BOCA ROYALE UNIT 17

BEING A REPLAT OF TRACT 503 OF BOCA ROYALE UNIT 7 ACCORDING TO PLAT BOOK 41, PAGE 31, TRACT 501, TRACT 701 AND A PORTION OF TRACT 301 OF BOCA ROYALE UNIT 8 ACCORDING TO PLAT BOOK 43, PAGE 8, AND AND PORTIONS OF TRACT 301A AND TRACT 701A OF BOCA ROYALE UNIT 9 ACCORDING TO PLAT BOOK 45, PAGE 20, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING WITHIN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 32

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 202204248 4 9 PG(S)
March 14, 2022 10:47:08 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 #2022042481, 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 #2022042482 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4) BEARINGS ARE BASED ON THE NORTH LINE OF THE BOCA ROYALE UNIT 8 ACCORDING TO PLAT BOOK 43, PAGE 8 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING NORTH 83°33'31" EAST.

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

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

7) THE NATIVE HABITAT PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN. ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM THE ENVIRONMENTAL PROTECTION DIVISION. EXCEPTION MAY BE GRANTED BY ENVIRONMENTAL PROTECTION TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.

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 5, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

10) THIS PLAT IS SUBJECT TO EASEMENTS AS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2002087220, INSTRUMENT #2008032680, INSTRUMENT #2021069053, AND INSTRUMENT #2021059865, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

11) THE DECLARATION OF OPEN SPACE RESTRICTIVE COVENANT FOR BOCA ROYALE HAS BEEN RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022042483, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TRACT DESIGNATIONS

100's - PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
500's - OPEN SPACE, DRAINAGE AREA AND FLOWAGE EASEMENT
700's - OPEN SPACE, PRESERVE AREA, AND FLOWAGE EASEMENT
"A" - FUTURE DEVELOPMENT

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 8th DAY OF March, 2022.

COUNTY ATTORNEY

COUNTY ENGINEER

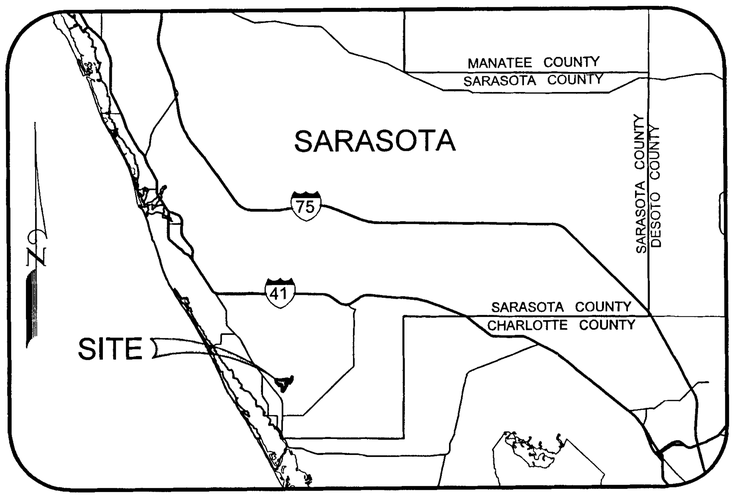
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 MAY 18, 2021. 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: 12/15/2021

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 SIX FEET (6') 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.

1.25.22
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 56, PAGES 32 - 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 14th DAY OF March, 2022.

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: Mareyd Morales
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 17", 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.

(2) TO ENGLEWOOD WATER DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS:

(a) AN EXCLUSIVE LIFT STATION EASEMENT AS SHOWN ON SHEET 4 OF 9 FOR PURPOSES INCIDENTAL THERETO.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 5 DAY OF January 2022:

RESOURCE CONSERVATION OF SARASOTA, LLC

WITNESS: Jodi McConnell
PRINT: Jodi McConnell
WITNESS: Kristin Mullins
PRINT: Kristin Mullins

BY: NANCY REYNOLDS, MANAGER

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, NANCY REYNOLDS, 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 5 DAY OF January 2022.

6/18/2023
COMMISSION EXPIRES

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

AMY R. MALLON
Notary Public - State of Florida
Commission # GG 338154
My Comm. Expires Jun 18, 2023
Bonded through National Notary Assn

ARDURRA
COLLABORATE. INNOVATE. CREATE.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

SEE SHEET 3 OF 9 FOR KEY MAP

BOCA ROYALE UNIT 17

BEING A REPLAT OF TRACT 503 OF BOCA ROYALE UNIT 7 ACCORDING TO PLAT BOOK 41, PAGE 31, TRACT 501, TRACT 701 AND A PORTION OF TRACT 301 OF BOCA ROYALE UNIT 8 ACCORDING TO PLAT BOOK 43, PAGE 8, AND AND PORTIONS OF TRACT 301A AND TRACT 701A OF BOCA ROYALE UNIT 9 ACCORDING TO PLAT BOOK 45, PAGE 20, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING WITHIN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 33

LEGAL DESCRIPTION

A PARCEL OF LAND INCLUDING ALL OF TRACT 503, BOCA ROYALE UNIT 7, AS RECORDED IN PLAT BOOK 41, PAGE 31, AND ALL OF TRACT 501, TRACT 701 AND A PORTION OF TRACT 301, BOCA ROYALE UNIT 8, AS RECORDED IN PLAT BOOK 43, PAGE 8, AND PORTIONS OF TRACT 701A AND TRACT 301A, BOCA ROYALE UNIT 9, AS RECORDED IN PLAT BOOK 45, PAGE 20, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH A PORTION OF UN-PLATTED LANDS, ALL LYING IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BOCA ROYALE UNIT 8, ACCORDING TO PLAT BOOK 43, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 83°33'31" EAST ALONG THE NORTH LINE OF SAID BOCA ROYALE UNIT 8, A DISTANCE OF 54.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 83°33'31" EAST A DISTANCE OF 253.13 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, LEAVING SAID NORTH LINE, EASTERLY 319.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 635.00 FEET, A CENTRAL ANGLE OF 28°52'00", AND A CHORD BEARING AND DISTANCE OF NORTH 86°02'49" EAST 316.55 FEET; THENCE NORTH 08°31'01" WEST, ON THE MONUMENTED BOUNDARY OF LANDS AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2019052358, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 562.46 FEET TO THE SOUTHWEST CORNER OF ENGLEWOOD GOLF COURSE UNIT 5, AS RECORDED IN PLAT BOOK 34, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY LINE OF SAID ENGLEWOOD GOLF COURSE UNIT 5 THE FOLLOWING THREE (3) COURSES: 1) NORTH 81°21'24" EAST, A DISTANCE OF 200.24 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 2) NORTHEASTERLY 306.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 87°42'09", AND A CHORD BEARING AND DISTANCE OF NORTH 37°44'53" EAST 277.12 FEET; 3) NORTH 06°24'33" WEST, A DISTANCE OF 62.20 FEET; THENCE, LEAVING SAID BOUNDARY LINE, NORTH 49°01'47" EAST, A DISTANCE OF 37.27 FEET; THENCE NORTH 18°26'06" EAST, A DISTANCE OF 24.16 FEET; THENCE NORTH 78°16'30" EAST, A DISTANCE OF 37.59 FEET; THENCE NORTH 62°24'10" EAST, A DISTANCE OF 34.48 FEET; THENCE NORTH 50°42'38" EAST, A DISTANCE OF 39.48 FEET; THENCE NORTH 30°41'59" EAST, A DISTANCE OF 25.84 FEET; THENCE NORTH 05°26'25" EAST, A DISTANCE OF 29.30 FEET; THENCE NORTH 00°34'23" EAST, A DISTANCE OF 69.45 FEET; THENCE NORTH 06°06'56" WEST, A DISTANCE OF 78.22 FEET; THENCE NORTH 04°05'08" EAST, A DISTANCE OF 58.48 FEET; THENCE NORTH 12°31'44" EAST, A DISTANCE OF 22.07 FEET TO A WEST LINE OF TRACT 100 (GOLF VIEW DRIVE) OF BOCA ROYALE UNIT 9, ACCORDING TO PLAT BOOK 45, PAGE 20, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES: 1) SOUTHERLY 250.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 854.94 FEET, A CENTRAL ANGLE OF 16°47'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 21°07'07" EAST 249.68 FEET; 2) SOUTH 13°20'35" EAST, A DISTANCE OF 48.41 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 3) SOUTHEASTERLY 131.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 254.00 FEET, A CENTRAL ANGLE OF 29°39'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°33'25" EAST 129.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 4) SOUTHEASTERLY 99.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 31°21'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°54'13" EAST 98.38 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 80°02'16" WEST, A DISTANCE OF 15.49 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 24.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 47°22'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°12'54" WEST 24.11 FEET; THENCE SOUTH 37°54'14" WEST, A DISTANCE OF 38.83 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 13.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 25°19'17", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°33'52" WEST 13.15 FEET; THENCE SOUTH 63°13'31" WEST, A DISTANCE OF 46.39 FEET; THENCE SOUTH 58°35'36" WEST, A DISTANCE OF 41.54 FEET; THENCE SOUTH 33°01'56" WEST, A DISTANCE OF 16.54 FEET; THENCE SOUTH 15°37'25" EAST, A DISTANCE OF 26.73 FEET; THENCE SOUTH 08°45'33" EAST, A DISTANCE OF 78.28 FEET; THENCE SOUTH 21°02'11" EAST, A DISTANCE OF 45.85 FEET; THENCE SOUTH 45°36'56" EAST, A DISTANCE OF 47.71 FEET; THENCE SOUTH 30°25'05" EAST, A DISTANCE OF 43.88 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 13.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 26°09'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 17°20'16" EAST 13.58 FEET; THENCE SOUTH 04°15'26" EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 05°17'00" EAST, A DISTANCE OF 55.74 FEET; THENCE SOUTH 33°39'18" EAST, A DISTANCE OF 33.30 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 10.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 20°10'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°33'53" EAST 10.51 FEET; THENCE SOUTH 13°28'27" EAST, A DISTANCE OF 40.17 FEET; THENCE SOUTH 41°26'21" EAST, A DISTANCE OF 37.60 FEET; THENCE SOUTH 84°28'24" EAST, A DISTANCE OF 9.69 FEET; THENCE NORTH 05°31'36" EAST, A DISTANCE OF 6.79 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 95.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 43°43'50", AND A CHORD BEARING AND DISTANCE OF NORTH 27°23'32" EAST 93.11 FEET; THENCE NORTH 49°15'27" EAST, A DISTANCE OF 12.32 FEET TO THE SAID WEST LINE OF TRACT 100 (GOLF VIEW DRIVE) OF BOCA ROYALE UNIT 9, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE, ALONG SAID WEST LINE, SOUTHEASTERLY 50.07 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 10°25'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 40°39'12" EAST 50.00 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 49°15'27" WEST, A DISTANCE OF 12.24 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 57.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 43°43'50", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°23'32" WEST 55.86 FEET; THENCE SOUTH 05°31'36" WEST, A DISTANCE OF 133.51 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 177.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 37°02'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°02'43" WEST 174.69 FEET TO THE BOUNDARY OF TRACT 301, OF SAID BOCA ROYALE UNIT 8; THENCE ALONG THE BOUNDARY OF TRACT 301 AND TRACT 501, BOTH OF SAID BOCA ROYALE UNIT 8, RESPECTIVELY, THE FOLLOWING FOURTEEN (14) COURSES: 1) SOUTH 44°13'48" EAST, A DISTANCE OF 77.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 2) SOUTHERLY 53.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 66°17'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°03'51" EAST 50.85 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 3) SOUTHWESTERLY 312.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,110.00 FEET, A CENTRAL ANGLE OF 16°07'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 30°09'51" WEST 311.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 4) SOUTHWESTERLY 211.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,495.28 FEET, A CENTRAL ANGLE OF 08°06'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 42°15'44" WEST 211.53 FEET; 5) NORTH 78°36'33" WEST, A DISTANCE OF 123.14 FEET; 6) NORTH 32°32'11" WEST, A DISTANCE OF 165.61 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 7) SOUTHWESTERLY 628.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 180°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°28'29" WEST 400.00 FEET; 8) SOUTH 32°32'11" EAST, A DISTANCE OF 177.64 FEET; 9) SOUTH 09°59'52" WEST, A DISTANCE OF 160.79 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 10) SOUTHWESTERLY 317.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 25°57'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 30°20'47" WEST 314.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 11) SOUTHWESTERLY 186.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 17°50'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°12'55" WEST 186.04 FEET; 12) SOUTH 35°10'38" WEST, A DISTANCE OF 411.25 FEET TO A NORTH LINE OF TRACT 100 (BOCA ROYALE BOULEVARD) OF SAID BOCA ROYALE UNIT 8, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; 13) WESTERLY, ALONG SAID NORTH LINE, 103.05 FEET, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 11°14'45", AND A CHORD BEARING AND DISTANCE OF NORTH 82°54'11" WEST 102.88 FEET TO THE EAST LINE OF BOCA ROYALE UNIT 7, ACCORDING TO PLAT BOOK 41, PAGE 31 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; 14) NORTH 01°07'53" WEST ALONG SAID EAST LINE, A DISTANCE OF 15.99 FEET TO THE BOUNDARY OF TRACT 503, SAID BOCA ROYALE UNIT 7, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE BOUNDARY OF SAID TRACT 503 THE FOLLOWING THREE (3) COURSES: 1) WESTERLY A DISTANCE OF 100.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.70 FEET, A CENTRAL ANGLE OF 15°09'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 83°37'39" WEST 100.69 FEET; 2) NORTH 00°14'37" WEST, A DISTANCE OF 791.58 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 3) NORTHWESTERLY 262.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 75°15'57", AND A CHORD BEARING AND DISTANCE OF NORTH 37°53'50" WEST A DISTANCE OF 244.24 FEET TO THE BOUNDARY OF SAID BOCA ROYALE UNIT 7; THENCE, ALONG THE BOUNDARY OF SAID BOCA ROYALE UNIT 7, CONTINUE SOUTHWESTERLY 365.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 104°46'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 52°04'49" WEST 316.87 FEET TO A POINT ON THE SAID MONUMENTED BOUNDARY OF LANDS AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2019052358; THENCE ALONG SAID MONUMENTED BOUNDARY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 00°13'54" WEST, A DISTANCE OF 78.52 FEET; 2) NORTH 44°00'36" WEST, A DISTANCE OF 630.06 FEET; 3) NORTH 06°00'36" WEST, A DISTANCE OF 379.82 FEET; 4) SOUTH 85°59'27" EAST, A DISTANCE OF 723.81 FEET; 5) NORTH 83°33'31" EAST, A DISTANCE OF 226.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE, LEAVING SAID MONUMENTED BOUNDARY, NORTHEASTERLY 60.85 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 08°24'03", AND A CHORD BEARING AND DISTANCE OF NORTH 63°07'00" EAST 60.79 FEET; THENCE SOUTH 29°58'45" EAST, A DISTANCE OF 9.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 54.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 07°23'38", AND A CHORD BEARING AND DISTANCE OF NORTH 55°14'33" EAST 54.68 FEET; THENCE SOUTH 37°22'24" EAST, A DISTANCE OF 45.37 FEET TO THE POINT OF BEGINNING.

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SEE SHEET 3 OF 9 FOR KEY MAP

BOCA ROYALE UNIT 17

BEING A REPLAT OF TRACT 503 OF BOCA ROYALE UNIT 7 ACCORDING TO PLAT BOOK 41, PAGE 31, TRACT 501, TRACT 701 AND A PORTION OF TRACT 301 OF BOCA ROYALE UNIT 8 ACCORDING TO PLAT BOOK 43, PAGE 8, AND AND PORTIONS OF TRACT 301A AND TRACT 701A OF BOCA ROYALE UNIT 9 ACCORDING TO PLAT BOOK 45, PAGE 20, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING WITHIN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

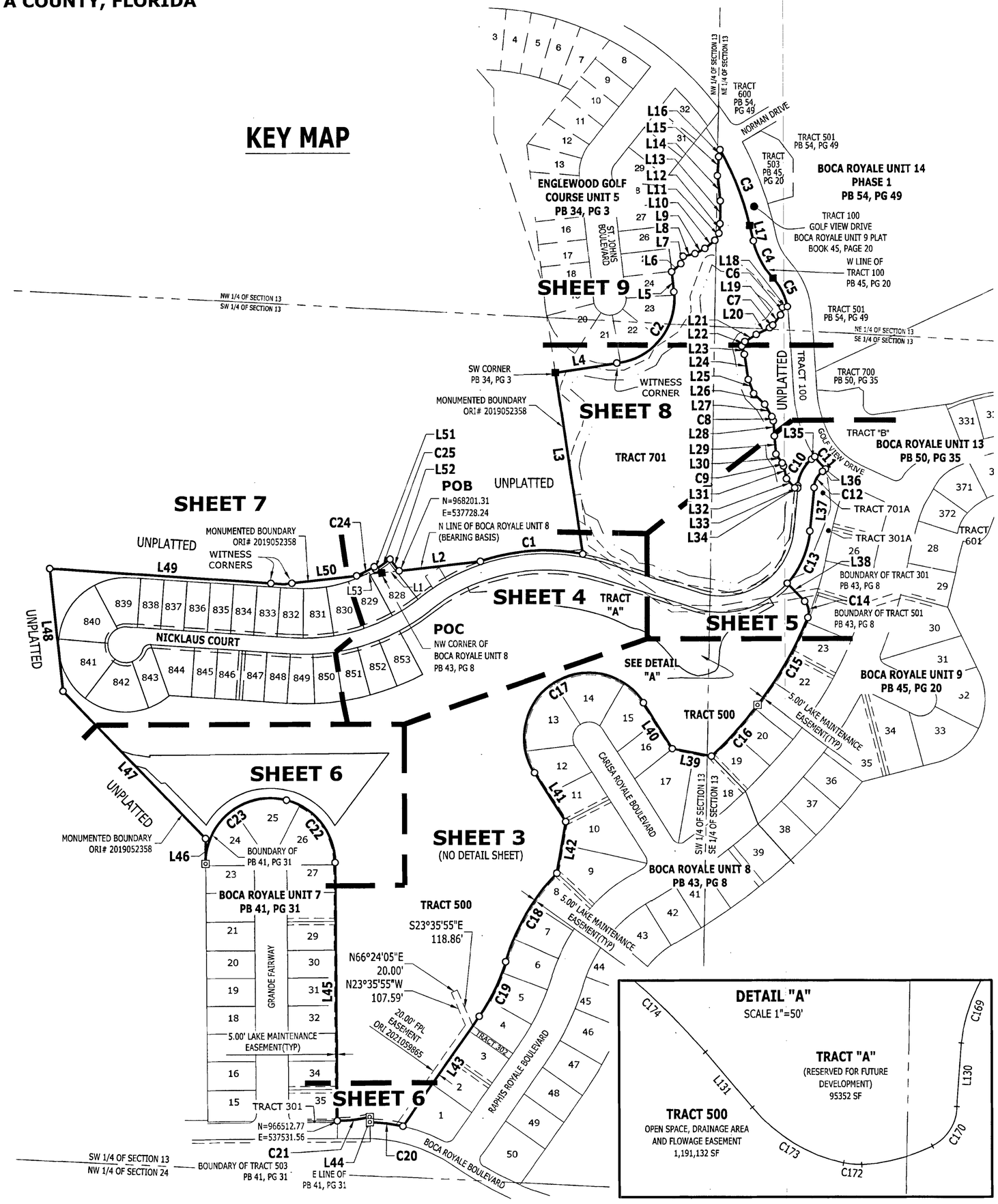
PLAT BOOK 56 PAGE 34

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°33'31"E	54.02'
L2	N83°33'31"E	253.13'
L3	N08°31'01"W	562.46'
L4	N81°21'24"E	200.24'
L5	N06°24'33"W	62.20'
L6	N49°01'47"E	37.27'
L7	N18°26'06"E	24.16'
L8	N78°16'30"E	37.59'
L9	N62°24'10"E	34.48'
L10	N50°42'38"E	39.48'
L11	N30°41'59"E	25.84'
L12	N05°26'25"E	29.30'
L13	N00°34'23"E	69.45'
L14	N06°06'56"W	78.22'
L15	N04°05'08"E	58.48'
L16	N12°31'44"E	22.07'
L17	S13°20'35"E	48.41'
L18	S80°02'16"W	15.49'
L19	S37°54'14"W	38.83'
L20	S63°13'31"W	46.39'
L21	S58°35'36"W	41.54'
L22	S33°01'56"W	16.54'
L23	S15°37'25"E	26.73'
L24	S08°45'33"E	78.28'
L25	S21°02'11"E	45.85'
L26	S45°36'56"E	47.71'
L27	S30°25'05"E	43.88'
L28	S04°15'26"E	47.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S05°17'00"E	55.74'
L30	S33°39'18"E	33.30'
L31	S13°28'27"E	40.17'
L32	S41°26'21"E	37.60'
L33	S84°28'24"E	9.69'
L34	N05°31'36"E	6.79'
L35	N49°15'27"E	12.32'
L36	S49°15'27"W	12.24'
L37	S05°31'36"W	133.51'
L38	S44°13'48"E	77.84'
L39	N78°36'33"W	123.14'
L40	N32°32'11"W	165.61'
L41	S32°32'11"E	177.64'
L42	S09°59'52"W	160.79'
L43	S35°10'38"W	411.25'
L44	N01°07'53"W	15.99'
L45	N00°14'37"W	791.58'
L46	N00°13'54"W	78.52'
L47	N44°00'36"W	630.06'
L48	N06°00'36"W	379.82'
L49	S85°59'27"E	723.81'
L50	N83°33'31"E	226.09'
L51	S29°58'45"E	9.00'
L52	S37°22'24"E	45.37'
L53	N83°33'31"E	77.99'
L130	S04°14'00"W	39.07'
L131	N40°25'46"W	44.46'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	319.92'	635.00'	28°52'00"	N86°02'49"E	316.55'
C2	306.14'	200.00'	87°42'09"	N37°44'53"E	277.12'
C3	250.58'	854.94'	16°47'35"	S21°07'07"E	249.68'
C4	131.45'	254.00'	29°39'09"	S27°33'25"E	129.99'
C5	99.61'	182.00'	31°21'35"	S26°54'13"E	98.38'
C6	24.81'	30.00'	47°22'39"	S14°12'54"W	24.11'
C7	13.26'	30.00'	25°19'17"	S50°33'52"W	13.15'
C8	13.70'	30.00'	26°09'39"	S17°20'16"E	13.58'
C9	10.57'	30.00'	20°10'51"	S23°33'53"E	10.51'
C10	95.41'	125.00'	43°43'50"	N27°23'32"E	93.11'
C11	50.07'	275.00'	10°25'55"	S40°39'12"E	50.00'
C12	57.24'	75.00'	43°43'50"	S27°23'32"W	55.86'
C13	177.76'	275.00'	37°02'13"	S24°02'43"W	174.69'
C14	53.81'	46.50'	66°17'56"	S11°03'51"E	50.85'
C15	312.47'	1,110.00'	16°07'45"	S30°09'51"W	311.44'
C16	211.71'	1,495.28'	8°06'44"	S42°15'44"W	211.53'
C17	628.32'	200.00'	180°00'00"	S57°28'29"W	400.00'
C18	317.14'	700.00'	25°57'30"	S30°20'47"W	314.44'
C19	186.79'	600.00'	17°50'14"	S26°12'55"W	186.04'
C20	103.05'	525.00'	11°14'45"	N82°54'11"W	102.88'
C21	100.98'	381.70'	15°09'29"	S83°37'39"W	100.69'
C22	262.73'	200.00'	75°15'57"	N37°53'50"W	244.24'
C23	365.75'	200.00'	104°46'45"	S52°04'49"W	316.87'
C24	60.85'	415.00'	8°24'03"	N63°07'00"E	60.79'
C25	54.72'	424.00'	7°23'38"	N55°14'33"E	54.68'
C169	79.43'	108.50'	41°56'32"	S27°51'43"W	77.66'
C170	29.96'	27.00'	63°34'05"	N32°08'05"E	28.44'
C172	11.32'	40.00'	16°12'54"	S85°09'44"E	11.28'
C173	67.09'	104.95'	36°37'31"	S58°44'32"E	65.95'
C174	86.18'	382.70'	12°54'06"	N46°52'49"W	85.99'

KEY MAP



PLAT LEGEND

○	SET 1/2" IRON ROD AND CAP "PRM LB 2610"
●	EXISTING 5/8" IRON ROD (LB#6638 - PRM)
■	EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (LB#6638 - PRM)
▣	EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT *AGI PRM LB 2610" UNLESS OTHERWISE NOTED
⊙	PERMANENT CONTROL POINT "AGI PCP LB 2610"
⌖	BENCHMARK
(NR)	NON RADIAL LINE
═══	EASEMENTS, SIZE AND TYPE AS NOTED
N=XXXXX.XX E=XXXXX.XX	STATE PLANE COORDINATES
S17-T31S-R20E	SECTION, TOWNSHIP, RANGE
OA	OVERALL
PRM	PERMANENT REFERENCE MONUMENT

FCR	FOUND CAPPED IRON ROD
FIR	FOUND IRON ROD
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PB	PLAT BOOK
PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	SURVEYOR BUSINESS
RTL	REFERENCE TIE LINE
ORI#	OFFICIAL RECORD INSTRUMENT NUMBER
FCM	FOUND CONCRETE MONUMENT
SF	SQUARE FEET
S/B	SETBACK
CCR	CERTIFIED CORNER RECORD
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
FPL	FLORIDA POWER & LIGHT

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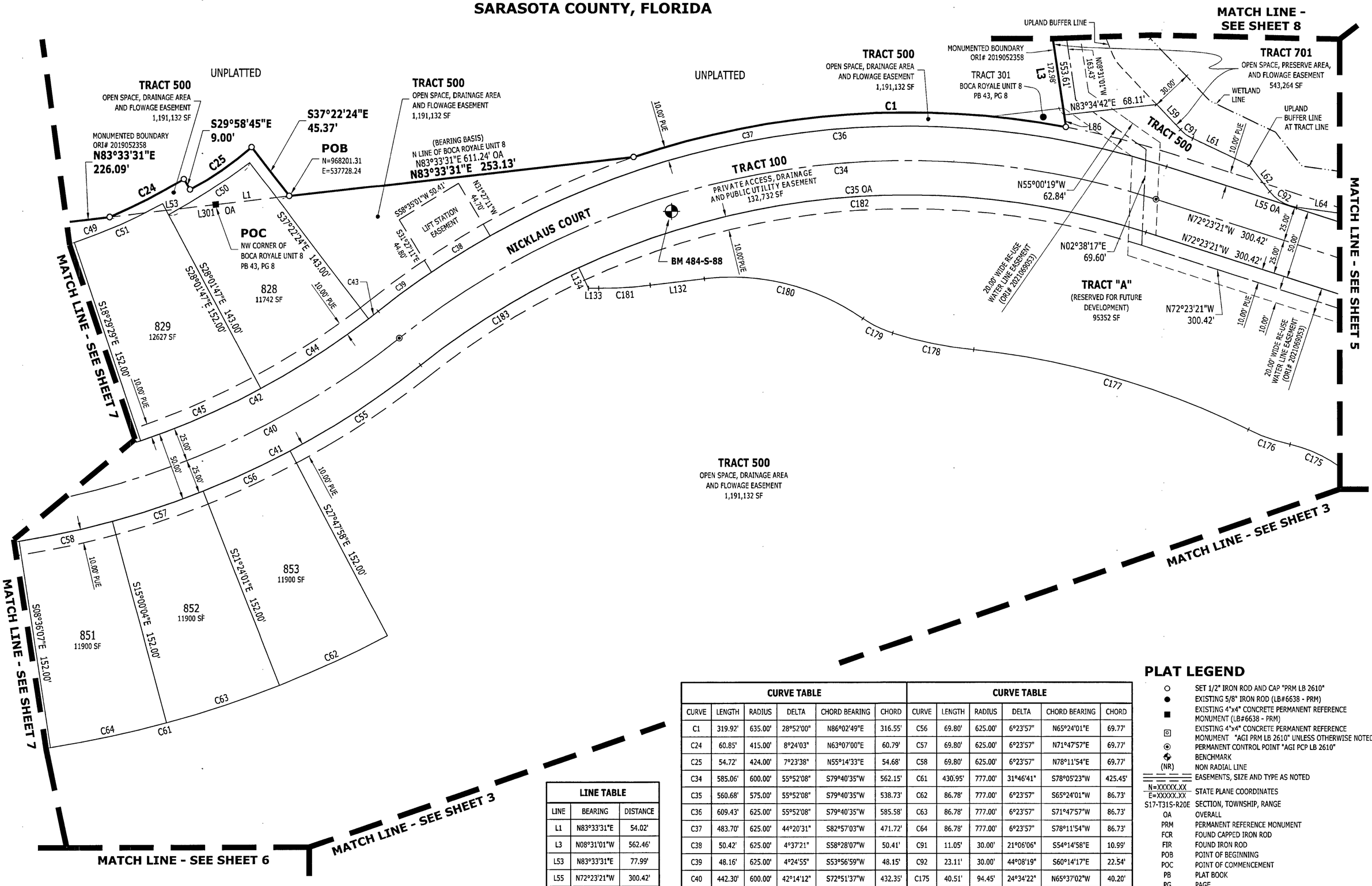
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0 250' 500'
SCALE: 1" = 250'

BOCA ROYALE UNIT 17

BEING A REPLAT OF TRACT 503 OF BOCA ROYALE UNIT 7 ACCORDING TO PLAT BOOK 41, PAGE 31, TRACT 501, TRACT 701 AND A PORTION OF TRACT 301 OF BOCA ROYALE UNIT 8 ACCORDING TO PLAT BOOK 43, PAGE 8, AND AND PORTIONS OF TRACT 301A AND TRACT 701A OF BOCA ROYALE UNIT 9 ACCORDING TO PLAT BOOK 45, PAGE 20, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING WITHIN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 35



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°33'31"E	54.02'
L3	N08°31'01"W	562.46'
L53	N83°33'31"E	77.99'
L55	N72°23'21"W	300.42'
L59	S43°41'55"E	25.16'
L61	S64°48'01"E	45.56'
L62	S38°10'08"E	24.41'
L64	S82°18'26"E	36.08'
L86	S08°31'01"E	8.85'
L132	S83°19'54"W	39.85'
L133	N89°21'27"W	7.53'
L134	N24°43'19"W	16.55'
L301	N83°33'31"E	132.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	319.92'	635.00'	28°52'00"	N86°02'49"E	316.55'
C24	60.85'	415.00'	8°24'03"	N63°07'00"E	60.79'
C25	54.72'	424.00'	7°23'38"	N55°14'33"E	54.68'
C34	585.06'	600.00'	55°52'08"	S79°40'35"W	562.15'
C35	560.68'	575.00'	55°52'08"	S79°40'35"W	538.73'
C36	609.43'	625.00'	55°52'08"	S79°40'35"W	585.58'
C37	483.70'	625.00'	44°20'31"	S82°57'03"W	471.72'
C38	50.42'	625.00'	4°37'21"	S58°28'07"W	50.41'
C39	48.16'	625.00'	4°24'55"	S53°56'59"W	48.15'
C40	442.30'	600.00'	42°14'12"	S72°51'37"W	432.35'
C41	460.73'	625.00'	42°14'12"	N72°51'37"E	450.37'
C42	423.87'	575.00'	42°14'12"	N72°51'37"E	414.34'
C43	8.88'	575.00'	0°53'05"	N52°11'04"E	8.88'
C44	93.77'	575.00'	9°20'37"	N57°17'55"E	93.67'
C45	95.72'	575.00'	9°32'18"	N66°44'22"E	95.61'
C49	236.31'	423.00'	32°00'30"	N77°58'28"E	233.25'
C50	70.45'	432.00'	9°20'37"	N57°17'55"E	70.37'
C51	70.42'	423.00'	9°32'18"	N66°44'22"E	70.34'
C55	114.09'	625.00'	10°27'31"	N56°58'17"E	113.93'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C56	69.80'	625.00'	6°23'57"	N65°24'01"E	69.77'
C57	69.80'	625.00'	6°23'57"	N71°47'57"E	69.77'
C58	69.80'	625.00'	6°23'57"	N78°11'54"E	69.77'
C61	430.95'	777.00'	31°46'41"	S78°05'23"W	425.45'
C62	86.78'	777.00'	6°23'57"	S65°24'01"W	86.73'
C63	86.78'	777.00'	6°23'57"	S71°47'57"W	86.73'
C64	86.78'	777.00'	6°23'57"	S78°11'54"W	86.73'
C91	11.05'	30.00'	21°06'06"	S54°14'58"E	10.99'
C92	23.11'	30.00'	44°08'19"	S60°14'17"E	22.54'
C175	40.51'	94.45'	24°34'22"	N65°37'02"W	40.20'
C176	32.45'	130.00'	14°18'13"	S70°45'07"E	32.37'
C177	210.04'	585.00'	20°34'18"	N73°53'09"W	208.91'
C178	60.50'	301.59'	11°29'40"	S78°25'28"E	60.40'
C179	24.29'	80.00'	17°23'59"	S63°58'39"E	24.20'
C180	121.94'	168.80'	41°23'27"	N75°58'23"W	119.31'
C181	37.76'	325.42'	6°38'56"	N86°39'22"E	37.74'
C182	424.84'	575.00'	42°19'58"	S86°26'40"W	415.24'
C183	135.84'	575.00'	13°32'10"	S58°30'36"W	135.53'

PLAT LEGEND

○	SET 1/2" IRON ROD AND CAP "PRM LB 2610"
●	EXISTING 5/8" IRON ROD (LB#6638 - PRM)
■	EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (LB#6638 - PRM)
⊡	EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI PRM LB 2610" UNLESS OTHERWISE NOTED
⊙	PERMANENT CONTROL POINT "AGI PCP LB 2610"
	BENCHMARK
(NR)	NON RADIAL LINE
	EASEMENTS, SIZE AND TYPE AS NOTED
N=XXXXX.XX E=XXXXX.XX	STATE PLANE COORDINATES
S17-T31S-R20E	SECTION, TOWNSHIP, RANGE
OA	OVERALL
PRM	PERMANENT REFERENCE MONUMENT
FCR	FOUND CAPPED IRON ROD
FIR	FOUND IRON ROD
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PB	PLAT BOOK
PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	SURVEYOR BUSINESS
RTL	REFERENCE TIE LINE
ORI#	OFFICIAL RECORD INSTRUMENT NUMBER
FCM	FOUND CONCRETE MONUMENT
SF	SQUARE FEET
S/B	SETBACK
CCR	CERTIFIED CORNER RECORD
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL

SEE SHEET 3 OF 9 FOR KEY MAP

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BOCA ROYALE UNIT 17

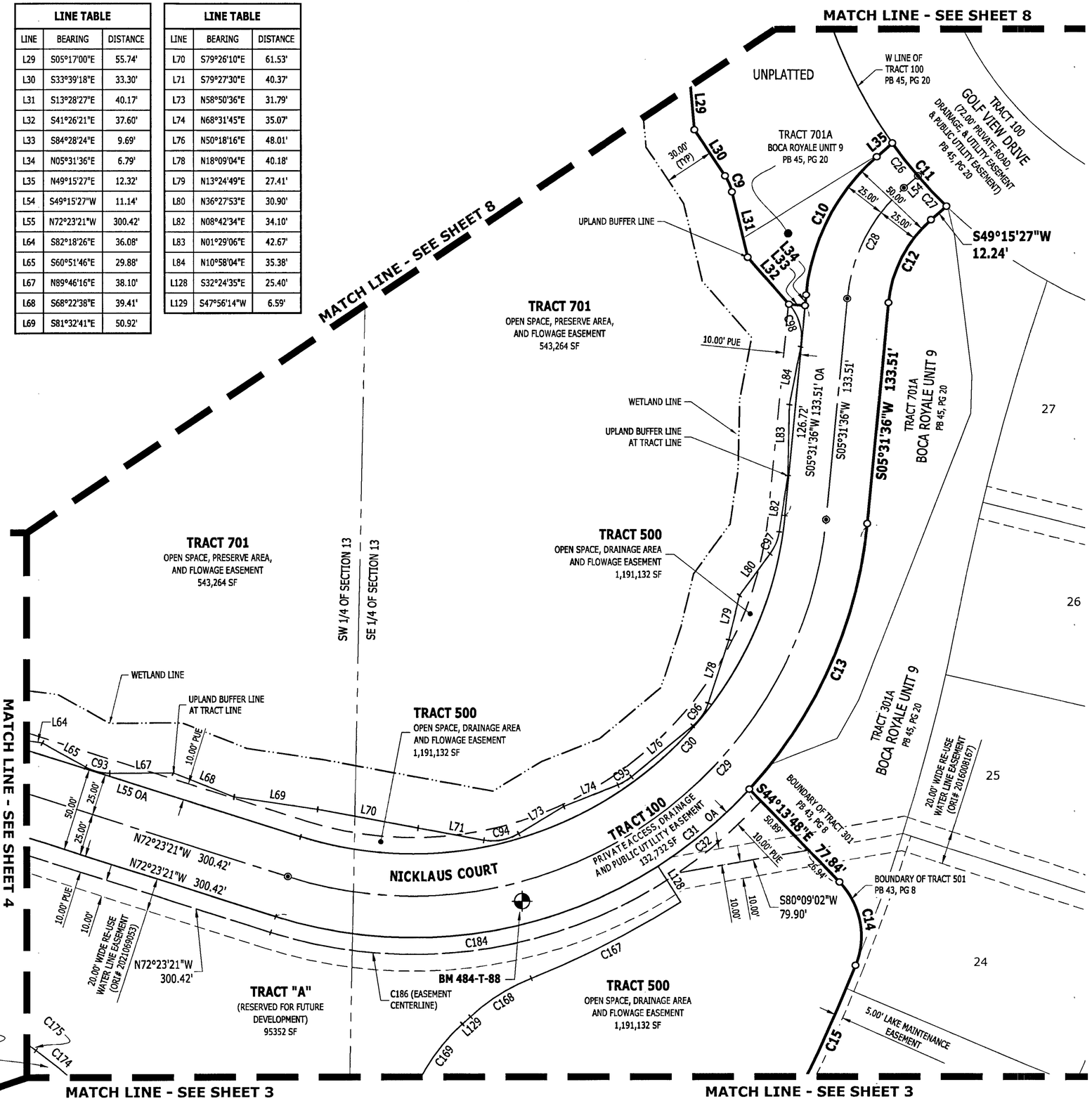
BEING A REPLAT OF TRACT 503 OF BOCA ROYALE UNIT 7 ACCORDING TO PLAT BOOK 41, PAGE 31, TRACT 501, TRACT 701 AND A PORTION OF TRACT 301 OF BOCA ROYALE UNIT 8 ACCORDING TO PLAT BOOK 43, PAGE 8, AND AND PORTIONS OF TRACT 301A AND TRACT 701A OF BOCA ROYALE UNIT 9 ACCORDING TO PLAT BOOK 45, PAGE 20, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING WITHIN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 36

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	10.57'	30.00'	20°10'51"	S23°33'53"E	10.51'
C10	95.41'	125.00'	43°43'50"	N27°23'32"E	93.11'
C11	50.07'	275.00'	10°25'55"	S40°39'12"E	50.00'
C12	57.24'	75.00'	43°43'50"	S27°23'32"W	55.86'
C13	177.76'	275.00'	37°02'13"	S24°02'43"W	174.69'
C14	53.81'	46.50'	66°17'56"	S11°03'51"E	50.85'
C15	312.47'	1,110.00'	16°07'45"	S30°09'51"W	311.44'
C26	25.04'	275.00'	5°12'59"	S38°02'44"E	25.03'
C27	25.03'	275.00'	5°12'56"	S43°15'42"E	25.02'
C28	76.32'	100.00'	43°43'50"	S27°23'32"W	74.49'
C29	445.43'	250.00'	102°05'02"	S56°34'08"W	388.80'
C30	400.88'	225.00'	102°05'02"	N56°34'08"E	349.92'
C31	489.97'	275.00'	102°05'02"	N56°34'08"E	427.68'
C32	72.12'	275.00'	15°01'35"	N50°04'37"E	71.91'
C93	15.38'	30.00'	29°21'59"	S75°32'45"E	15.21'
C94	21.83'	30.00'	41°41'54"	N79°41'33"E	21.35'
C95	9.54'	30.00'	18°13'29"	N59°25'00"E	9.50'
C96	16.84'	30.00'	32°09'12"	N34°13'40"E	16.62'
C97	14.53'	30.00'	27°45'19"	N22°35'14"E	14.39'
C98	27.44'	30.00'	52°24'26"	N15°14'08"W	26.49'
C167	101.16'	532.96'	10°52'31"	N63°05'26"E	101.01'
C168	43.56'	116.13'	21°29'36"	S57°46'53"W	43.31'
C169	79.43'	108.50'	41°56'32"	S27°51'43"W	77.66'
C174	86.18'	382.70'	12°54'06"	N46°52'49"W	85.99'
C175	40.51'	94.45'	24°34'22"	N65°37'02"W	40.20'
C184	240.08'	275.00'	50°01'14"	N82°36'02"E	232.53'
C186	256.78'	285.00'	51°37'22"	S81°47'58"W	248.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S05°17'00"E	55.74'
L30	S33°39'18"E	33.30'
L31	S13°28'27"E	40.17'
L32	S41°26'21"E	37.60'
L33	S84°28'24"E	9.69'
L34	N05°31'36"E	6.79'
L35	N49°15'27"E	12.32'
L54	S49°15'27"W	11.14'
L55	N72°23'21"W	300.42'
L64	S82°18'26"E	36.08'
L65	S60°51'46"E	29.88'
L67	N89°46'16"E	38.10'
L68	S68°22'38"E	39.41'
L69	S81°32'41"E	50.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L70	S79°26'10"E	61.53'
L71	S79°27'30"E	40.37'
L73	N58°50'36"E	31.79'
L74	N68°31'45"E	35.07'
L76	N50°18'16"E	48.01'
L78	N18°09'04"E	40.18'
L79	N13°24'49"E	27.41'
L80	N36°27'53"E	30.90'
L82	N08°42'34"E	34.10'
L83	N01°29'06"E	42.67'
L84	N10°58'04"E	35.38'
L128	S32°24'35"E	25.40'
L129	S47°56'14"W	6.59'



0 50' 100'

SCALE: 1" = 50'

PLAT LEGEND

○	SET 1/2" IRON ROD AND CAP "PRM LB 2610"
●	EXISTING 5/8" IRON ROD (LB#6638 - PRM)
■	EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (LB#6638 - PRM)
⊡	EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI PRM LB 2610" UNLESS OTHERWISE NOTED
⊙	PERMANENT CONTROL POINT "AGI PCP LB 2610"
◆	BENCHMARK
(NR)	NON RADIAL LINE
	EASEMENTS, SIZE AND TYPE AS NOTED
N=XXXXX.XX E=XXXXX.XX	STATE PLANE COORDINATES
S17-T31S-R20E	SECTION, TOWNSHIP, RANGE
OA	OVERALL
PRM	PERMANENT REFERENCE MONUMENT
FCR	FOUND CAPPED IRON ROD
FIR	FOUND IRON ROD
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PB	PLAT BOOK
PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	SURVEYOR BUSINESS
RTL	REFERENCE TIE LINE
ORI#	OFFICIAL RECORD INSTRUMENT NUMBER
FCM	FOUND CONCRETE MONUMENT
SF	SQUARE FEET
S/B	SETBACK
CCR	CERTIFIED CORNER RECORD
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL

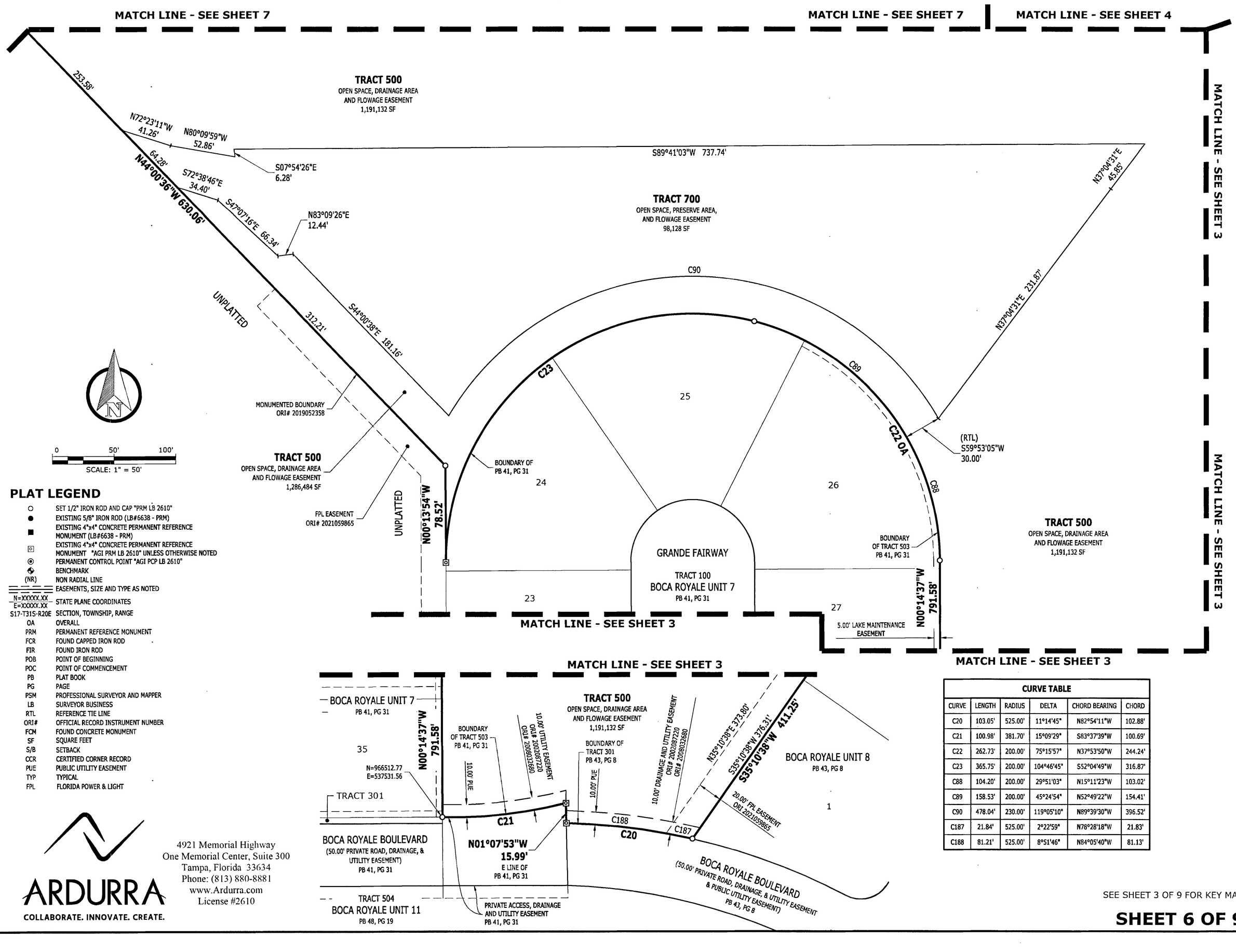
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BOCA ROYALE UNIT 17

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PLAT BOOK 56 PAGE 37



0 50' 100'

SCALE: 1" = 50'

PLAT LEGEND

○	SET 1/2" IRON ROD AND CAP "PRM LB 2610"
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S17-T31S-R20E	SECTION, TOWNSHIP, RANGE
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PB	PLAT BOOK
PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	SURVEYOR BUSINESS
RTL	REFERENCE TIE LINE
ORI#	OFFICIAL RECORD INSTRUMENT NUMBER
FCM	FOUND CONCRETE MONUMENT
SF	SQUARE FEET
S/B	SETBACK
CCR	CERTIFIED CORNER RECORD
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
FPL	FLORIDA POWER & LIGHT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C20	103.05'	525.00'	11°14'45"	N82°54'11"W	102.88'
C21	100.98'	381.70'	15°09'29"	S83°37'39"W	100.69'
C22	262.73'	200.00'	75°15'57"	N37°53'50"W	244.24'
C23	365.75'	200.00'	104°46'45"	S52°04'49"W	316.87'
C88	104.20'	200.00'	29°51'03"	N15°11'23"W	103.02'
C89	158.53'	200.00'	45°24'54"	N52°49'22"W	154.41'
C90	478.04'	230.00'	119°05'10"	N89°39'30"W	396.52'
C187	21.84'	525.00'	2°22'59"	N78°28'18"W	21.83'
C188	81.21'	525.00'	8°51'46"	N84°05'40"W	81.13'

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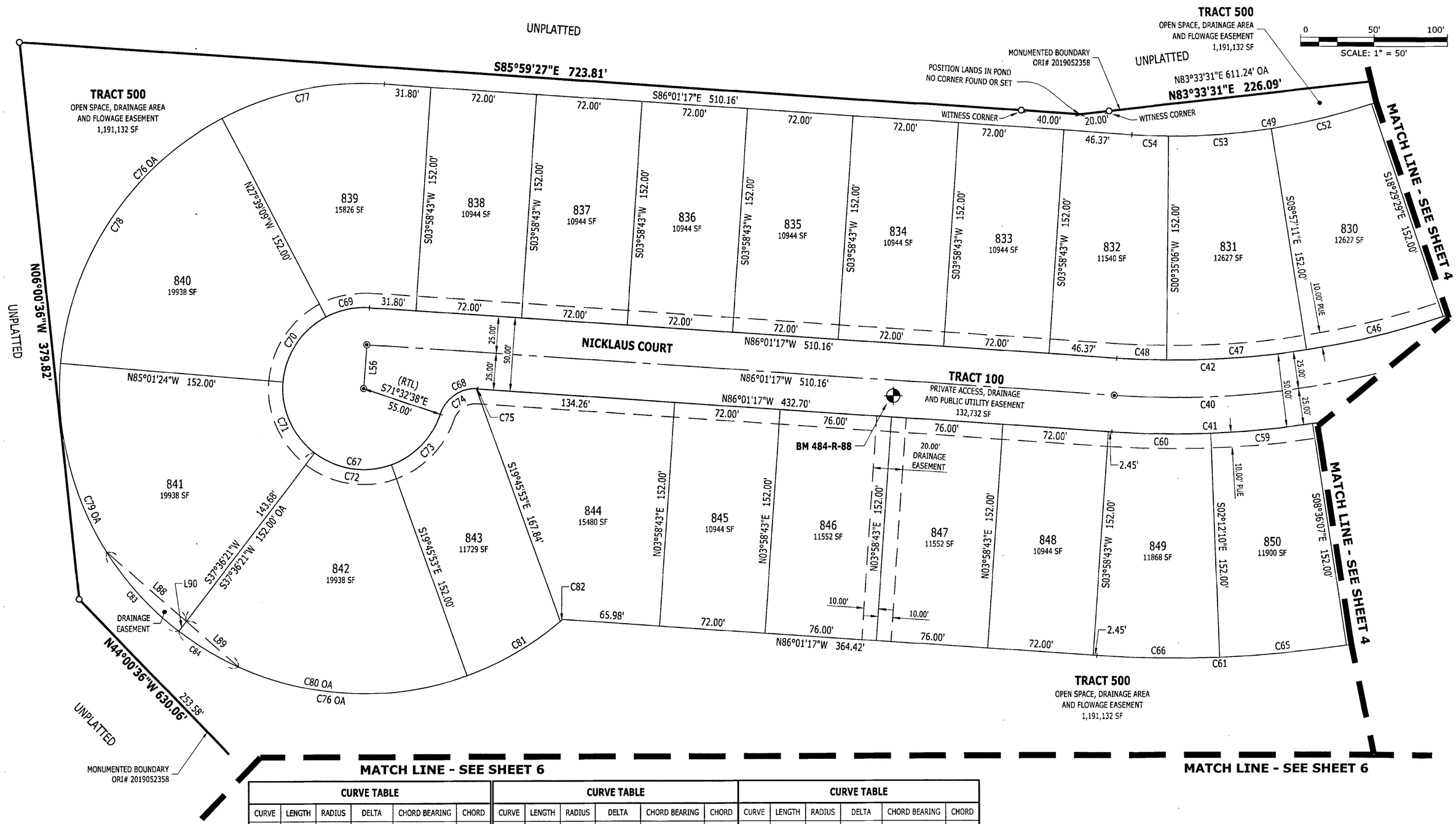
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PLAT BOOK 56 PAGE 38



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C40	442.30'	600.00'	42°14'12"	S72°51'37"W	432.35'
C41	460.73'	625.00'	42°14'12"	N72°51'37"E	450.37'
C42	423.87'	575.00'	42°14'12"	N72°51'37"E	414.34'
C46	95.72'	575.00'	9°32'18"	N76°16'40"E	95.61'
C47	95.72'	575.00'	9°32'18"	N85°48'58"E	95.61'
C48	34.06'	575.00'	3°23'37"	S87°43'05"E	34.05'
C49	236.31'	423.00'	32°00'30"	N77°58'28"E	233.25'
C52	70.42'	423.00'	9°32'18"	N76°16'40"E	70.34'
C53	70.42'	423.00'	9°32'18"	N85°48'58"E	70.34'
C54	25.05'	423.00'	3°23'37"	S87°43'05"E	25.05'
C59	69.80'	625.00'	6°23'57"	N84°35'51"E	69.77'
C60	67.43'	625.00'	6°10'53"	S89°06'44"E	67.40'
C61	430.95'	777.00'	31°46'41"	S78°05'23"W	425.45'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C65	86.78'	777.00'	6°23'57"	S84°35'51"W	86.73'
C66	83.83'	777.00'	6°10'53"	N89°06'44"W	83.79'
C67	245.28'	55.00'	255°31'21"	S33°46'57"E	86.96'
C68	32.95'	25.00'	75°31'21"	S56°13'03"W	30.62'
C69	30.36'	55.00'	31°37'52"	S78°09'47"W	29.98'
C70	55.07'	55.00'	57°22'15"	S33°39'44"W	52.80'
C71	55.07'	55.00'	57°22'15"	S23°42'31"E	52.80'
C72	55.07'	55.00'	57°22'15"	S81°04'46"E	52.80'
C73	49.70'	55.00'	51°46'44"	N44°20'44"E	48.03'
C74	31.96'	25.00'	73°14'50"	S55°04'47"W	29.83'
C75	0.99'	25.00'	2°16'31"	N87°09'33"W	0.99'
C76	812.00'	207.00'	224°45'12"	N18°23'53"W	382.83'
C77	114.28'	207.00'	31°37'52"	N78°09'47"E	112.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C78	207.27'	207.00'	57°22'15"	N33°39'44"E	198.72'
C79	207.27'	207.00'	57°22'15"	N23°42'31"W	198.72'
C80	207.27'	207.00'	57°22'15"	N81°04'46"W	198.72'
C81	73.54'	207.00'	20°21'16"	S60°03'29"W	73.15'
C82	2.37'	207.00'	0°39'20"	S49°33'11"W	2.37'
C83	72.87'	207.00'	20°10'13"	S42°18'32"E	72.50'
C84	47.52'	207.00'	13°09'06"	S58°58'12"E	47.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L56	S03°58'43"W	30.00'
L88	S48°53'05"E	71.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L89	S48°53'05"E	47.19'
L90	N37°36'21"E	8.32'

PLAT LEGEND

○	SET 1/2" IRON ROD AND CAP "PRM LB 2610"
●	EXISTING 5/8" IRON ROD (LB#6638 - PRM)
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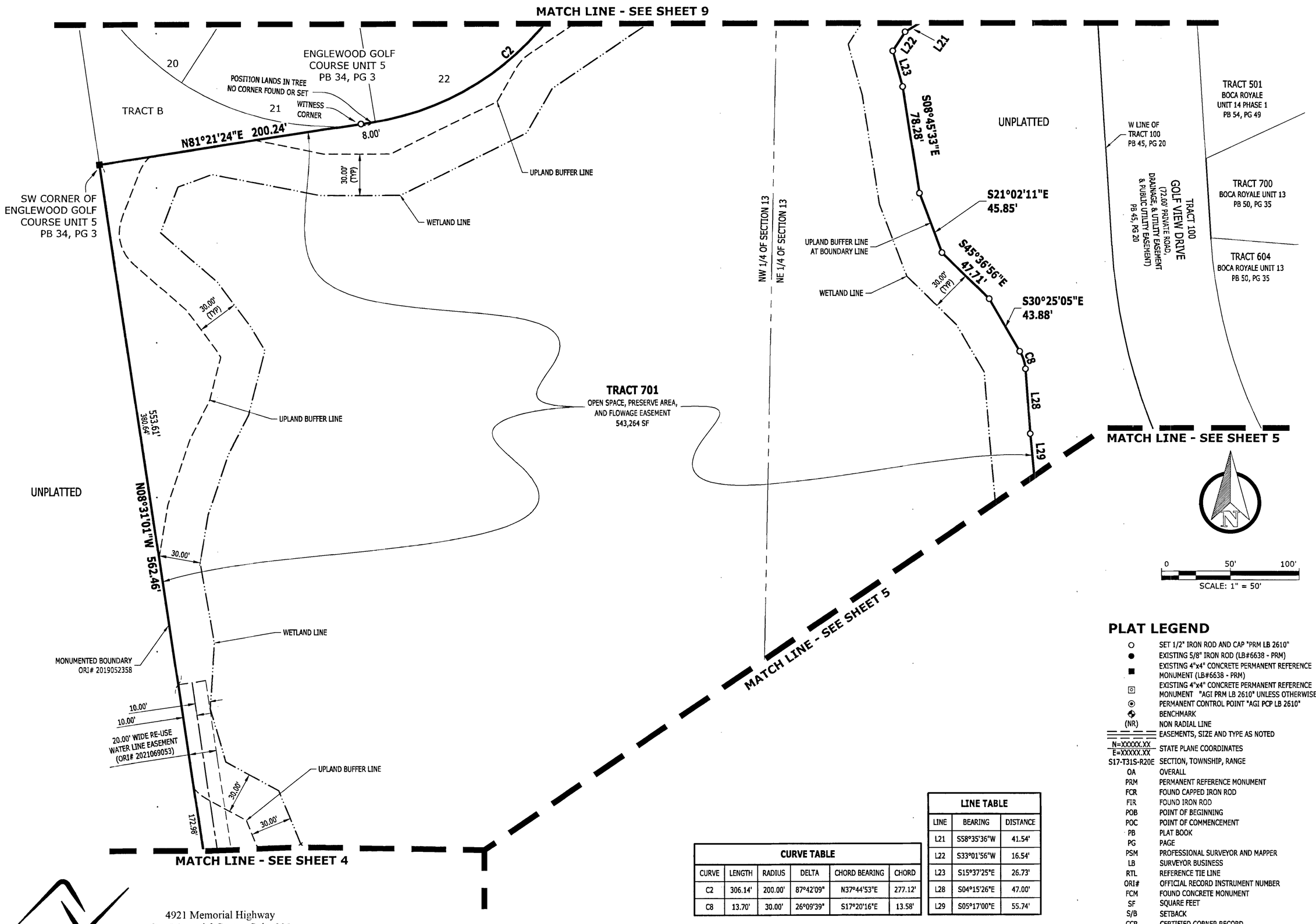
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PLAT BOOK 56 PAGE 39



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	306.14'	200.00'	87°42'09"	N37°44'53"E	277.12'
C8	13.70'	30.00'	26°09'39"	S17°20'16"E	13.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S58°35'36"W	41.54'
L22	S33°01'56"W	16.54'
L23	S15°37'25"E	26.73'
L28	S04°15'26"E	47.00'
L29	S05°17'00"E	55.74'

PLAT LEGEND

○	SET 1/2" IRON ROD AND CAP "PRM LB 2610"
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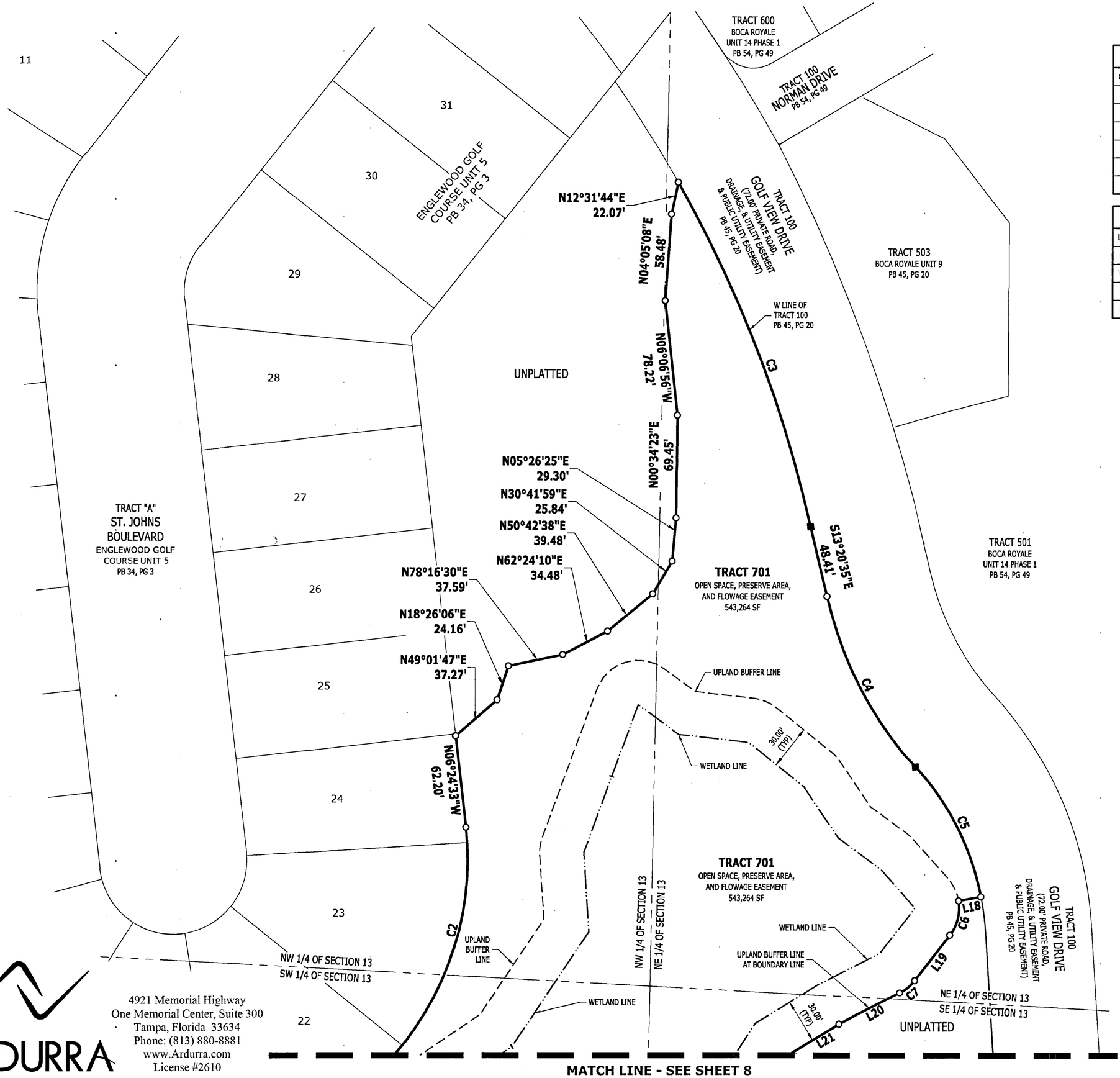
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PLAT BOOK 56 PAGE 40



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	306.14'	200.00'	87°42'09"	N37°44'53"E	277.12'
C3	250.58'	854.94'	16°47'35"	S21°07'07"E	249.68'
C4	131.45'	254.00'	29°39'09"	S27°33'25"E	129.99'
C5	99.61'	182.00'	31°21'35"	S26°54'13"E	98.38'
C6	24.81'	30.00'	47°22'39"	S14°12'54"W	24.11'
C7	13.26'	30.00'	25°19'17"	S50°33'52"W	13.15'

LINE TABLE

LINE	BEARING	DISTANCE
L18	S80°02'16"W	15.49'
L19	S37°54'14"W	38.83'
L20	S63°13'31"W	46.39'
L21	S58°35'36"W	41.54'

0 50' 100'

SCALE: 1" = 50'

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