Holdings, LLC, a Delaware Limited Liability Company, the General Partner of and in behalf of DiVosta Homes, L.P., a Delaware Limited Partnership, 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 of such General Partner, for and in behalf of said Limited Partnership.

WITNESS my hand and official seal at Sarasota County, Florida, this 23RD day of MARCH A.D. 2021.

Notary Public State of Florida
Phyllis Hoffman Wilson
My Commission GG 983510
Expires 07/12/2024

(signature) Notary Public, State of Florida

IN WITNESS WHEREOF, the undersigned Association has caused these presents to be executed this 23RD day of MARCH, A.D., 2021.

WITNESSES: _____
(Print) STEVE PLATKE
_____
(Print) Christopher Pereira

TALON PRESERVE HOMEOWNERS ASSOCIATION, INC.

By: _____
Michael Woolery, Vice President

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, the undersigned Notary Public, personally appeared Michael Woolery, as Vice President of the Hammock Preserve Homeowners Association, 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 of such Association.

WITNESS my hand and official seal at Sarasota County, Florida, this 23RD day of MARCH, A.D. 2021.

Notary seal & stamp:

(signature) Notary Public, State of Florida

Notary Public State of Florida
Phyllis Hoffman Wilson
My Commission GG 983510
Expires 07/12/2024

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

TALON PRESERVE, PHASE 4

A SUBDIVISION LYING IN SECTION 18 AND A REPLAT OF A PORTION OF TRACT 404, TALON PRESERVE, PHASES 1A, 1B & 1C AS RECORDED IN PLAT BOOK 54, PAGE 200 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 18, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the southwest corner of Section 18; thence S.89°15'15"E. along the south line of said Section 18 and north line of Calusa Lakes, Unit 2 recorded in Plat Book 35, Page 34, and north line of Calusa Lakes, Unit 1 recorded in Plat Book 35, Page 7, both of the Public Records of Sarasota County, Florida, a distance of 1,227.61 feet; thence N.00°44'45"E., a distance of 2,021.09 feet to a point on the northerly boundary line of Talon Preserve, Phases 1A, 1B & 1C recorded in Plat Book 54, Page 200 of said Public Records, also being the POINT OF BEGINNING; thence N.31°58'53"W., a distance of 199.17 feet to the point of curvature of a curve to the left having a radius of 40.00 feet and a central angle of 50°55'17"; thence Northwesterly along the arc of said curve, a distance of 35.55 feet to the point of reverse curvature of a curve to the right having a radius of 55.00 feet and a central angle of 45°41'51"; thence Northwesterly along the arc of said curve, a distance of 43.87 feet to the point of reverse curvature of a curve to the left having a radius of 755.00 feet and a central angle of 05°33'31"; thence Northwesterly along the arc of said curve, a distance of 73.25 feet to the point of curvature of a non-tangent curve to the left, having a radius of 755.00 feet and a central angle of 38°35'50"; thence Northerly along the arc of said curve, a distance of 508.60 feet, said curve having a chord bearing and distance of N.16°03'16"E., 499.04 feet, to the point of reverse curvature of a curve to the right having a radius of 1,845.00 feet and a central angle of 00°55'03"; thence Northerly along the arc of said curve, a distance of 29.54 feet to the end of said curve; thence S.82°20'19"E. along a line non-tanngent to said curve, a distance of 233.52 feet to the point of curvature of a curve to the right having a radius of 195.00 feet and a central angle of 11°08'49"; thence Easterly along the arc of said curve, a distance of 37.94 feet to the end of said curve; thence N.18°48'30"E. along a line non-tangent to said curve, a distance of 130.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 325.00 feet and a central angle of 02°20'49"; thence Easterly along the arc of said curve, a distance of 13.31 feet, said curve having a chord bearing and distance of S.70°01'06"E., 13.31 feet, to the end of said curve; thence N.21°09'19"E. along a line non-tangent to said curve, a distance of 180.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 505.00 feet and a central angle of 13°29'38"; thence Westerly along the arc of said curve, a distance of 118.93 feet, said curve having a chord bearing and distance of N.75°35'30"W., 118.66 feet, to the point of tangency of said curve; thence N.82°20'19"W., a distance of 261.45 feet to the point of curvature of a non-tangent curve to the right, having a radius of 1,845.00 feet and a central angle of 27°48'02"; thence Northerly along the arc of said curve, a distance of 895.21 feet, said curve having a chord bearing and distance of N.21°15'04"E., 886.46 feet, to the point of tangency of said curve; thence N.35°09'05"E., a distance of 49.38 feet to the point of curvature of a curve to the right having a radius of 345.00 feet and a central angle of 09°59'41"; thence Northeasterly along the arc of said curve, a distance of 60.18 feet to the point of tangency of said curve; thence N.45°08'46"E., a distance of 425.86 feet to the point of curvature of a curve to the right having a radius of 95.00 feet and a central angle of 19°16'59"; thence Northeasterly along the arc of said curve, a distance of 31.97 feet to the point of tangency of said curve; thence N.64°25'45"E., a distance of 184.92 feet to the point of curvature of a curve to the left having a radius of 405.00 feet and a central angle of 19°51'44"; thence Northeasterly along the arc of said curve, a distance of 140.40 feet to the end of said curve; thence S.55°03'33"E. along a line non-tangent to said curve, a distance of 171.40 feet; thence N.34°56'27"E., a distance of 180.00 feet; thence S.55°03'33"E., a distance of 142.25 feet; thence N.34°56'27"E., a distance of 190.00 feet to the westerly right-of-way line of Honore Avenue (120.00 foot wide public right-of-way, as recorded in Road Plat Book 4, Page 82 of said Public Records); the following two (2) calls are along said westerly right-of-way line of Honore Avenue: (1) thence S.55°03'33"E., a distance of 219.63 feet to the point of curvature of a curve to the right having a radius of 2,798.79 feet and a central angle of 28°31'26"; (2) thence Southeasterly along the arc of said curve, a distance of 1,393.33 feet to end of said curve, also being the northeasterly corner of Sarasota County Parcel 120.00 C as shown on the Warranty Deed recorded in Official Records Instrument Number 2009142101 of said Public Records; the following three (3) calls are along the boundary of said Sarasota County Parcel 120.00 C: (1) thence S.63°46'11"W., a distance of 68.20 feet to the point of curvature of a curve to the left having a radius of 31.00 feet and a central angle of 83°09'43"; (2) thence Southerly along the arc of said curve, a distance of 44.99 feet to the point of tangency of said curve; (3) thence S.19°23'32"E., a distance of 57.36 feet; thence S.70°36'28"W., a distance of 40.36 feet; thence N.29°00'23"W., a distance of 17.22 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,380.00 feet and a central angle of 08°21'04"; thence Northwesterly along the arc of said curve, a distance of 201.14 feet, said curve having a chord bearing and distance of N.34°34'19"W., 200.96 feet, to the point of tangency of said curve; thence N.38°44'51"W., a distance of 135.68 feet to the point of curvature of a curve to the left having a radius of 655.00 feet and a central angle of 28°13'20"; thence Northwesterly along the arc of said curve, a distance of 322.63 feet to the point of tangency of said curve; thence N.66°58'11"W., a distance of 255.37 feet; thence S.23°01'49"W., a distance of 130.00 feet; thence N.66°58'11"W., a distance of 20.25 feet; thence S.23°01'49"W., a distance of 50.00 feet; thence S.66°58'11"E., a distance of 18.39 feet; thence S.23°01'49"W., a distance of 130.00 feet; thence S.66°58'11"E., a distance of 257.23 feet to the point of curvature of a curve to the right having a radius of 345.00 feet and a central angle of 28°13'20"; thence Southeasterly along the arc of said curve, a distance of 169.94 feet to the point of tangency of said curve; thence S.38°44'51"E., a distance of 135.68 feet to the point of curvature of a curve to the right having a radius of 1,070.00 feet and a central angle of 18°34'13"; thence Southeasterly along the arc of said curve, a distance of 346.80 feet to the point of reverse curvature of a curve to the left having a radius of 50.00 feet and a central angle of 39°07'37"; thence Southeasterly along the arc of said curve, a distance of 34.14 feet to the point of tangency of said curve; thence S.59°18'15"E., a distance of 46.18 feet to point on the westerly line of abovementioned Sarasota County Parcel 120.00 C as shown on the Warranty Deed recorded in Official Records Instrument Number 2009142101, also being the point of curvature of a non-tangent curve to the left, having a radius of 105.00 feet and a central angle of 23°24'02"; the following six (6) calls are along the boundary of said Sarasota County Parcel 120.00 C: (1) thence Southerly along the arc of said curve, a distance of 42.88 feet, said curve having a chord bearing and distance of S.18°59'44"W., 42.59 feet, to the point of tangency of said curve; (2) thence S.07°17'43"W., a distance of 115.81 feet to the point of curvature of a non-tangent curve to the left, having a radius of 25.00 feet and a central angle of 118°41'44"; (3) thence Southeasterly along the arc of said curve, a distance of 51.79 feet, said curve having a chord bearing and distance of S.52°03'10"E., 43.01 feet, to the point of tangency of said curve; (4) thence N.68°35'58"E., a distance of 167.24 feet; (5) thence S.89°28'17"E., a distance of 245.77 feet; (6) thence N.69°03'53"E., a distance of 69.49 feet to said westerly right-of-way line of Honore Avenue; thence S.20°56'07"E. along said westerly right-of-way line, a distance of 765.64 feet; the following nineteen (19) calls are along the abovementioned northerly boundary line of Talon Preserve, Phases 1A, 1B & 1C: (1) thence S.85°17'00"W., a distance of 53.00 feet; (2) thence N.84°19'56"W., a distance of 93.68 feet; (3) thence N.68°32'58"W., a distance of 45.61 feet; (4) thence N.45°25'39"W., a distance of 26.11 feet; (5) thence N.18°58'42"W., a distance of 41.05 feet; (6) thence N.02°38'13"W., a distance of 103.67 feet; (7) thence N.45°56'45"W., a distance of 22.74 feet; (8) thence S.84°07'16"W., a distance of 15.47 feet; (9) thence S.35°12'01"W., a distance of 25.07 feet; (10) thence S.63°13'47"W., a distance of 39.30 feet; (11) thence S.58°04'12"W., a distance of 149.45 feet; (12) thence S.86°38'24"W., a distance of 67.77 feet; (13) thence S.58°03'47"W., a distance of 37.19 feet; (14) thence S.42°00'31"W., a distance of 68.00 feet; (15) thence S.48°51'20"W., a distance of 73.12 feet; (16) thence S.68°39'54"W., a distance of 85.61 feet; (17) thence S.83°33'25"W., a distance of 134.49 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,422.05 feet and a central angle of 58°37'54"; (18) thence Westerly along the arc of said curve, a distance of 1,455.20 feet, said curve having a chord bearing and distance of N.79°58'13"W., 1,392.54 feet, to the point of tangency of said curve; (19) thence S.70°42'50"W., a distance of 308.39 feet: thence S.18°06'12"E., a distance of 20.39 feet; thence S.71°53'48"W., a distance of 181.60 feet; thence N.19°17'10"W., a distance of 16.64 feet to said northerly boundary line of Talon Preserve, Phases 1A, 1B & 1C; thence S.70°42'50"W. along said northerly boundary line, a distance of 333.12 feet to the POINT OF BEGINNING.

SURVEYORS NOTES:

1. Bearings shown hereon are based on the south line of Section 18, Township 38 South, Range 19 East having a bearing of N.89°15'15"W. These bearings are also based on the State Plane Coordinate System (Florida West Zone, NAD 83/90 Datum)

2. Elevations shown hereon are relative to North American Vertical Datum (NAVD) of 1988 based on National Geodetic Society (NGS) Control Points I75 83 A36 (PID AG8225) & I75 83 A37 (PID AG8229) and A 726 (PID DM5063) with adjusted and published elevations of 14.91', 17.36' & 11.90'.

3. Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.

4. The plat boundary contains 4,729,145 square feet or 108.5662 acres, more or less.

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

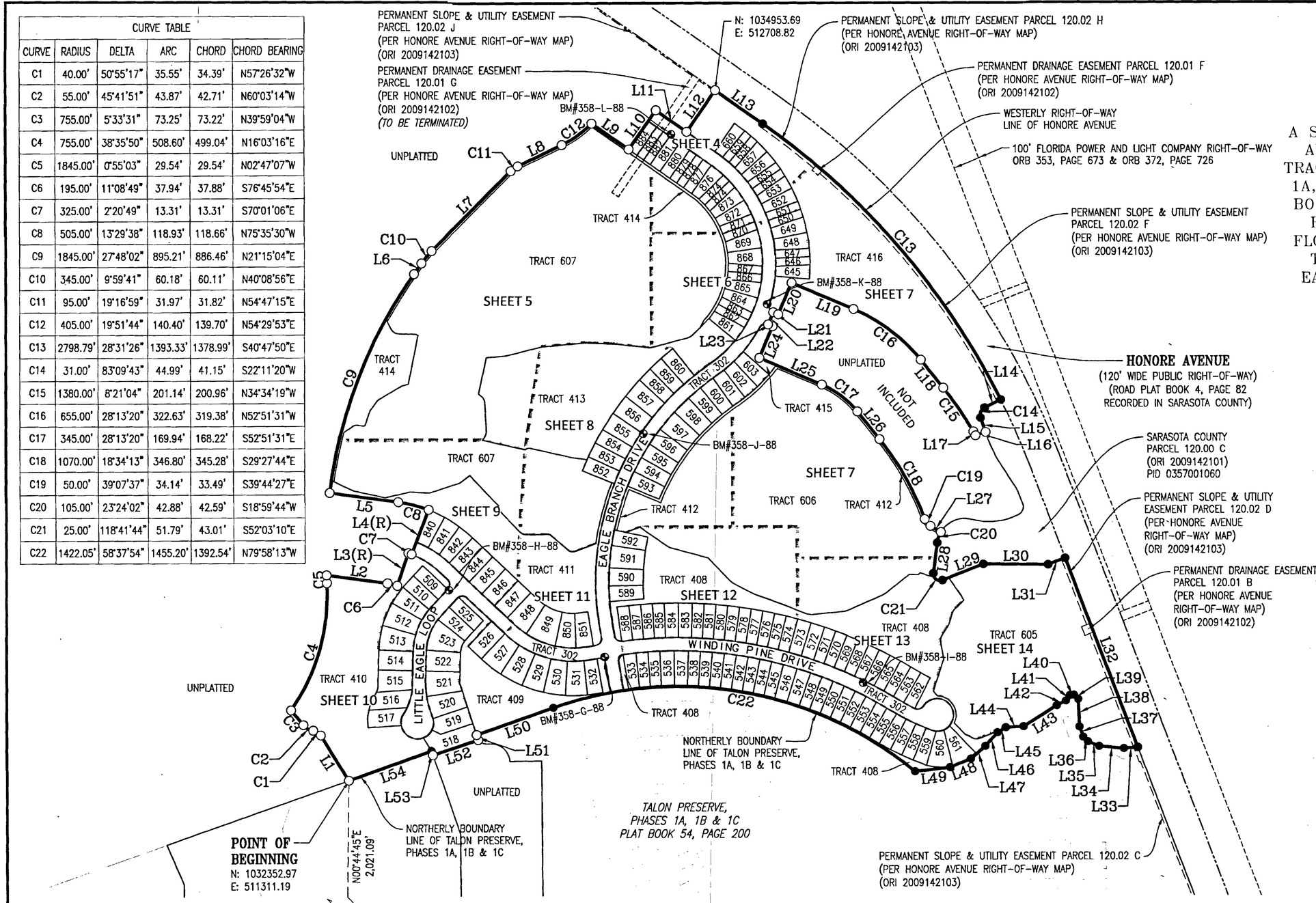
PLAT BOOK 55, PAGE 187

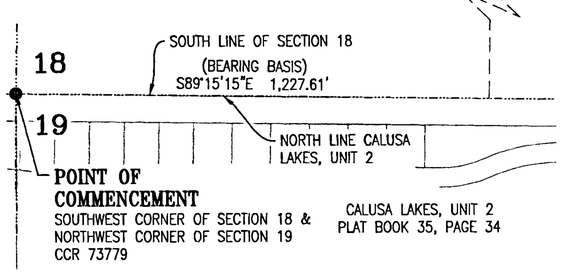
SHEET 3 OF 14

TALON PRESERVE, PHASE 4

A SUBDIVISION LYING IN SECTION 18 AND A REPLAT OF A PORTION OF TRACT 404, TALON PRESERVE, PHASES 1A, 1B & 1C AS RECORDED IN PLAT BOOK 54, PAGE 200 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	40.00'	50°55'17"	35.55'	34.39'	N57°26'32"W
C2	55.00'	45°41'51"	43.87'	42.71'	N60°03'14"W
C3	755.00'	5°33'31"	73.25'	73.22'	N39°59'04"W
C4	755.00'	38°35'50"	508.60'	499.04'	N16°03'16"E
C5	1845.00'	0°55'03"	29.54'	29.54'	N02°47'07"W
C6	195.00'	11°08'49"	37.94'	37.88'	S76°45'54"E
C7	325.00'	2°20'49"	13.31'	13.31'	S70°01'06"E
C8	505.00'	13°29'38"	118.93'	118.66'	N75°35'30"W
C9	1845.00'	27°48'02"	895.21'	886.46'	N21°15'04"E
C10	345.00'	9°59'41"	60.18'	60.11'	N40°08'56"E
C11	95.00'	19°16'59"	31.97'	31.82'	N54°47'15"E
C12	405.00'	19°51'44"	140.40'	139.70'	N54°29'53"E
C13	2798.79'	28°31'26"	1393.33'	1378.99'	S40°47'50"E
C14	31.00'	83°09'43"	44.99'	41.15'	S22°11'20"W
C15	1380.00'	8°21'04"	201.14'	200.96'	N34°34'19"W
C16	655.00'	28°13'20"	322.63'	319.38'	N52°51'31"W
C17	345.00'	28°13'20"	169.94'	168.22'	S52°51'31"E
C18	1070.00'	18°34'13"	346.80'	345.28'	S29°27'44"E
C19	50.00'	39°07'37"	34.14'	33.49'	S39°44'27"E
C20	105.00'	23°24'02"	42.88'	42.59'	S18°59'44"W
C21	25.00'	118°41'44"	51.79'	43.01'	S52°03'10"E
C22	1422.05'	58°37'54"	1455.20'	1392.54'	N79°58'13"W





BENCH MARK LEGEN		
BM#	NAVD88 ELEV.	DESCRIPTION
358-G-88		NAIL & DISK SET IN BACK OF CURB "LB7866
358-H-88		NAIL & DISK SET IN BACK OF CURB "LB7866
358-I-88		NAIL & DISK SET IN BACK OF CURB "LB7866
358-J-88		NAIL & DISK SET IN BACK OF CURB "LB7866
358-K-88		NAIL & DISK SET IN BACK OF CURB "LB7866
358-L-88		NAIL & DISK SET IN BACK OF CURB "LB7866

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N31°58'53"W	199.17'
L2	S82°20'19"E	233.52'
L3(R)	N18°48'30"E	130.00'
L4(R)	N21°09'19"E	180.00'
L5	N82°20'19"W	261.45'
L6	N35°09'05"E	49.38'
L7	N45°08'46"E	425.86'
L8	N64°25'45"E	184.92'
L9	S55°03'33"E	171.40'
L10	N34°56'27"E	180.00'
L11	S55°03'33"E	142.25'
L12	N34°56'27"E	190.00'
L13	S55°03'33"E	219.63'
L14	S63°46'11"W	68.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S19°23'32"E	57.36'
L16	S70°36'28"W	40.36'
L17	N29°00'23"W	17.22'
L18	N38°44'51"W	135.68'
L19	N66°58'11"W	255.37'
L20	S23°01'49"W	130.00'
L21	N66°58'11"W	20.25'
L22	S23°01'49"W	50.00'
L23	S66°58'11"E	18.39'
L24	S23°01'49"W	130.00'
L25	S66°58'11"E	257.23'
L26	S38°44'51"E	135.68'
L27	S59°18'15"E	46.18'
L28	S07°17'43"W	115.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	N68°35'58"E	167.24'
L30	S89°28'17"E	245.77'
L31	N69°03'53"E	69.49'
L32	S20°56'07"E	765.64'
L33	S85°17'00"W	53.00'
L34	N84°19'56"W	93.68'
L35	N68°32'58"W	45.61'
L36	N45°25'39"W	26.11'
L37	N18°58'42"W	41.05'
L38	N02°38'13"W	103.67'
L39	N45°56'45"W	22.74'
L40	S84°07'16"W	15.47'
L41	S35°12'01"W	25.07'
L42	S63°13'47"W	39.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L43	S58°04'12"W	149.45'
L44	S86°38'24"W	67.77'
L45	S58°03'47"W	37.19'
L46	S42°00'31"W	68.00'
L47	S48°51'20"W	73.12'
L48	S68°39'54"W	85.61'
L49	S83°33'25"W	134.49'
L50	S70°42'50"W	308.39'
L51	S18°06'12"E	20.39'
L52	S71°53'48"W	181.60'
L53	N19°17'10"W	16.64'
L54	S70°42'50"W	333.12'

LEGEND:

- = ANGLE POINT
- = BENCHMARK
- = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
- = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866) 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#6566 SARCO RW) (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)

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KEY MAP

SCALE: 1"=300'

0' 150' 300' 600'

SURVEYORS NOTES:

1. Bearings shown hereon are based on the south line of Section 18, Township 38 South, Range 19 East having a bearing of N.89°15'15"W. These bearings are also based on the State Plane Coordinate System (Florida West Zone, NAD 83/90 Datum)

2. Elevations shown hereon are relative to North American Vertical Datum (NAVD) of 1988 based on National Geodetic Society (NGS) Control Points I75 83 A36 (PID AG8225) & I75 83 A37 (PID AG8229) and A 726 (PID DM5063) with adjusted and published elevations of 14.91', 17.36' & 11.90'.

3. Lots shown hereon are part of a Planned Unit Development, therefore setbacks will vary in accordance with appropriate zoning regulations.

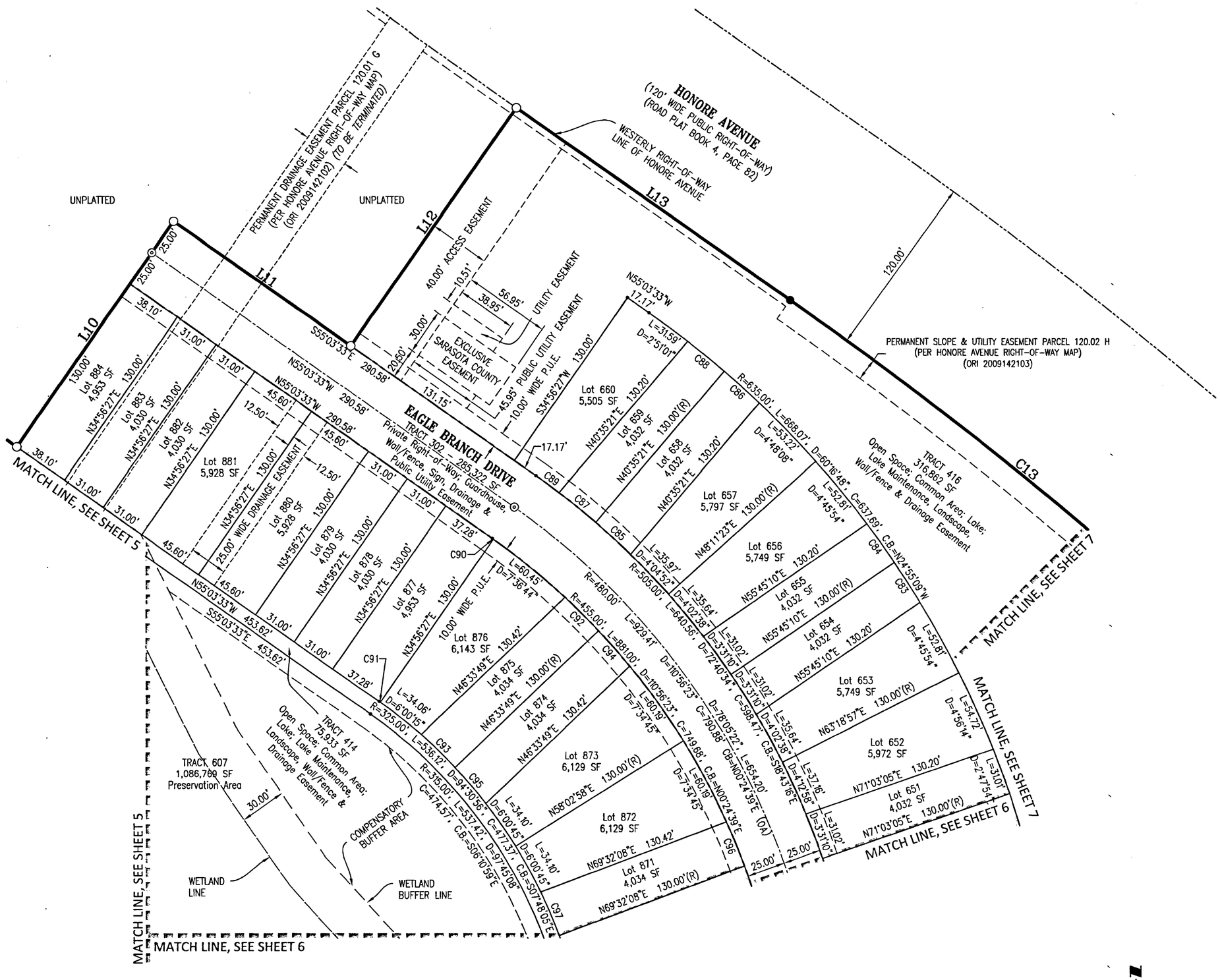
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PLAT BOOK 55, PAGE 188

SHEET 4 OF 14

TALON PRESERVE, PHASE 4

A SUBDIVISION LYING IN SECTION 18 AND A REPLAT OF A PORTION OF TRACT 404, TALON PRESERVE, PHASES 1A, 1B & 1C AS RECORDED IN PLAT BOOK 54, PAGE 200 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



LEGEND:

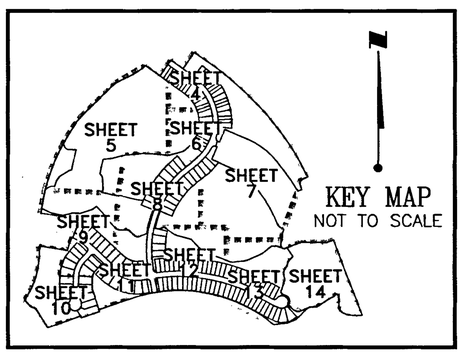
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- = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#6566 SARCO RW) (UNLESS OTHERWISE NOTED)
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LINE TABLE		
LINE	BEARING	DISTANCE
L10	N34°56'27"E	180.00'
L11	S55°03'33"E	142.25'
L12	N34°56'27"E	190.00'
L13	S55°03'33"E	219.63'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C13	2798.79'	28°31'26"	1393.33'	1378.99'	S40°47'50"E
C83	635.00'	2°47'54"	31.01'	31.01'	S32°50'53"E
C84	635.00'	2°47'54"	31.01'	31.01'	S35°38'47"E
C85	505.00'	3°31'10"	31.02'	31.01'	N47°39'04"W
C86	635.00'	2°47'54"	31.01'	31.01'	S48°00'42"E
C87	505.00'	3°31'10"	31.02'	31.01'	N51°10'14"W
C88	635.00'	2°47'54"	31.01'	31.01'	S50°48'36"E
C89	505.00'	2°07'44"	18.77'	18.76'	N53°59'41"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C90	455.00'	0°06'13"	0.82'	0.82'	S55°00'26"E
C91	325.00'	0°08'43"	0.82'	0.82'	N54°59'12"W
C92	455.00'	3°54'24"	31.02'	31.02'	S45°23'23"E
C93	325.00'	5°28'24"	31.05'	31.04'	N46°10'23"W
C94	455.00'	3°54'24"	31.02'	31.02'	S41°28'59"E
C95	325.00'	5°28'24"	31.05'	31.04'	N40°41'59"W
C96	455.00'	3°54'24"	31.02'	31.02'	S22°25'04"E
C97	325.00'	5°28'24"	31.05'	31.04'	N23°12'05"W



SCALE: 1"=50'

0' 10' 25' 50' 100'

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 2.5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION

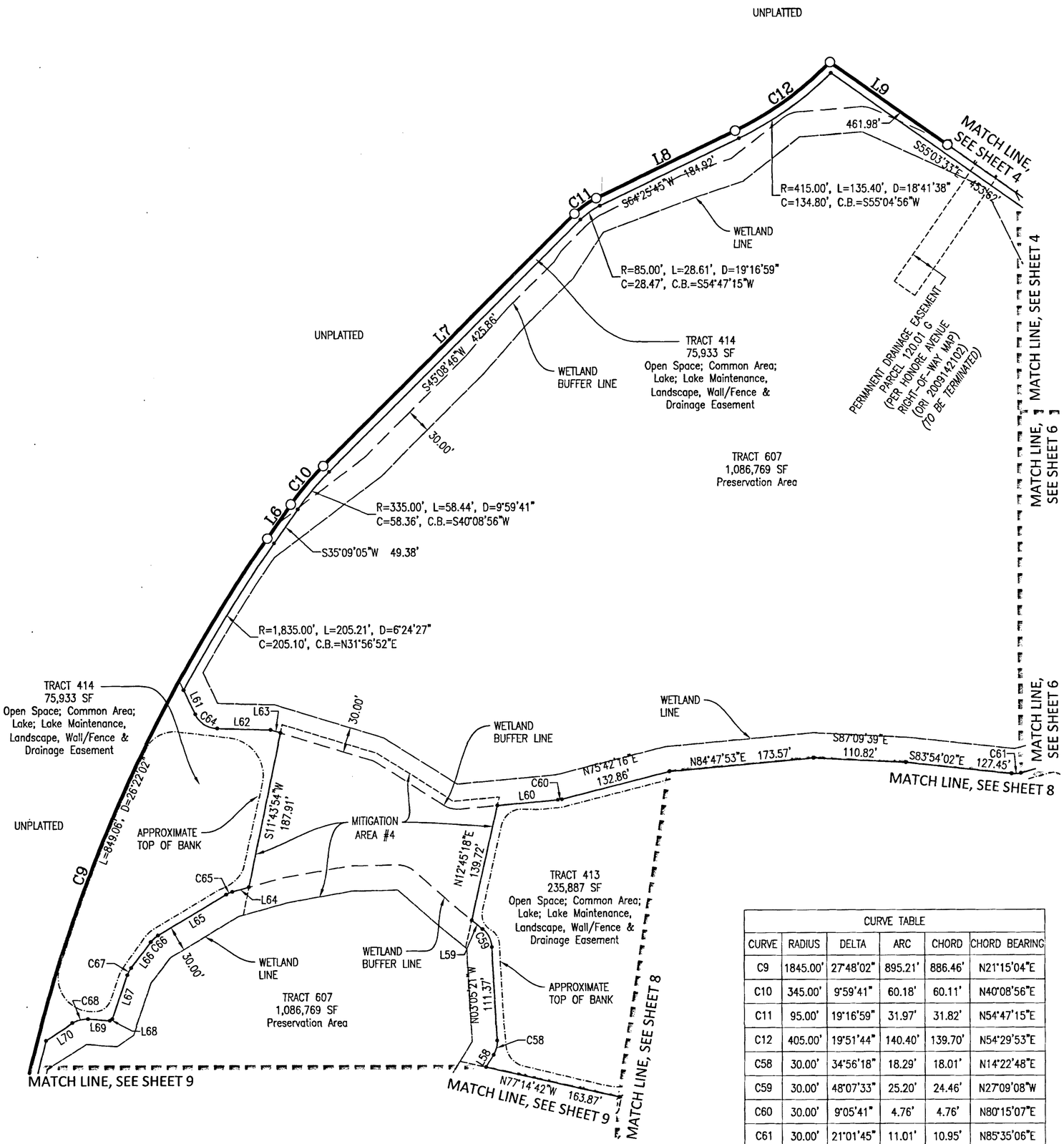
SURVEYORS NOTES:

1. Bearings shown hereon are based on the south line of Section 18, Township 38 South, Range 19 East having a bearing of N.89°15'15"W. These bearings are also based on the State Plane Coordinate System (Florida West Zone, NAD 83/90 Datum).
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TALON PRESERVE, PHASE 4

A SUBDIVISION LYING IN SECTION 18 AND A REPLAT OF A PORTION OF TRACT 404, TALON PRESERVE, PHASES 1A, 1B & 1C AS RECORDED IN PLAT BOOK 54, PAGE 200 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



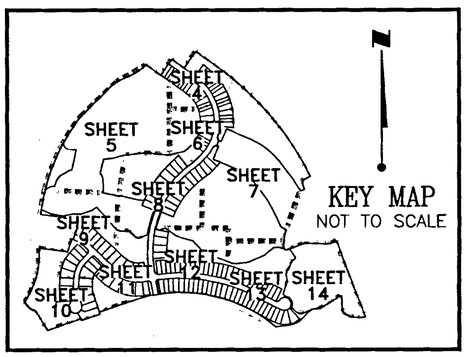
LINE TABLE		
LINE	BEARING	DISTANCE
L6	N35°09'05"E	49.38'
L7	N45°08'46"E	425.86'
L8	N64°25'45"E	184.92'
L9	S55°03'33"E	171.40'
L58	N31°50'57"E	17.03'
L59	N51°12'55"W	16.42'
L60	N84°47'57"E	72.89'
L61	S25°35'20"E	31.89'
L62	S88°24'58"E	63.93'
L63	S73°11'14"E	12.46'
L64	S74°31'52"W	20.97'
L65	S59°20'17"W	94.96'
L66	S37°33'02"W	38.94'
L67	S19°07'24"W	55.02'
L68	S55°35'05"W	3.76'
L69	N85°23'36"W	26.11'
L70	S56°40'14"W	37.89'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C9	1845.00'	27°48'02"	895.21'	886.46'	N21°15'04"E
C10	345.00'	9°59'41"	60.18'	60.11'	N40°08'56"E
C11	95.00'	19°16'59"	31.97'	31.82'	N54°47'15"E
C12	405.00'	19°51'44"	140.40'	139.70'	N54°29'53"E
C58	30.00'	34°56'18"	18.29'	18.01'	N14°22'48"E
C59	30.00'	48°07'33"	25.20'	24.46'	N27°09'08"W
C60	30.00'	9°05'41"	4.76'	4.76'	N80°15'07"E
C61	30.00'	21°01'45"	11.01'	10.95'	N85°35'06"E
C64	30.00'	62°49'38"	32.90'	31.27'	S57°00'09"E
C65	30.00'	15°11'35"	7.96'	7.93'	S66°56'04"W
C66	30.00'	21°47'15"	11.41'	11.34'	S48°26'39"W
C67	30.00'	18°25'38"	9.65'	9.61'	S28°20'13"W
C68	30.00'	37°56'09"	19.86'	19.50'	S75°38'19"W

LEGEND:

- = ANGLE POINT
- = BENCHMARK
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SCALE: 1"=100'

0' 50' 100' 200'

TYPICAL LOT LINE EASEMENTS
Easements of 10' along all front, 2.5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION

SURVEYORS NOTES:

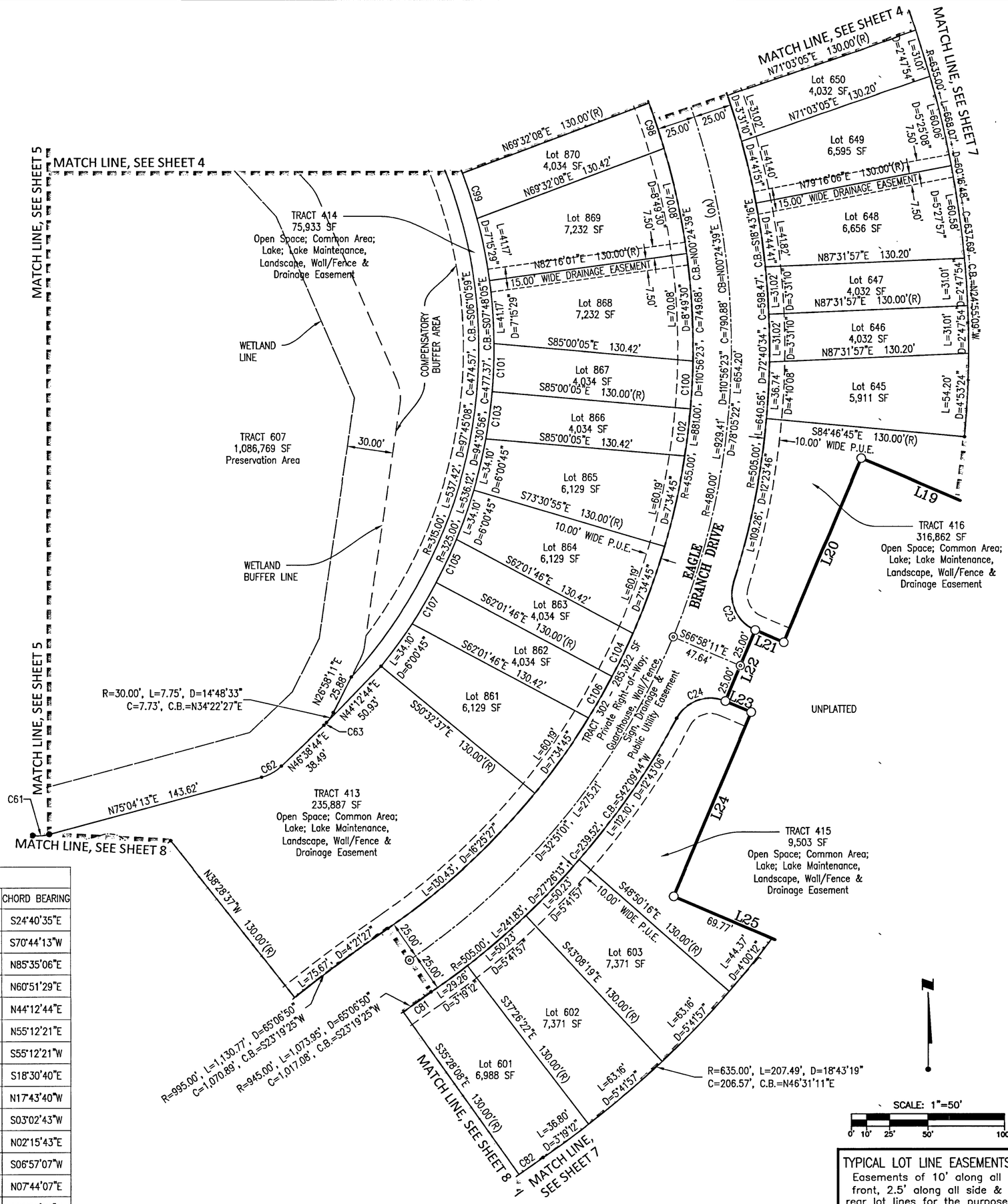
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PLAT BOOK 55, PAGE 190
SHEET 6 OF 14

TALON PRESERVE, PHASE 4

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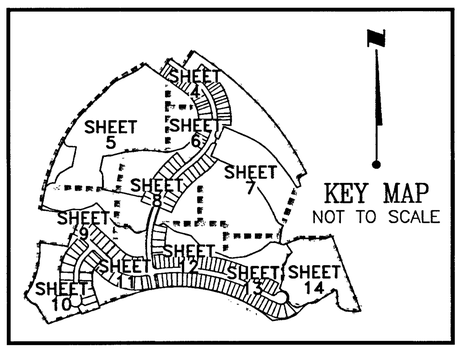
LINE TABLE		
LINE	BEARING	DISTANCE
L19	N66°58'11"W	255.37'
L20	S23°01'49"W	130.00'
L21	N66°58'11"W	20.25'
L22	S23°01'49"W	50.00'
L23	S66°58'11"E	18.39'
L24	S23°01'49"W	130.00'
L25	S66°58'11"E	257.23'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C23	25.00'	84°35'12"	36.91'	33.65'	S24°40'35"E
C24	25.00'	84°35'12"	36.91'	33.65'	S70°44'13"W
C61	30.00'	21°01'45"	11.01'	10.95'	N85°35'06"E
C62	30.00'	28°25'29"	14.88'	14.73'	N60°51'29"E
C63	30.00'	4°52'00"	2.55'	2.55'	N44°12'44"E
C81	945.00'	1°20'58"	22.26'	22.26'	N55°12'21"E
C82	815.00'	1°20'58"	19.19'	19.19'	S55°12'21"W
C98	455.00'	3°54'24"	31.02'	31.02'	S18°30'40"E
C99	325.00'	5°28'24"	31.05'	31.04'	N17°43'40"W
C100	455.00'	3°54'24"	31.02'	31.02'	S03°02'43"W
C101	325.00'	5°28'24"	31.05'	31.04'	N02°15'43"E
C102	455.00'	3°54'24"	31.02'	31.02'	S06°57'07"W
C103	325.00'	5°28'24"	31.05'	31.04'	N07°44'07"E
C104	455.00'	3°54'24"	31.02'	31.02'	S26°01'02"W
C105	325.00'	5°28'24"	31.05'	31.04'	N25°14'02"E
C106	455.00'	3°54'24"	31.02'	31.02'	S29°55'26"W
C107	325.00'	5°28'24"	31.05'	31.04'	N30°42'26"E

LEGEND:

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SCALE: 1"=50'
0' 10' 25' 50' 100'

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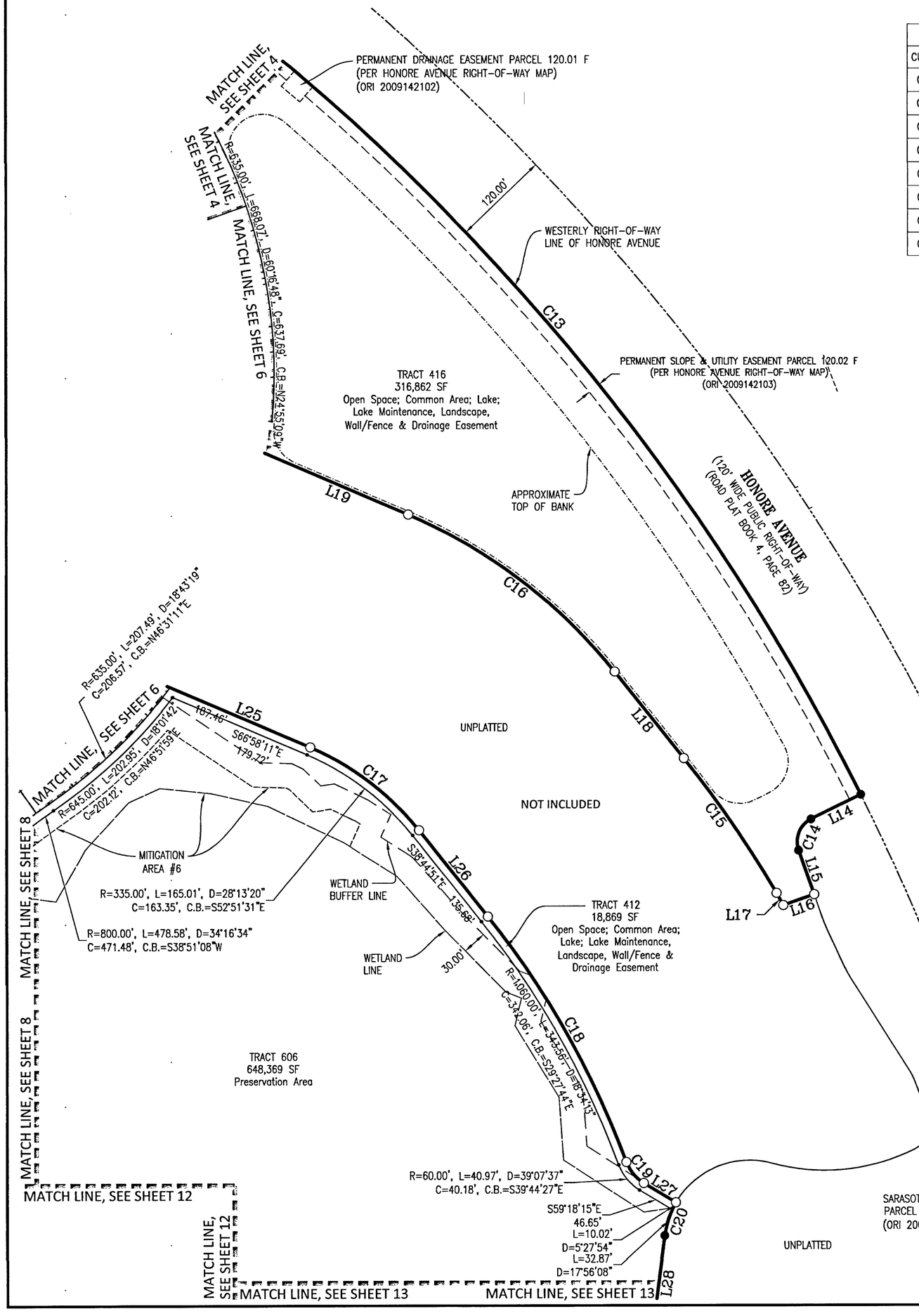
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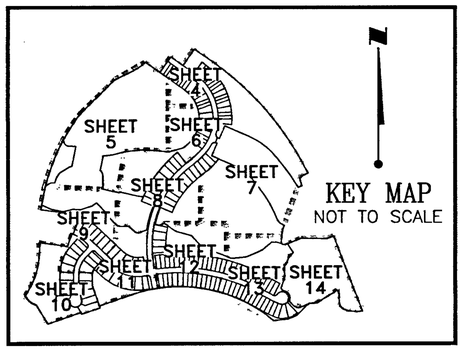
CURVE TABLE					
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C14	31.00'	83°09'43"	44.99'	41.15'	S22°11'20"W
C15	1380.00'	8°21'04"	201.14'	200.96'	N34°34'19"W
C16	655.00'	28°13'20"	322.63'	319.38'	N52°51'31"W
C17	345.00'	28°13'20"	169.94'	168.22'	S52°51'31"E
C18	1070.00'	18°34'13"	346.80'	345.28'	S29°27'44"E
C19	50.00'	39°07'37"	34.14'	33.49'	S39°44'27"E
C20	105.00'	23°24'02"	42.88'	42.59'	S18°59'44"W

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S63°46'11"W	68.20'
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L17	N29°00'23"W	17.22'
L18	N38°44'51"W	135.68'
L19	N66°58'11"W	255.37'
L25	S66°58'11"E	257.23'
L26	S38°44'51"E	135.68'
L27	S59°18'15"E	46.18'
L28	S07°17'43"W	115.81'

LEGEND:

- = ANGLE POINT
- = BENCHMARK
- = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
- = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866) 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#6566 SARCO RW) (UNLESS OTHERWISE NOTED)
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SCALE: 1"=100'
0' 50' 100' 200'

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PLAT BOOK 55, PAGE 192

SHEET 8 OF 14

TALON PRESERVE, PHASE 4

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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C54	30.00'	47°07'39"	24.68'	23.99'	S67°07'38"E
C55	30.00'	61°10'09"	32.03'	30.53'	S79°55'24"E
C56	1125.00'	2°20'23"	45.94'	45.94'	S23°04'10"W
C57	30.00'	48°11'23"	25.23'	24.49'	S78°39'37"W
C61	30.00'	21°01'45"	11.01'	10.95'	N85°35'06"E
C108	1125.00'	2°56'49"	57.86'	57.86'	N23°22'23"E

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KEY MAP NOT TO SCALE

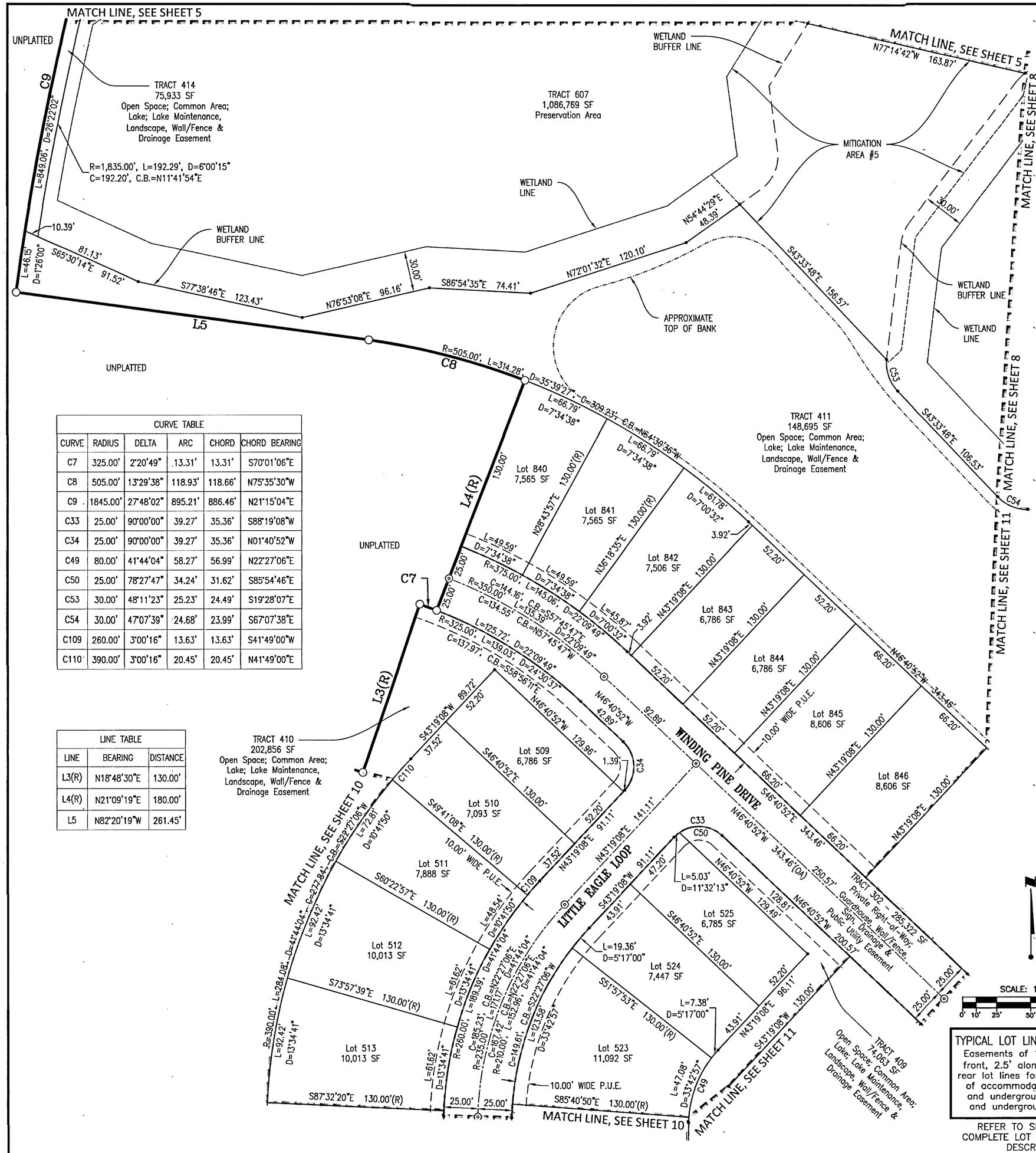
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PLAT BOOK 55, PAGE 193

SHEET 9 OF 14

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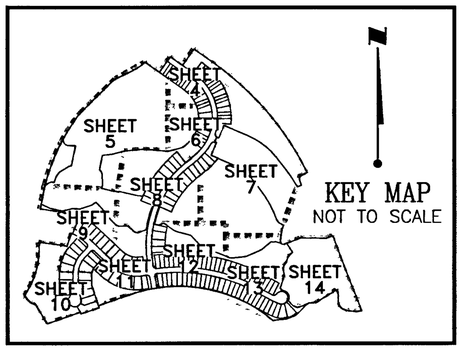
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C7	325.00'	2°20'49"	13.31'	13.31'	S70°01'06"E
C8	505.00'	13°29'38"	118.93'	118.66'	N75°35'30"W
C9	1845.00'	27°48'02"	895.21'	886.46'	N21°15'04"E
C33	25.00'	90°00'00"	39.27'	35.36'	S88°19'08"W
C34	25.00'	90°00'00"	39.27'	35.36'	N01°40'52"W
C49	80.00'	41°44'04"	58.27'	56.99'	N22°27'06"E
C50	25.00'	78°27'47"	34.24'	31.62'	S85°54'46"E
C53	30.00'	48°11'23"	25.23'	24.49'	S19°28'07"E
C54	30.00'	47°07'39"	24.68'	23.99'	S67°07'38"E
C109	260.00'	3°00'16"	13.63'	13.63'	S41°49'00"W
C110	390.00'	3°00'16"	20.45'	20.45'	N41°49'00"E

LINE TABLE		
LINE	BEARING	DISTANCE
L3(R)	N18°48'30"E	130.00'
L4(R)	N21°09'19"E	180.00'
L5	N82°20'19"W	261.45'

LEGEND:

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PLAT BOOK 55 PAGE 194

SHEET 10 OF 14

TALON PRESERVE, PHASE 4

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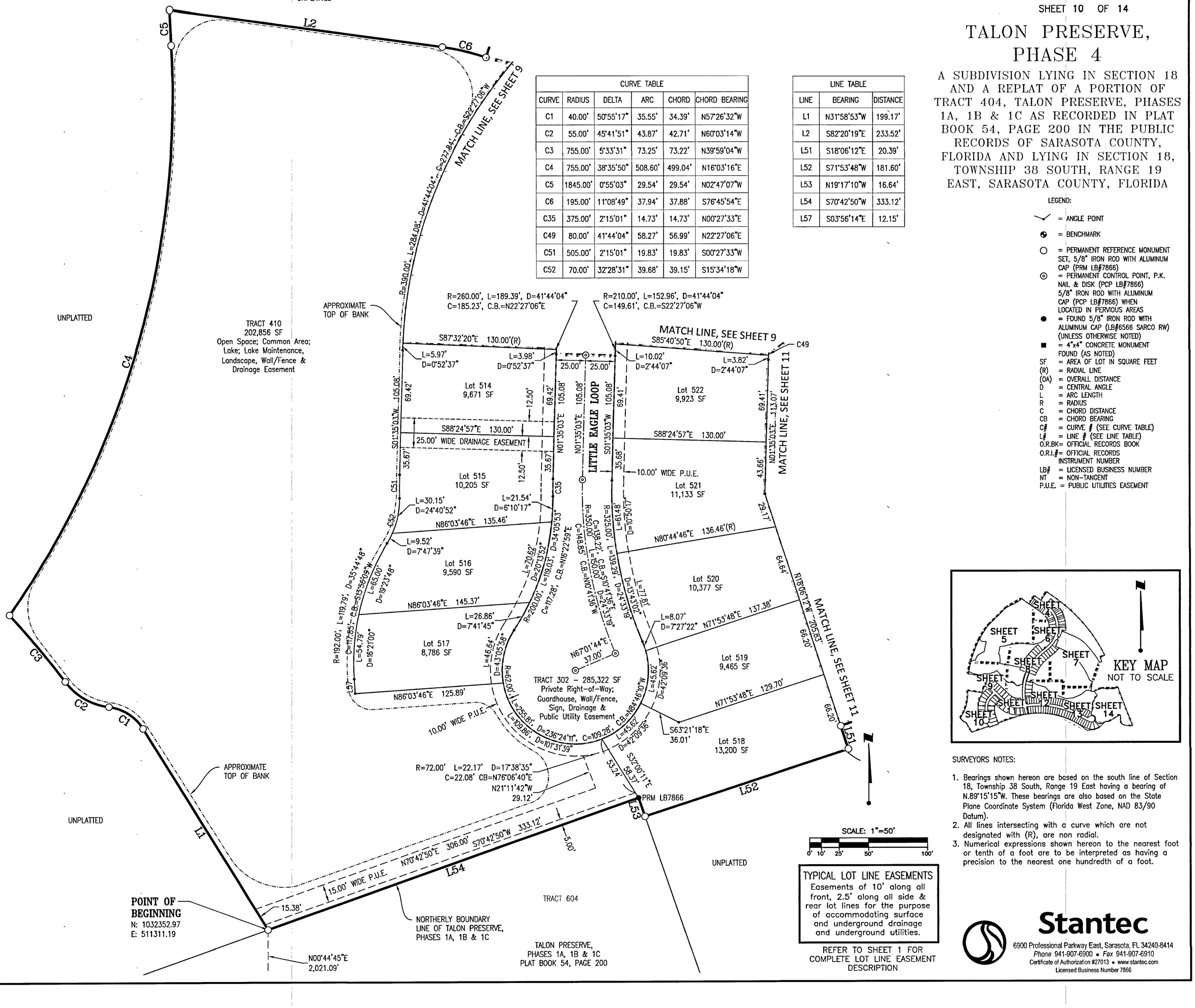
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	40.00'	50°55'17"	35.55'	34.39'	N57°26'32"W
C2	55.00'	45°41'51"	43.87'	42.71'	N60°03'14"W
C3	755.00'	5°33'31"	73.25'	73.22'	N39°59'04"W
C4	755.00'	38°35'50"	508.60'	499.04'	N16°03'16"E
C5	1845.00'	0°55'03"	29.54'	29.54'	N02°47'07"W
C6	195.00'	11°08'49"	37.94'	37.88'	S76°45'54"E
C35	375.00'	2°15'01"	14.73'	14.73'	N00°27'33"E
C49	80.00'	41°44'04"	58.27'	56.99'	N22°27'06"E
C51	505.00'	2°15'01"	19.83'	19.83'	S00°27'33"W
C52	70.00'	32°28'31"	39.68'	39.15'	S15°34'18"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N31°58'53"W	199.17'
L2	S82°20'19"E	233.52'
L51	S18°06'12"E	20.39'
L52	S71°53'48"W	181.60'
L53	N19°17'10"W	16.64'
L54	S70°42'50"W	333.12'
L57	S03°56'14"E	12.15'

LEGEND:

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PLAT BOOK 55, PAGE 195

SHEET 11 OF 14

TALON PRESERVE, PHASE 4

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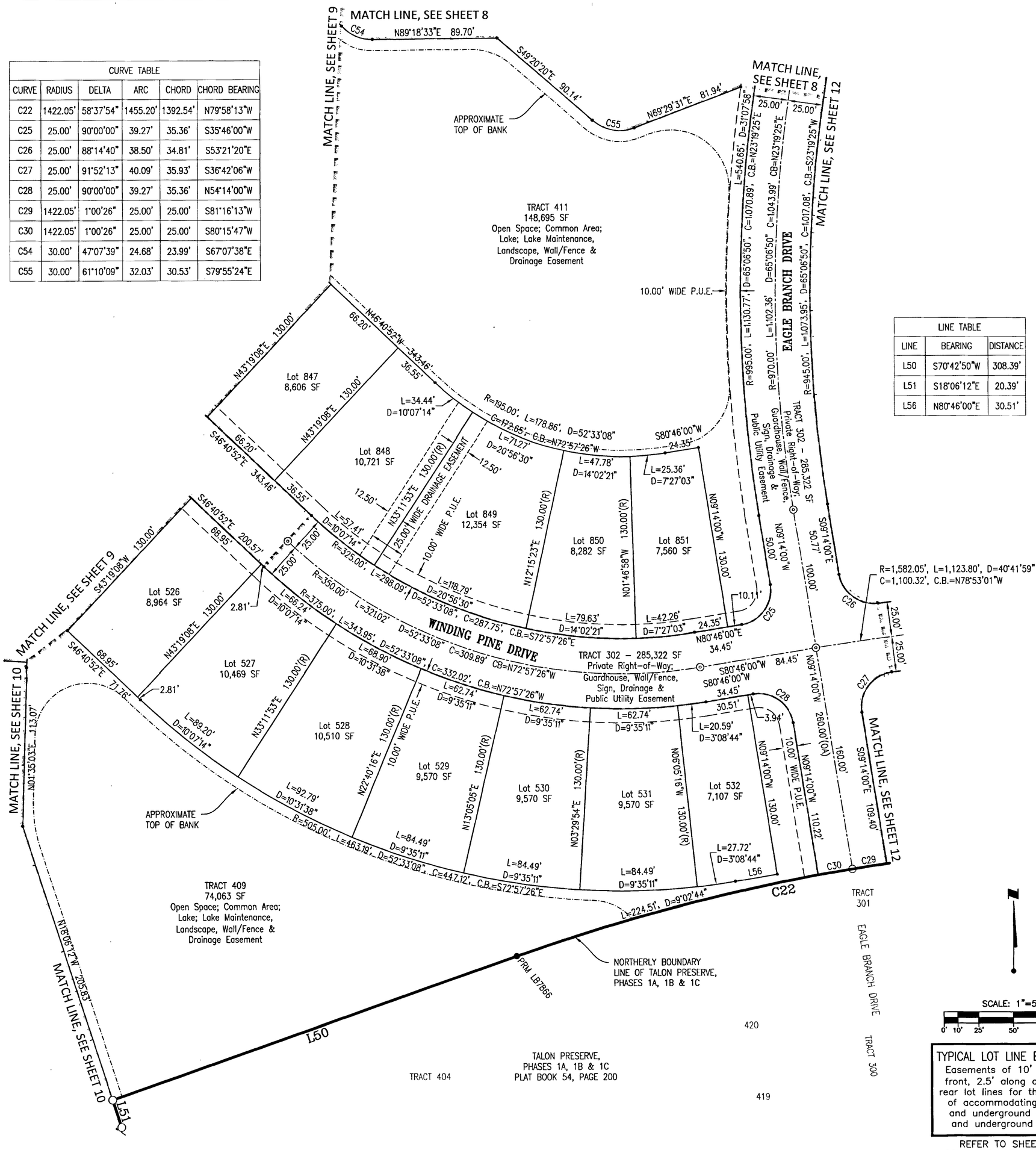
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C22	1422.05'	58°37'54"	1455.20'	1392.54'	N79°58'13"W
C25	25.00'	90°00'00"	39.27'	35.36'	S35°46'00"W
C26	25.00'	88°14'40"	38.50'	34.81'	S53°21'20"E
C27	25.00'	91°52'13"	40.09'	35.93'	S36°42'06"W
C28	25.00'	90°00'00"	39.27'	35.36'	N54°14'00"W
C29	1422.05'	1°00'26"	25.00'	25.00'	S81°16'13"W
C30	1422.05'	1°00'26"	25.00'	25.00'	S80°15'47"W
C54	30.00'	47°07'39"	24.68'	23.99'	S67°07'38"E
C55	30.00'	61°10'09"	32.03'	30.53'	S79°55'24"E

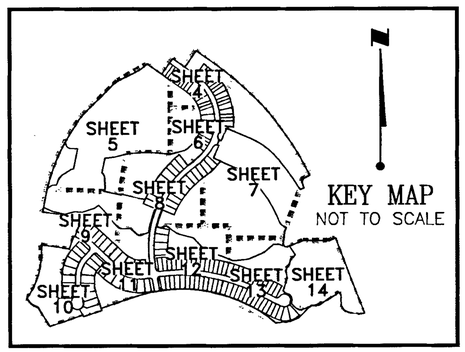
LINE TABLE		
LINE	BEARING	DISTANCE
L50	S70°42'50"W	308.39'
L51	S18°06'12"E	20.39'
L56	N80°46'00"E	30.51'

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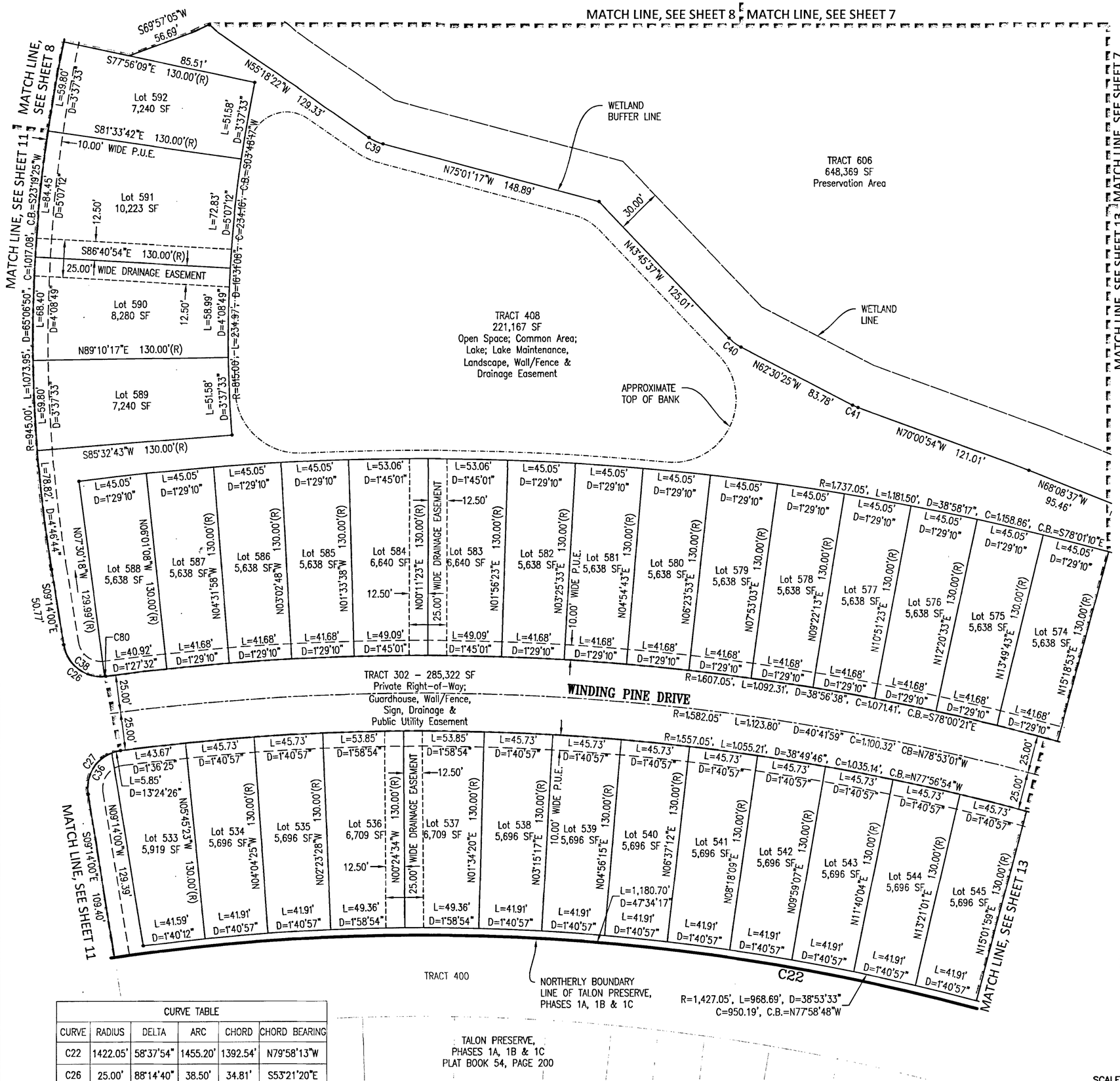
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SHEET 12 OF 14

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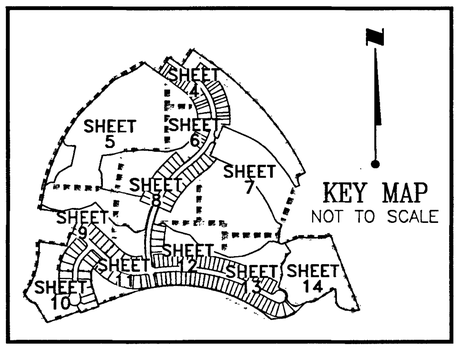


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C27	25.00'	91°52'13"	40.09'	35.93'	S36°42'06"W
C36	25.00'	78°27'47"	34.24'	31.62'	S29°59'53"W
C38	25.00'	86°29'30"	37.74'	34.26'	S52°28'45"E
C39	30.00'	19°42'55"	10.32'	10.27'	N65°09'50"W
C40	30.00'	18°44'49"	9.82'	9.77'	N53°08'01"W
C41	30.00'	7°30'29"	3.93'	3.93'	N66°15'40"W
C80	25.00'	1°45'10"	0.76'	0.76'	S83°23'55"W



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PLAT BOOK 55 PAGE 197

SHEET 13 OF 14

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MATCH LINE, SEE SHEET 12

MATCH LINE, SEE SHEET 7

MATCH LINE, SEE SHEET 7

LINE TABLE		
LINE	BEARING	DISTANCE
L28	S07°17'43"W	115.81'
L29	N68°35'58"E	167.24'
L45	S58°03'47"W	37.19'
L46	S42°00'31"W	68.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	S48°51'20"W	73.12'
L48	S68°39'54"W	85.61'
L49	S83°33'25"W	134.49'
L55	S46°23'12"W	9.54'

SARASOTA COUNTY PARCEL 120.00 C (ORI 2009142101)

UNPLATTED

L28

L=16.85', D=38°37'00"

WETLAND LINE

N87°14'12"W 34.77'

L55

N72°04'27"W 56.30'

C21

L29 25.82'

MATCH LINE, SEE SHEET 14

L=34.94' D=80°04'44"

TRACT 606 648,369 SF Preservation Area

S51°30'00"W 118.91'

C44

WETLAND BUFFER LINE

30.00'

S66°35'34"W 148.25'

C43

N68°08'37"W 95.46'

C42

S84°40'05"W 129.88'

N34°40'59"W 85.46'

N30°47'18"W 17.57'

N45°56'35"E 51.39'

C45

N18°27'52"E 45.49'

N33°15'41"E 49.91'

C46

N10°09'57"W 65.82'

N18°01'35"E 127.29'

TRACT 408 221,167 SF Open Space; Common Area; Lake; Lake Maintenance, Landscape, Wall/Fence & Drainage Easement

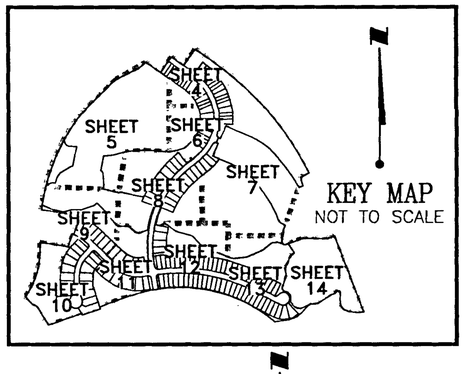
APPROXIMATE TOP OF BANK

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C70	908.15'	1°27'34"	23.13'	23.13'	S59°15'49"E
C71	1427.05'	0°41'31"	17.23'	17.23'	N58°52'47"W
C72	1038.15'	1°27'34"	26.44'	26.44'	N59°15'49"W
C73	908.15'	1°24'47"	22.40'	22.40'	S68°30'56"E
C74	62.00'	16°12'59"	17.55'	17.49'	S77°19'49"E
C75	192.00'	4°21'45"	14.62'	14.62'	N72°12'38"W
C76	858.15'	1°36'19"	24.04'	24.04'	N59°20'11"W
C77	1607.05'	0°46'15"	21.62'	21.62'	N58°55'09"W
C78	728.15'	1°36'19"	20.40'	20.40'	S59°20'11"E
C79	1737.05'	0°46'15"	23.37'	23.37'	S58°55'09"E

LEGEND:

- = ANGLE POINT
- = BENCHMARK
- ○ = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
- ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866) 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- ● = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#6566 SARCO RW) (UNLESS OTHERWISE NOTED)
- ■ = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)

SF = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
D = CENTRAL ANGLE
L = ARC LENGTH
R = RADIUS
C = CHORD DISTANCE
CB = CHORD BEARING
C# = CURVE # (SEE CURVE TABLE)
L# = LINE # (SEE LINE TABLE)
O.R.BK= OFFICIAL RECORDS BOOK
O.R.I.#= OFFICIAL RECORDS INSTRUMENT NUMBER
LB# = LICENSED BUSINESS NUMBER
NT = NON-TANGENT
P.U.E. = PUBLIC UTILITIES EASEMENT



TRACT 408 221,167 SF Open Space; Common Area; Lake; Lake Maintenance, Landscape, Wall/Fence & Drainage Easement

TRACT 302 — 285,322 SF Private Right-of-Way; Guardhouse, Wall/Fence, Sign, Drainage & Public Utility Easement

WINDING PINE DRIVE

R=1,737.05', L=1,181.30', D=38°58'17", C=1,158.86', CB=S78°01'10"E

R=1,607.05', L=1,092.31', D=38°56'38", C=1,071.41', CB=S78°00'21"E

R=1,582.05', L=1,055.21', D=38°49'46", C=1,035.14', CB=N77°56'54"W

R=1,557.05', L=1,123.80', D=40°41'59", C=1,100.32', CB=N78°53'01"W

R=1,427.05', L=968.69', D=38°53'33" C=950.19', C.B.=N77°58'48"W

C22

R=883.15', L=164.51', C=164.27', CB=S68°27'49"E

R=908.15', L=169.41', C=169.17', CB=N63°52'41"W

R=62.00', L=279.70', D=258°28'53", C=96.04', CB=S18°54'15"E

R=72.00', L=143.63', D=114°17'45" C=120.97', C.B.=N31°37'39"W

L=204.41'

C32

C31

C47

C48

C69

C70

C71

C72

C73

C74

C75

C76

C77

C78

C79

C37

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C21	25.00'	118°41'44"	51.79'	43.01'	S52°03'10"E
C22	1422.05'	58°37'54"	1455.20'	1392.54'	N79°58'13"W
C31	858.15'	4°48'56"	72.13'	72.11'	S60°56'30"E
C32	25.00'	84°21'15"	36.81'	33.57'	N74°28'25"E
C37	728.15'	4°48'56"	61.20'	61.18'	S60°56'30"E
C42	30.00'	27°11'18"	14.24'	14.10'	N81°44'16"W
C43	30.00'	18°04'31"	9.46'	9.42'	S75°37'49"W
C44	30.00'	15°05'34"	7.90'	7.88'	S59°02'47"W
C45	30.00'	29°28'43"	15.43'	15.27'	N31°12'14"E
C46	30.00'	43°25'38"	22.74'	22.20'	N11°32'52"E
C47	67.14'	21°21'10"	25.02'	24.88'	N39°15'17"W
C48	30.00'	48°14'58"	25.26'	24.52'	N87°09'21"W
C69	1557.05'	0°41'31"	18.80'	18.80'	S58°52'47"E

Lot 573 6,640 SF
Lot 572 6,640 SF
Lot 571 5,638 SF
Lot 570 5,638 SF
Lot 569 5,638 SF
Lot 568 5,638 SF
Lot 567 5,638 SF
Lot 566 5,627 SF
Lot 565 5,627 SF
Lot 564 5,627 SF
Lot 563 5,813 SF
Lot 562 5,778 SF
Lot 561 8,875 SF
Lot 560 8,747 SF
Lot 559 6,173 SF
Lot 558 5,752 SF
Lot 557 5,752 SF
Lot 556 5,752 SF
Lot 555 5,565 SF
Lot 554 5,696 SF
Lot 553 5,696 SF
Lot 552 5,696 SF
Lot 551 5,696 SF
Lot 550 5,696 SF
Lot 549 5,696 SF
Lot 548 5,696 SF
Lot 547 6,709 SF
Lot 546 6,709 SF

25.00' WIDE DRAINAGE EASEMENT

10.00' WIDE P.U.E.

NORTHERLY BOUNDARY LINE OF TALON PRESERVE, PHASES 1A, 1B & 1C

TALON PRESERVE, PHASES 1A, 1B & 1C PLAT BOOK 54, PAGE 200

TRACT 400

MATCH LINE, SEE SHEET 14

N83°16'43"W 6.82'

S68°43'10"W 7.48'

74.39'

PRM LB7866

L46

L45

L47

L48

L49

PRM LB7866

PRM LB7866

R=192.00', L=214.49', D=64°00'23" C=203.51', C.B.=S77°58'03"W

L=99.93' D=29°49'19"

SURVEYORS NOTES:

1. Bearings shown hereon are based on the south line of Section 18, Township 38 South, Range 19 East having a bearing of N.89°15'15"W. These bearings are also based on the State Plane Coordinate System (Florida West Zone, NAD 83/90 Datum).
2. All lines intersecting with a curve which are not designated with (R), are non radial.
3. Numerical expressions shown hereon to the nearest foot or tenth of a foot are to be interpreted as having a precision to the nearest one hundredth of a foot.

SCALE: 1"=50'

0' 10' 25' 50' 100'

TYPICAL LOT LINE EASEMENTS

Easements of 10' along all front, 2.5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION

Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

PLAT BOOK 55, PAGE 198

SHEET 14 OF 14

TALON PRESERVE, PHASE 4

A SUBDIVISION LYING IN SECTION 18 AND A REPLAT OF A PORTION OF TRACT 404, TALON PRESERVE, PHASES 1A, 1B & 1C AS RECORDED IN PLAT BOOK 54, PAGE 200 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

SCALE: 1"=50'

0' 10' 25' 50' 100'

SARASOTA COUNTY PARCEL 120.00 C (ORI 2009142101)

UNPLATTED

L29 141.42'

L30

L31

MATCH LINE, SEE SHEET 13

N34°40'59"W 85.46'

N30°47'18"W 17.57'

N45°56'35"E 51.39'

C45

N16°27'52"E 45.49'

N33°15'41"E 49.91'

C46

N10°09'57"W 95.82'

30.00'

N18°01'35"E 127.29'

C47

R=72.00', L=143.63', D=114°17'45" C=120.97', C.B.=N31°37'39"W

N44°02'08"W 58.94'

N63°01'52"W 32.19'

C48

S68°43'10"W 74.39'

N83°16'43"W 6.82'

7.48'

29.70'

L45

L44

PRM LB7866

MATCH LINE, SEE SHEET 13

WETLAND LINE

WETLAND BUFFER LINE

TRACT 605
354,519 SF
Preservation Area

PERMANENT SLOPE & UTILITY EASEMENT PARCEL 120.02 D (PER HONORE AVENUE RIGHT-OF-WAY MAP) (ORI 2009142103)

WESTERLY RIGHT-OF-WAY LINE OF HONORE AVENUE

HONORE AVENUE (120' WIDE PUBLIC RIGHT-OF-WAY) (ROAD PLAT BOOK 4, PAGE 82)

PERMANENT DRAINAGE EASEMENT PARCEL 120.01 B (PER HONORE AVENUE RIGHT-OF-WAY MAP) (ORI 2009142102)

PERMANENT SLOPE & UTILITY EASEMENT PARCEL 120.02 C (PER HONORE AVENUE RIGHT-OF-WAY MAP) (ORI 2009142103)

L32

120.00'

PRM LB7866

L40 PRM LB7866

L39 PRM LB7866

L41

L42

L43

L38

WETLAND LINE

NORTHERLY BOUNDARY LINE OF TALON PRESERVE, PHASES 1A, 1B & 1C

PRM LB7866

L37

PRM LB7866

L36

L35

PRM LB7866

L34

L33

PRM LB7866

WETLAND LINE

TALON PRESERVE, PHASES 1A, 1B & 1C PLAT BOOK 54, PAGE 200

TYPICAL LOT LINE EASEMENTS

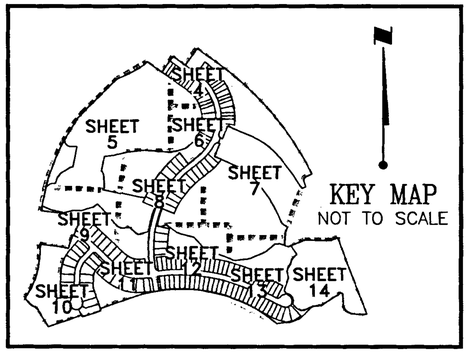
Easements of 10' along all front, 2.5' along all side & rear lot lines for the purpose of accommodating surface and underground drainage and underground utilities.

REFER TO SHEET 1 FOR COMPLETE LOT LINE EASEMENT DESCRIPTION

LEGEND:

- = ANGLE POINT
- = BENCHMARK
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- = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866) 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
- = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (LB#6566 SARCO RW) (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)

SF = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
D = CENTRAL ANGLE
L = ARC LENGTH
R = RADIUS
C = CHORD DISTANCE
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C# = CURVE # (SEE CURVE TABLE)
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SURVEYORS NOTES:

1. Bearings shown hereon are based on the south line of Section 18, Township 38 South, Range 19 East having a bearing of N.89°15'15"W. These bearings are also based on the State Plane Coordinate System (Florida West Zone, NAD 83/90 Datum).
2. All lines intersecting with a curve which are not designated with (R), are non radial.
3. Numerical expressions shown hereon to the nearest foot or tenth of a foot are to be interpreted as having a precision to the nearest one hundredth of a foot.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C45	30.00'	29°28'43"	15.43'	15.27'	N31°12'14"E
C46	30.00'	43°25'38"	22.74'	22.20'	N11°32'52"E
C47	67.14'	21°21'10"	25.02'	24.88'	N39°15'17"W
C48	30.00'	48°14'58"	25.26'	24.52'	N87°09'21"W

LINE TABLE		
LINE	BEARING	DISTANCE
L29	N68°35'58"E	167.24'
L30	S89°28'17"E	245.77'
L31	N69°03'53"E	69.49'
L32	S20°56'07"E	765.64'
L33	S85°17'00"W	53.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N84°19'56"W	93.68'
L35	N68°32'58"W	45.61'
L36	N45°25'39"W	26.11'
L37	N18°58'42"W	41.05'
L38	N02°38'13"W	103.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	N45°56'45"W	22.74'
L40	S84°07'16"W	15.47'
L41	S35°12'01"W	25.07'
L42	S63°13'47"W	39.30'
L43	S58°04'12"W	149.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L44	S86°38'24"W	67.77'
L45	S58°03'47"W	37.19'

Stantec

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