BOCA ROYALE UNIT 14 PHASE 2

BEING A REPLAT OF TRACT 704 AND TRACT 702 AND PORTIONS OF TRACT 301 AND TRACT 300 OF BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 41

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022042599 12 PG(S)
March 14, 2022 11:18:09 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 #2022042596, 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 #2022042597 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4) BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AS BEING SOUTH 00°36'40" WEST.

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

8) THE FLOODPLAIN DELINEATION MAP RECORDED IN MISCELLANEOUS MAP BOOK 5, PAGE 21, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

9) THE NATIVE HABITAT PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE THE COMPREHESIVE PLAN. ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGITATION (INCLUDING BOTH TRIMMING OF TREE AND UNDERBRUSH) AND STORING 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 PLANTS.

10) THIS PLAT IS SUBJECT TO EASEMENTS AS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2004069831, INSTRUMENT #2002087220, INSTRUMENT #2008032680, AND INSTRUMENT #2016008167 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 #2022042598, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TRACT DESIGNATIONS

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

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA, THIS 22 DAY OF March, 2022.

COUNTY ATTORNEY

COUNTY ENGINEER

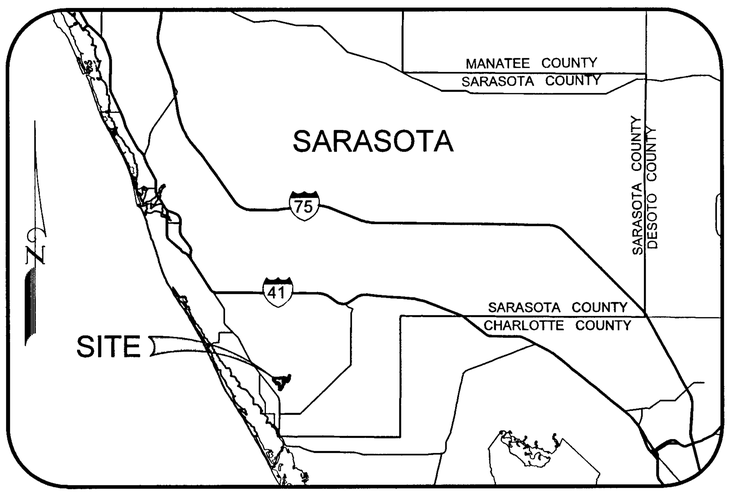
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 SEPTEMBER 9, 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 TWO FEET (2') IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHEN AN AREA GREATER THAN ONE (1) LOT IS DESIGNATED AND USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL, UPON SUCH DESIGNATION, AUTOMATICALLY BE SUBJECT TO THE LOT LINE EASEMENTS RESERVED AND CREATED HEREIN, SUCH THAT THE PRIOR LOT LINE EASEMENTS SHALL NO LONGER APPLY AND THE NEW LOT LINE EASEMENTS SHALL TAKE EFFECT ON THE NEW BUILDING SITE DESIGNATION. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELECOMMUNICATION AND BROADBAND SERVICES, INCLUDING CABLE TELEVISION SERVICES, HOWEVER CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY.

UTILITY EASEMENTS

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

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

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

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 41-52, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 14th DAY OF March, 2022.

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: Myrelys 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 14 PHASE 2", TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

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

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

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

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 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
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. MALLOY
Notary Public - State of Florida
Commission # GG 332154
My Comm. Expires: Jun 18, 2023
Bonded through National Notary Assn.

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BOCA ROYALE UNIT 14 PHASE 2

BEING A REPLAT OF TRACT 704 AND TRACT 702 AND PORTIONS OF TRACT 301 AND TRACT 300 OF BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 42

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, INCLUDING TRACTS 702, 704, AND PORTIONS OF TRACTS 301 AND 300 OF BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°36'40" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 1,164.24 FEET TO THE NORTHEAST CORNER OF BOCA ROYALE UNIT 13 ACCORDING TO PLAT BOOK 50, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID BOCA ROYALE UNIT 13 THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°19'51" WEST, A DISTANCE OF 238.25 FEET; 2) SOUTH 41°54'12" WEST, A DISTANCE OF 707.62 FEET TO THE NORTH LINE OF BOCA ROYALE UNIT 14 PHASE 1 ACCORDING TO PLAT BOOK 54, PAGE 49, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWENTY-FOUR (24) COURSES: 1) WESTERLY 32.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 46°45'42", AND A CHORD BEARING AND DISTANCE OF NORTH 76°07'12" WEST 31.75 FEET; 2)SOUTH 80°29'57" WEST, A DISTANCE OF 54.87 FEET; 3) SOUTH 71°52'17" WEST, A DISTANCE OF 92.18 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 4) NORTHWESTERLY 149.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 15°02'04", AND A CHORD BEARING AND DISTANCE OF NORTH 65°55'36" WEST 148.62 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 5) NORTHWESTERLY 770.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 67°54'39", AND A CHORD BEARING AND DISTANCE OF NORTH 33°23'22" WEST 726.11 FEET; 6) NORTH 67°20'42" WEST, A DISTANCE OF 38.36 FEET; 7) SOUTH 22°39'18" WEST, A DISTANCE OF 103.00 FEET; 8) NORTH 67°20'42" WEST, A DISTANCE OF 42.33 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 9) SOUTHERLY 40.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,078.00 FEET, A CENTRAL ANGLE OF 02°07'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 20°15'44" WEST 40.03 FEET; 10) NORTH 67°20'42" WEST, A DISTANCE OF 119.01 FEET TO A POINT ON A CURVE TO THE RIGHT; 11) NORTHWESTERLY 37.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°00'52", AND A CHORD BEARING AND DISTANCE OF NORTH 23°50'16" WEST 34.42 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 12) NORTHERLY 14.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 935.00 FEET, A CENTRAL ANGLE OF 00°51'53", AND A CHORD BEARING AND DISTANCE OF NORTH 19°14'14" EAST 14.11 FEET; 13) NORTH 71°11'42" WEST, A DISTANCE OF 193.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 14) SOUTHWESTERLY 266.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 742.00 FEET, A CENTRAL ANGLE OF 20°32'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 29°04'31" WEST 264.59 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 15) NORTHWESTERLY 120.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,093.00 FEET, A CENTRAL ANGLE OF 06°17'36", AND A CHORD BEARING AND DISTANCE OF NORTH 47°04'16" WEST 119.99 FEET; 16) NORTH 29°32'51" WEST, A DISTANCE OF 74.12 FEET; 17) NORTH 34°49'20" WEST, A DISTANCE OF 62.54 FEET; 18) NORTH 01°15'28" WEST, A DISTANCE OF 64.21 FEET; 19) NORTH 23°18'59" WEST, A DISTANCE OF 88.43 FEET; 20) NORTH 07°50'01" WEST, A DISTANCE OF 122.72 FEET; 21) NORTH 03°48'30" EAST, A DISTANCE OF 66.44 FEET TO A POINT ON A CURVE TO THE RIGHT; 22) NORTHERLY 17.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 33°39'37", AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'19" EAST 17.37 FEET; 23) NORTH 56°17'04" WEST, A DISTANCE OF 151.84 FEET; 24) NORTH 88°48'28" WEST, A DISTANCE OF 99.92 FEET TO THE WEST LINE OF TRACT 300, BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 01°11'32" EAST, A DISTANCE OF 216.43 FEET TO A POINT ON A CURVE TO THE RIGHT; 2) NORTHERLY 121.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 23°34'22", AND A CHORD BEARING AND DISTANCE OF NORTH 12°58'43" EAST 120.52 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; 3) NORTHEASTERLY 29.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 16°44'20", AND A CHORD BEARING AND DISTANCE OF NORTH 33°08'04" EAST 29.11 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 4) NORTHWESTERLY 500.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 147°07'09", AND A CHORD BEARING AND DISTANCE OF NORTH 32°03'20" WEST 374.05 FEET TO THE EAST LINE OF TRACT 501, SAID BOCA ROYALE UNIT 10; THENCE NORTH 15°36'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 69.19 FEET TO THE NORTH LINE OF AFORESAID NORTHEAST 1/4 OF SECTION 13; THENCE SOUTH 86°48'49" EAST, ALONG SAID NORTH LINE , A DISTANCE OF 2,592.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.818 ACRES.

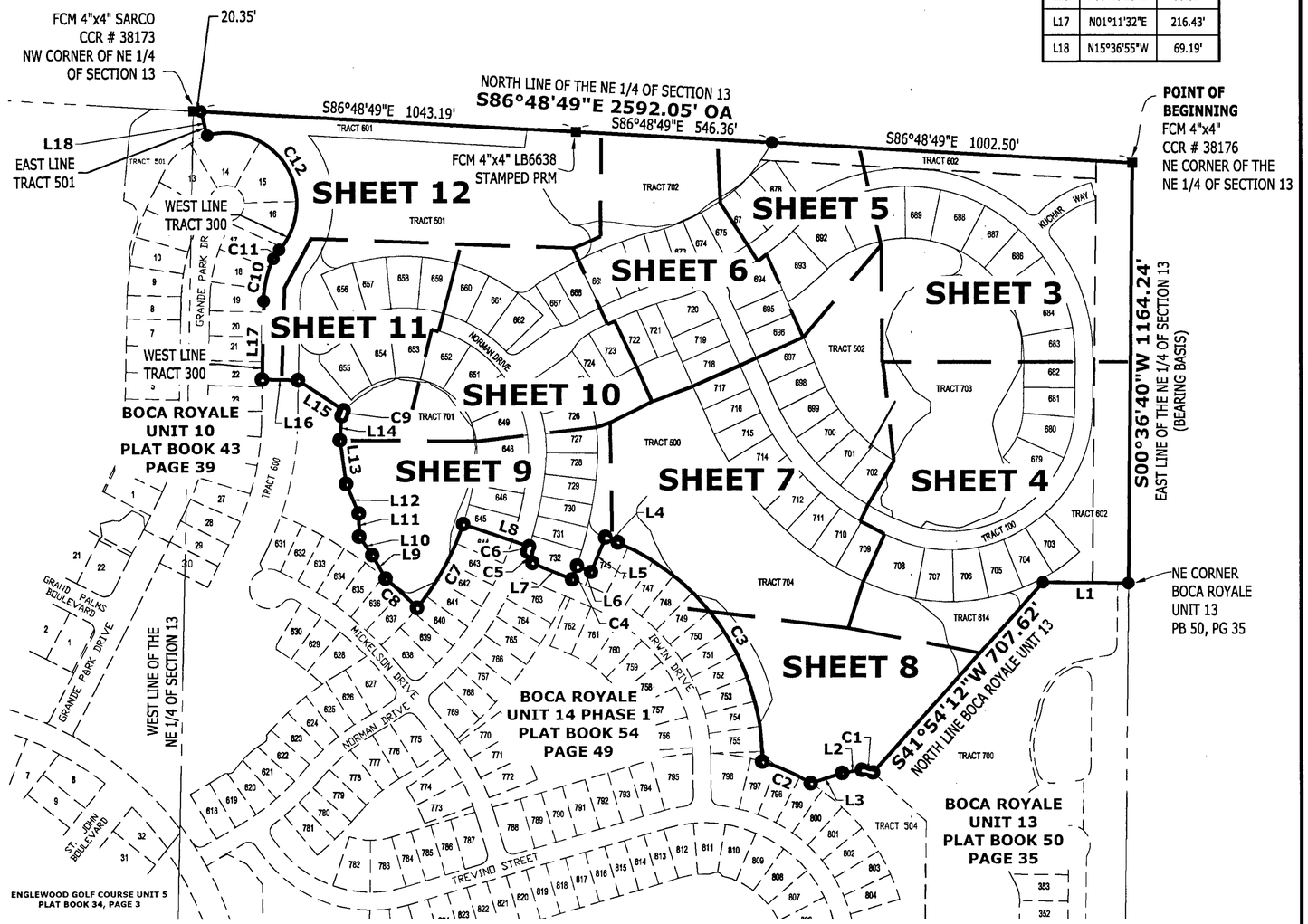
PLAT LEGEND

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	32.65'	40.00'	46°45'42"	N76°07'12"W	31.75'
C2	149.04'	568.00'	15°02'04"	N65°55'36"W	148.62'
C3	770.42'	650.00'	67°54'39"	N33°23'22"W	726.11'
C4	40.04'	1,078.00'	2°07'41"	S20°15'44"W	40.03'
C5	37.97'	25.00'	87°00'52"	N23°50'16"W	34.42'
C6	14.11'	935.00'	0°51'53"	N19°14'14"E	14.11'
C7	266.01'	742.00'	20°32'28"	S29°04'31"W	264.59'
C8	120.05'	1,093.00'	6°17'36"	N47°04'16"W	119.99'
C9	17.62'	30.00'	33°39'37"	N20°38'19"E	17.37'
C10	121.37'	295.00'	23°34'22"	N12°58'43"E	120.52'
C11	29.21'	100.00'	16°44'20"	N33°08'04"E	29.11'
C12	500.70'	195.00'	147°07'09"	N32°03'20"W	374.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°19'51"W	238.25'
L2	S80°29'57"W	54.87'
L3	S71°52'17"W	92.18'
L4	N67°20'42"W	38.36'
L5	S22°39'18"W	103.00'
L6	N67°20'42"W	42.33'
L7	N67°20'42"W	119.01'
L8	N71°11'42"W	193.00'
L9	N29°32'51"W	74.12'
L10	N34°49'20"W	62.54'
L11	N01°15'28"W	64.21'
L12	N23°18'59"W	88.43'
L13	N07°50'01"W	122.72'
L14	N03°48'30"E	66.44'
L15	N56°17'04"W	151.84'
L16	N88°48'28"W	99.92'
L17	N01°11'32"E	216.43'
L18	N15°36'55"W	69.19'

KEY MAP



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0 300 600
SCALE: 1" = 300'

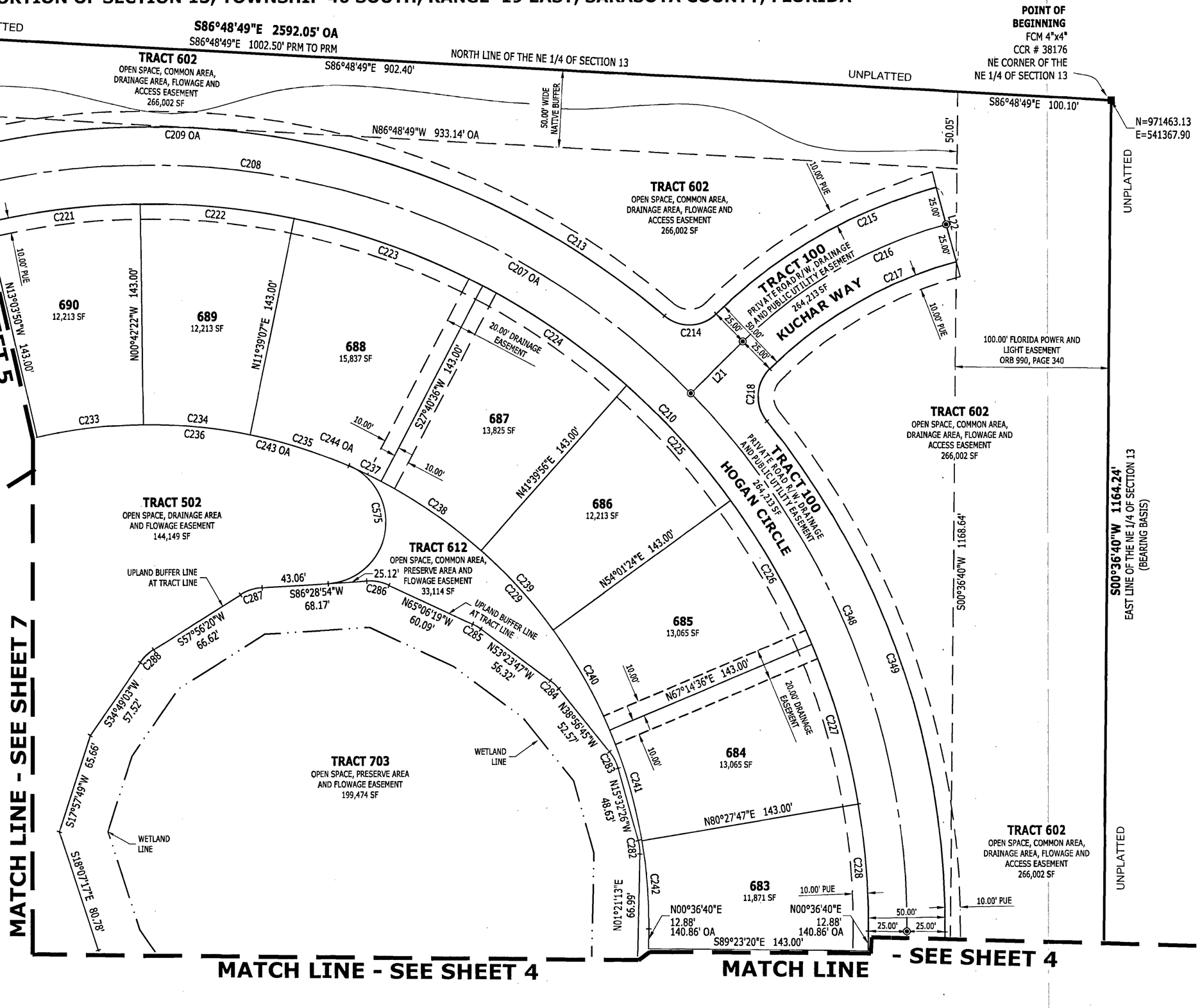
BOCA ROYALE UNIT 14 PHASE 2

BEING A REPLAT OF TRACT 704 AND TRACT 702 AND PORTIONS OF TRACT 301 AND TRACT 300 OF BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 43

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S45°41'24"W	47.68'
L22	N14°58'45"W	50.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C207	1,148.84'	492.47'	133°39'40"	N66°13'09"W	905.49'
C208	762.73'	492.47'	88°44'24"	N88°40'47"W	688.75'
C209	674.14'	517.47'	74°38'35"	N86°55'12"W	627.47'
C210	1,090.52'	467.47'	133°39'39"	N66°13'09"W	859.53'
C213	674.14'	517.47'	74°38'35"	N86°55'12"W	627.47'
C214	37.01'	25.03'	84°42'41"	N87°58'55"E	33.73'
C215	167.09'	326.40'	29°19'51"	S60°17'26"W	165.27'
C216	154.38'	300.00'	29°29'03"	S60°16'43"W	152.68'
C217	141.65'	275.00'	29°30'44"	S60°15'53"W	140.09'
C218	36.88'	25.00'	84°31'47"	S03°14'37"W	33.63'
C221	100.83'	467.47'	12°21'28"	S83°06'54"W	100.63'
C222	100.83'	467.47'	12°21'28"	N84°31'37"W	100.63'
C223	130.74'	467.47'	16°01'29"	N70°20'09"W	130.32'
C224	114.13'	467.47'	13°59'20"	N55°19'44"W	113.85'
C225	100.83'	467.47'	12°21'28"	N42°09'20"W	100.63'
C226	107.86'	467.47'	13°13'11"	N29°22'00"W	107.62'
C227	107.86'	467.47'	13°13'11"	N16°08'49"W	107.62'
C228	82.80'	467.47'	10°08'53"	N04°27'46"W	82.69'
C229	379.90'	324.47'	67°05'07"	N32°55'53"W	358.57'
C233	69.98'	324.47'	12°21'28"	S83°06'54"W	69.85'
C234	69.98'	324.47'	12°21'28"	N84°31'37"W	69.85'
C235	67.24'	324.47'	11°52'26"	N72°24'40"W	67.12'
C236	377.02'	324.47'	66°34'32"	S80°14'17"W	356.16'
C237	23.51'	324.47'	4°09'03"	N64°23'56"W	23.50'
C238	79.22'	324.47'	13°59'20"	N55°19'44"W	79.02'
C239	69.98'	324.47'	12°21'28"	N42°09'20"W	69.85'
C240	74.86'	324.47'	13°13'11"	N29°22'00"W	74.70'
C241	74.86'	324.47'	13°13'11"	N16°08'49"W	74.70'
C242	57.47'	324.47'	10°08'53"	N04°27'46"W	57.39'
C243	756.92'	324.47'	133°39'39"	N66°13'09"W	596.59'
C244	90.75'	324.47'	16°01'29"	N70°20'09"W	90.45'
C282	8.85'	30.00'	16°53'39"	N07°05'36"W	8.81'
C283	12.26'	30.00'	23°24'19"	N27°14'35"W	12.17'
C284	7.57'	30.00'	14°27'02"	N46°10'16"W	7.55'
C285	6.13'	30.00'	11°42'32"	N59°15'03"W	6.12'
C286	14.88'	30.00'	28°24'46"	N79°18'42"W	14.72'
C287	14.94'	30.00'	28°32'34"	S72°12'37"W	14.79'
C288	12.11'	30.00'	23°07'17"	S46°22'42"W	12.02'
C348	386.10'	492.47'	44°55'16"	N21°50'58"W	376.29'
C349	357.94'	517.47'	39°37'57"	N19°12'18"W	350.85'
C575	106.78'	40.00'	152°57'22"	N10°00'14"E	77.78'



PLAT LEGEND

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SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
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SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB #2610"

SCALE: 1" = 50'

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SEE SHEET 2 OF 12 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 2

BEING A REPLAT OF TRACT 704 AND TRACT 702 AND PORTIONS OF TRACT 301 AND TRACT 300 OF BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 44

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C245	710.24'	371.50'	109°32'21"	N55°22'51"E	606.91'
C246	362.98'	346.50'	60°01'12"	N73°45'11"E	346.61'
C247	329.98'	396.50'	47°40'59"	N24°27'10"E	320.54'
C248	329.98'	396.50'	47°40'59"	N24°27'10"E	320.54'
C249	68.63'	396.50'	9°55'01"	N53°15'10"E	68.54'
C250	68.63'	396.50'	9°55'01"	N63°10'11"E	68.54'
C251	72.45'	396.50'	10°28'10"	N73°21'47"E	72.35'
C252	72.51'	396.50'	10°28'39"	N83°50'11"E	72.41'
C253	77.91'	396.50'	11°15'29"	S85°17'44"E	77.78'
C254	67.93'	396.50'	9°49'01"	S74°45'29"E	67.85'
C255	582.44'	539.50'	61°51'22"	N79°13'20"E	554.56'
C256	276.00'	539.50'	29°18'43"	N88°05'28"E	273.00'
C257	236.73'	539.50'	25°08'27"	N60°51'52"E	234.83'
C258	93.38'	539.50'	9°55'01"	N53°15'10"E	93.26'
C259	93.38'	539.50'	9°55'01"	N63°10'11"E	93.26'
C260	49.97'	539.50'	5°18'25"	N70°46'54"E	49.95'
C261	48.61'	539.50'	5°09'46"	N76°00'59"E	48.60'
C262	98.58'	539.50'	10°28'10"	N73°21'47"E	98.44'
C263	98.66'	539.50'	10°28'39"	N83°50'11"E	98.52'
C264	106.01'	539.50'	11°15'29"	S85°17'44"E	105.84'
C265	22.73'	539.50'	2°24'49"	S78°27'35"E	22.72'
C266	69.71'	539.50'	7°24'12"	S73°33'05"E	69.66'
C267	92.44'	539.50'	9°49'01"	S74°45'29"E	92.32'
C268	26.02'	346.50'	4°18'07"	N02°45'44"E	26.01'
C269	117.41'	346.50'	19°24'54"	N14°37'14"E	116.85'
C270	117.41'	346.50'	19°24'54"	N34°02'08"E	116.85'
C271	153.19'	203.50'	43°07'55"	N22°10'38"E	149.60'
C272	15.28'	203.50'	4°18'07"	N02°45'44"E	15.28'
C273	68.96'	203.50'	19°24'54"	N14°37'14"E	68.63'
C274	68.96'	203.50'	19°24'54"	N34°02'08"E	68.63'
C275	362.98'	346.50'	60°01'12"	N73°45'11"E	346.61'
C276	38.63'	346.50'	6°23'14"	S73°02'36"E	38.61'
C277	0.61'	30.00'	1°09'23"	N45°11'48"E	0.61'
C278	15.77'	30.00'	30°07'12"	N82°17'13"E	15.59'
C279	23.28'	30.00'	44°27'56"	N44°59'39"E	22.70'
C280	21.09'	30.00'	40°17'02"	N02°37'10"E	20.66'
C281	13.88'	30.00'	26°31'02"	N14°36'44"E	13.76'
C289	3.72'	30.00'	7°06'04"	S23°56'11"W	3.72'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C290	0.99'	502.40'	0°06'45"	S58°46'08"E	0.99'
C291	15.96'	30.00'	30°28'39"	S05°08'50"W	15.77'
C292	5.87'	30.00'	11°12'15"	S12°28'33"E	5.86'
C293	538.66'	670.40'	46°02'12"	S46°49'53"E	524.29'
C294	518.57'	645.40'	46°02'12"	S46°49'53"E	504.74'
C295	558.75'	695.40'	46°02'12"	S46°49'53"E	543.84'
C296	80.48'	645.40'	7°08'41"	S62°23'51"E	80.43'
C308	52.23'	695.40'	4°18'13"	S67°41'53"E	52.22'
C318	62.97'	838.40'	4°18'13"	S67°41'53"E	62.96'
C325	673.65'	838.40'	46°02'12"	S46°49'53"E	655.67'
C346	20.17'	30.00'	38°30'57"	N31°08'28"W	19.79'
C347	7.34'	30.00'	14°00'45"	N57°24'19"W	7.32'
C350	43.71'	645.40'	3°52'48"	S67°54'35"E	43.70'
C351	77.74'	30.00'	148°28'06"	N32°19'51"W	57.74'
C620	143.39'	539.50'	15°13'42"	N81°02'57"E	142.97'
C621	132.61'	539.50'	14°05'01"	S84°17'41"E	132.28'
C622	82.36'	40.00'	117°58'29"	S29°40'34"W	68.56'
C623	9.13'	30.01'	17°25'18"	N20°35'48"W	9.09'
C624	11.04'	30.00'	21°04'59"	N39°51'25"W	10.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N44°37'07"E	23.37'
L24	S20°23'09"W	8.55'
L25	S31°10'30"W	5.18'
L26	S20°23'09"W	42.33'
L27	S10°05'30"E	13.47'
L28	S33°52'34"W	35.00'
L29	S04°21'21"E	11.71'
L30	S07°04'06"E	11.77'
L31	S63°12'14"E	31.27'
L32	S06°52'25"E	14.41'

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MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 8

TRACT 703
OPEN SPACE, PRESERVE AREA AND FLOWAGE EASEMENT
199,474 SF

TRACT 502
OPEN SPACE, DRAINAGE AREA AND FLOWAGE EASEMENT
144,149 SF

TRACT 613
OPEN SPACE, COMMON AREA, PRESERVE AREA AND FLOWAGE EASEMENT
3,145 SF

TRACT 612
OPEN SPACE, COMMON AREA, PRESERVE AREA AND FLOWAGE EASEMENT
33,114 SF

TRACT 602
OPEN SPACE, COMMON AREA, DRAINAGE AREA, FLOWAGE AND ACCESS EASEMENT
266,002 SF

TRACT 100
PRIVATE ROAD R/W, DRAINAGE AND PUBLIC UTILITY EASEMENT
264,213 SF

TRACT 704
OPEN SPACE, PRESERVE AREA AND FLOWAGE EASEMENT
362,573 SF

TRACT 503
OPEN SPACE, DRAINAGE AREA, FLOWAGE EASEMENT AND PRESERVE AREA
28,906 SF

682 — 10,296 SF
681 — 10,958 SF
680 — 13,325 SF
679 — 13,325 SF
703 — 11,584 SF
704 — 11,584 SF
705 — 12,229 SF
706 — 12,238 SF
707 — 13,150 SF
708 — 19,704 SF

HOGAN CIRCLE

WETLAND LINE
UPLAND BUFFER LINE AT TRACT LINE
30.00' DRAINAGE EASEMENT
20.00' DRAINAGE EASEMENT
10.00' PUE
100.00' FLORIDA POWER AND LIGHT EASEMENT ORB 990, PAGE 340
BM 0483-GG-88
PRESERVE AREA
DRAINAGE AREA
UNPLATTED
S00°36'40"W 1164.24'
N89°19'51"W 238.25'
138.25'
100.00'
NE CORNER BOCA ROYALE UNIT 13 PB 50, PG 35
BOCA ROYALE UNIT 13 PLAT BOOK 50, PAGE 35
TRACT 700
TRACT 600
S41°54'12"W 707.62' OA
NORTH LINE BOCA ROYALE UNIT 13
242.20'
107.63'

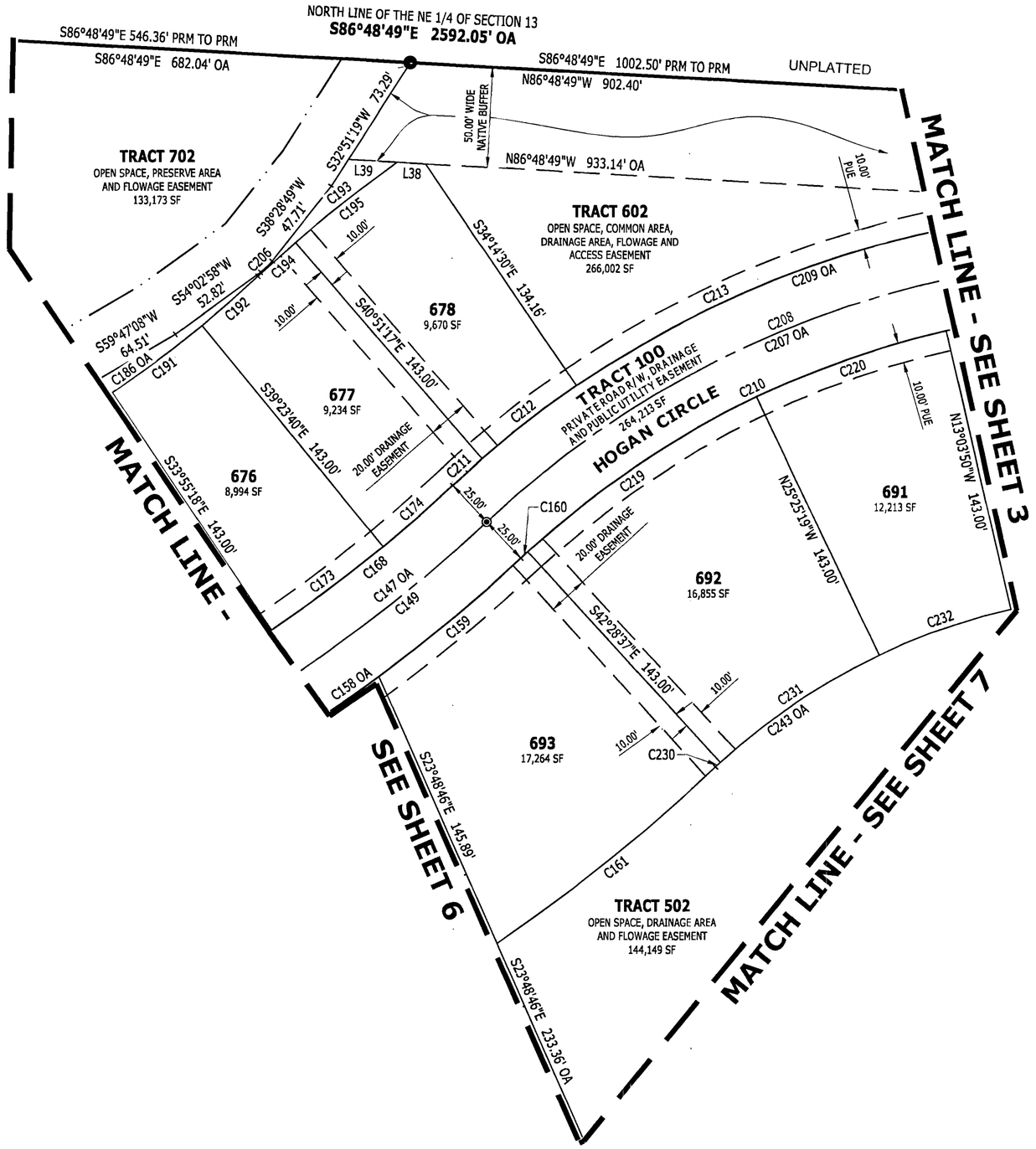
SEE SHEET 2 OF 12 FOR KEY MAP

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

BOCA ROYALE UNIT 14 PHASE 2

BEING A REPLAT OF TRACT 704 AND TRACT 702 AND PORTIONS OF TRACT 301 AND TRACT 300 OF BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 45



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C147	366.45'	755.00'	27°48'34"	N60°51'18"E	362.86'
C149	253.49'	755.00'	19°14'13"	N56°34'07"E	252.30'
C158	207.58'	780.00'	15°14'52"	N54°34'27"E	206.97'
C159	92.56'	780.00'	6°47'56"	N50°20'59"E	92.50'
C160	1,090.52'	467.47'	133°39'39"	N66°13'09"W	859.53'
C161	140.95'	923.00'	8°44'59"	N51°19'30"E	140.82'
C168	354.32'	730.00'	27°48'34"	N60°51'18"E	350.85'
C173	69.72'	730.00'	5°28'21"	N53°20'31"E	69.70'
C174	46.57'	730.00'	3°39'20"	N48°46'41"E	46.57'
C186	284.91'	587.00'	27°48'34"	N60°51'18"E	282.12'
C191	56.07'	587.00'	5°28'21"	N53°20'31"E	56.05'
C192	37.45'	587.00'	3°39'20"	N48°46'41"E	37.44'
C193	90.11'	660.47'	7°49'02"	S50°51'32"W	90.04'
C194	25.30'	660.47'	2°11'42"	S48°02'52"W	25.30'
C195	64.81'	660.47'	5°37'19"	S51°57'23"W	64.78'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C206	8.15'	30.00'	15°34'09"	S46°15'53"W	8.13'
C207	1,148.84'	492.47'	133°39'40"	N66°13'09"W	905.49'
C208	762.73'	492.47'	88°44'24"	N88°40'47"W	688.75'
C209	674.14'	517.47'	74°38'35"	N86°55'12"W	627.47'
C210	1,090.52'	467.47'	133°39'39"	N66°13'09"W	859.53'
C211	19.83'	517.47'	2°11'42"	S48°02'52"W	19.82'
C212	59.73'	517.47'	6°36'47"	S52°27'07"W	59.69'
C213	674.14'	517.47'	74°38'35"	N86°55'12"W	627.47'
C219	139.15'	467.47'	17°03'18"	S56°03'02"W	138.64'
C220	100.83'	467.47'	12°21'28"	S70°45'26"W	100.63'
C230	3.24'	324.47'	0°34'22"	S47°14'12"W	3.24'
C231	96.58'	324.47'	17°03'18"	S56°03'02"W	96.23'
C232	69.98'	324.47'	12°21'28"	S70°45'26"W	69.85'
C243	756.92'	324.47'	133°39'39"	N66°13'09"W	596.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	N86°48'49"W	14.39'
L39	N86°48'49"W	24.50'

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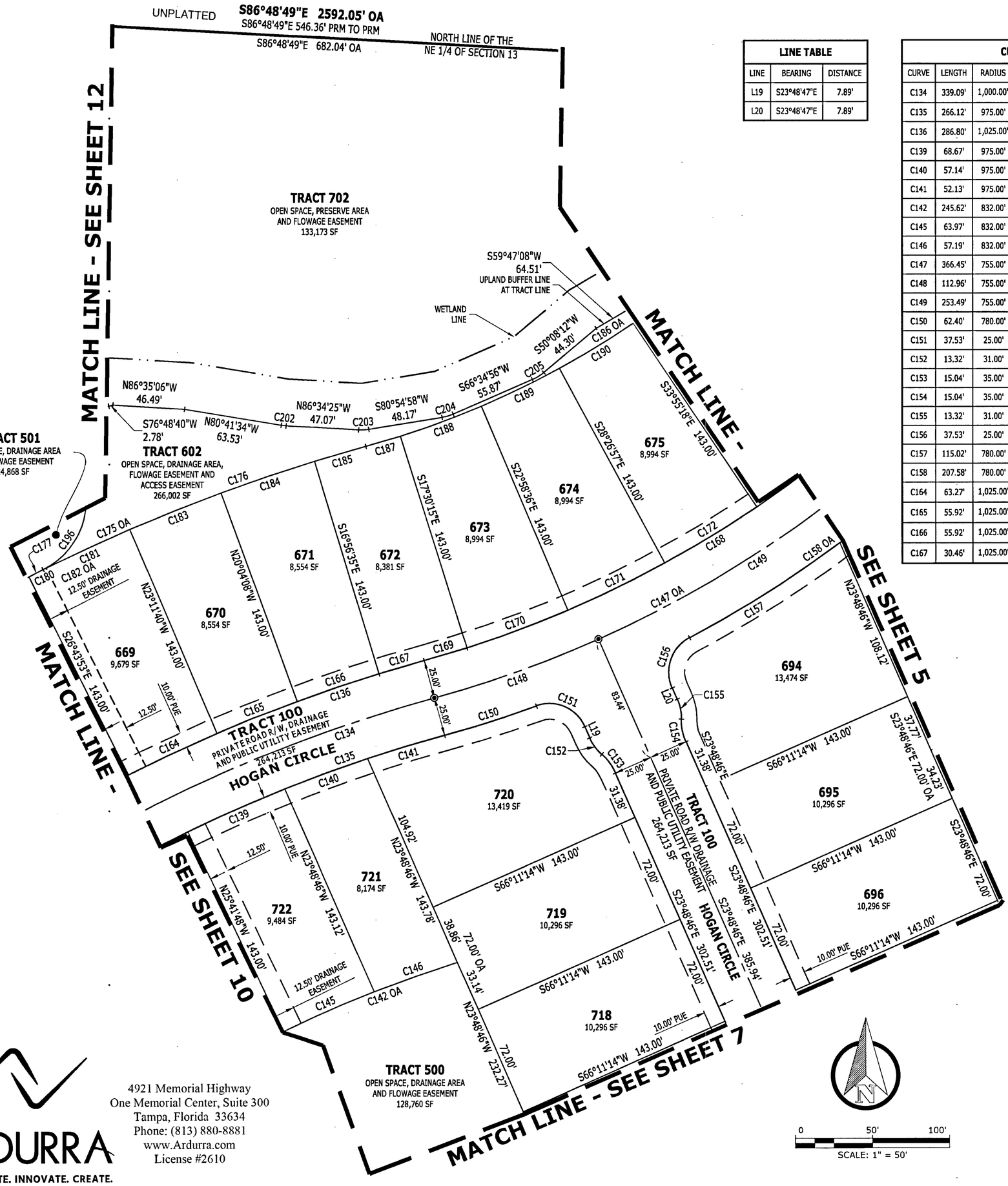
0 50' 100'
SCALE: 1" = 50'

SEE SHEET 2 OF 12 FOR KEY MAP

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PLAT BOOK 56 PAGE 46



LINE TABLE		
LINE	BEARING	DISTANCE
L19	S23°48'47"E	7.89'
L20	S23°48'47"E	7.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C134	339.09'	1,000.00'	19°25'41"	S65°02'44"W	337.46'
C135	266.12'	975.00'	15°38'20"	S66°56'25"W	265.30'
C136	286.80'	1,025.00'	16°01'53"	S66°44'38"W	285.86'
C139	68.67'	975.00'	4°02'07"	S66°19'15"W	68.66'
C140	57.14'	975.00'	3°21'27"	S70°01'02"W	57.13'
C141	52.13'	975.00'	3°03'49"	S73°13'40"W	52.12'
C142	245.62'	832.00'	16°54'53"	S64°11'22"W	244.73'
C145	63.97'	832.00'	4°24'19"	S66°30'21"W	63.96'
C146	57.19'	832.00'	3°56'17"	S70°40'40"W	57.18'
C147	366.45'	755.00'	27°48'34"	N60°51'18"E	362.86'
C148	112.96'	755.00'	8°34'21"	N70°28'24"E	112.86'
C149	253.49'	755.00'	19°14'13"	N56°34'07"E	252.30'
C150	62.40'	780.00'	4°35'01"	N72°28'04"E	62.38'
C151	37.53'	25.00'	86°00'39"	N66°49'06"W	34.10'
C152	13.32'	31.00'	24°37'13"	S36°07'23"E	13.22'
C153	15.04'	35.00'	24°37'13"	N36°07'23"W	14.92'
C154	15.04'	35.00'	24°37'11"	S11°30'11"E	14.92'
C155	13.32'	31.00'	24°37'13"	N11°30'11"W	13.22'
C156	37.53'	25.00'	86°00'40"	S19°11'33"W	34.10'
C157	115.02'	780.00'	8°26'57"	N57°58'25"E	114.92'
C158	207.58'	780.00'	15°14'52"	N54°34'27"E	206.97'
C164	63.27'	1,025.00'	3°32'13"	S65°02'14"W	63.26'
C165	55.92'	1,025.00'	3°07'32"	S68°22'06"W	55.91'
C166	55.92'	1,025.00'	3°07'32"	S71°29'39"W	55.91'
C167	30.46'	1,025.00'	1°42'10"	S73°54'30"W	30.46'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C168	354.32'	730.00'	27°48'34"	N60°51'18"E	350.85'
C169	28.84'	730.00'	2°15'50"	N73°37'40"E	28.84'
C170	69.72'	730.00'	5°28'21"	N69°45'34"E	69.70'
C171	69.72'	730.00'	5°28'21"	N64°17'13"E	69.70'
C172	69.72'	730.00'	5°28'21"	N58°48'52"E	69.70'
C175	369.25'	1,168.00'	18°06'49"	S65°42'10"W	367.72'
C176	223.91'	1,168.00'	10°59'01"	S69°16'04"W	223.56'
C177	139.34'	1,168.00'	6°50'08"	S60°21'29"W	139.26'
C180	10.34'	1,168.00'	0°30'26"	S63°31'20"W	10.34'
C181	61.76'	1,168.00'	3°01'47"	S65°17'27"W	61.75'
C182	72.10'	1,168.00'	3°32'13"	S65°02'14"W	72.09'
C183	63.72'	1,168.00'	3°07'32"	S68°22'06"W	63.71'
C184	63.72'	1,168.00'	3°07'32"	S71°29'39"W	63.71'
C185	34.71'	1,168.00'	1°42'10"	S73°54'30"W	34.71'
C186	284.91'	587.00'	27°48'34"	N60°51'18"E	282.12'
C187	23.19'	587.00'	2°15'50"	N73°37'40"E	23.19'
C188	56.07'	587.00'	5°28'21"	N69°45'34"E	56.05'
C189	56.07'	587.00'	5°28'21"	N64°17'13"E	56.05'
C190	56.07'	587.00'	5°28'21"	N58°48'52"E	56.05'
C196	126.82'	50.00'	145°19'38"	N08°53'16"W	95.46'
C202	3.08'	30.00'	5°52'50"	N83°37'59"W	3.08'
C203	6.55'	30.00'	12°30'37"	S87°10'17"W	6.54'
C204	7.51'	30.00'	14°20'02"	S73°44'57"W	7.49'
C205	8.61'	30.00'	16°26'44"	S58°21'34"W	8.58'

PLAT LEGEND

CCR = CERTIFIED CORNER RECORD
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SEE SHEET 2 OF 12 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 2

BEING A REPLAT OF TRACT 704 AND TRACT 702 AND PORTIONS OF TRACT 301 AND TRACT 300 OF BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 47

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	770.42'	650.00'	67°54'39"	N33°23'22"W	726.11'
C293	538.66'	670.40'	46°02'12"	S46°49'53"E	524.29'
C294	518.57'	645.40'	46°02'12"	S46°49'53"E	504.74'
C295	558.75'	695.40'	46°02'12"	S46°49'53"E	543.84'
C297	90.76'	645.40'	8°03'27"	S54°47'47"E	90.69'
C298	90.76'	645.40'	8°03'27"	S46°44'19"E	90.69'
C299	90.76'	645.40'	8°03'27"	S38°40'52"E	90.69'
C300	90.76'	645.40'	8°03'27"	S30°37'25"E	90.69'
C301	31.34'	645.40'	2°46'55"	S25°12'14"E	31.33'
C302	306.02'	502.40'	34°53'58"	S41°15'46"E	301.31'
C303	24.39'	502.40'	2°46'55"	S25°12'14"E	24.39'
C304	70.65'	502.40'	8°03'27"	S30°37'25"E	70.59'
C305	70.65'	502.40'	8°03'27"	S38°40'52"E	70.59'
C306	70.65'	502.40'	8°03'27"	S46°44'19"E	70.59'
C307	70.65'	502.40'	8°03'27"	S54°47'47"E	70.59'
C309	70.02'	695.40'	5°46'08"	S62°39'42"E	69.99'
C310	70.02'	695.40'	5°46'08"	S56°53'35"E	69.99'
C311	70.02'	695.40'	5°46'08"	S51°07'27"E	69.99'
C312	70.02'	695.40'	5°46'08"	S45°21'19"E	69.99'
C313	70.02'	695.40'	5°46'08"	S39°35'11"E	69.99'
C314	70.02'	695.40'	5°46'08"	S33°49'03"E	69.99'
C315	70.02'	695.40'	5°46'08"	S28°02'55"E	69.99'
C316	16.40'	695.40'	1°21'05"	S24°29'19"E	16.40'
C317	457.19'	838.40'	31°14'39"	S54°13'39"E	451.55'
C319	84.41'	838.40'	5°46'08"	S62°39'42"E	84.38'
C320	84.41'	838.40'	5°46'08"	S56°53'35"E	84.38'
C321	84.41'	838.40'	5°46'08"	S51°07'27"E	84.38'
C322	84.41'	838.40'	5°46'08"	S45°21'19"E	84.38'
C323	56.56'	838.40'	3°51'55"	S40°32'17"E	56.55'
C324	27.85'	838.40'	1°54'13"	S37°39'13"E	27.85'
C325	673.65'	838.40'	46°02'12"	S46°49'53"E	655.67'
C326	84.41'	838.40'	5°46'08"	S39°35'11"E	84.38'
C327	216.46'	838.40'	14°47'33"	S31°12'33"E	215.86'
C328	84.41'	838.40'	5°46'08"	S33°49'03"E	84.38'
C329	84.41'	838.40'	5°46'08"	S28°02'55"E	84.38'
C330	19.77'	838.40'	1°21'05"	S24°29'19"E	19.77'
C331	10.55'	30.00'	20°08'33"	N70°20'32"W	10.49'
C332	23.15'	30.00'	44°13'08"	S80°14'55"W	22.58'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C333	9.14'	30.00'	17°27'22"	S49°24'40"W	9.10'
C334	43.09'	30.00'	82°17'22"	S00°27'42"E	39.48'
C335	5.91'	30.00'	11°17'23"	S30°57'08"E	5.90'
C336	234.46'	650.00'	20°40'00"	N57°00'42"W	233.19'
C337	14.82'	30.00'	28°18'48"	S60°50'06"E	14.67'
C338	441.86'	650.00'	38°56'57"	N27°12'13"W	433.41'
C339	266.15'	529.83'	28°46'51"	N32°36'10"W	263.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N67°20'42"W	38.36'
L33	S46°40'42"E	49.10'
L34	S46°40'42"E	17.09'

PLAT LEGEND

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SEE SHEET 5

MATCH LINE - SEE SHEET 6

MATCH LINE -SEE SHEET 10

MATCH LINE - SEE SHEET 9

SEE SHEET 3

SEE SHEET 4

MATCH LINE

MATCH LINE SEE SHEET 8

TRACT 502
OPEN SPACE, DRAINAGE AREA AND FLOWAGE EASEMENT
144,149 SF

TRACT 500
OPEN SPACE, DRAINAGE AREA AND FLOWAGE EASEMENT
128,760 SF

TRACT 704
OPEN SPACE, PRESERVE AREA AND FLOWAGE EASEMENT
362,573 SF

TRACT 616
OPEN SPACE, COMMON AREA, DRAINAGE AREA AND FLOWAGE EASEMENT
16,321 SF

TRACT 100
PRIVATE ROAD R/W, DRAINAGE AND PUBLIC UTILITY EASEMENT
264,213 SF

HOGAN CIRCLE

697 10,868 SF
698 11,296 SF
699 11,541 SF
700 11,541 SF
701 11,541 SF
702 11,541 SF
710 11,042 SF
711 11,042 SF
712 11,042 SF
713 11,042 SF
714 11,042 SF
715 11,042 SF
716 10,470 SF
717 10,296 SF
709 11,042 SF

WETLAND LINE
UPLAND BUFFER LINE AT TRACT LINE
20.00' DRAINAGE EASEMENT
10.00' PUE

BOCA ROYALE UNIT 14 PHASE 1 PLAT BOOK 54, PAGE 49

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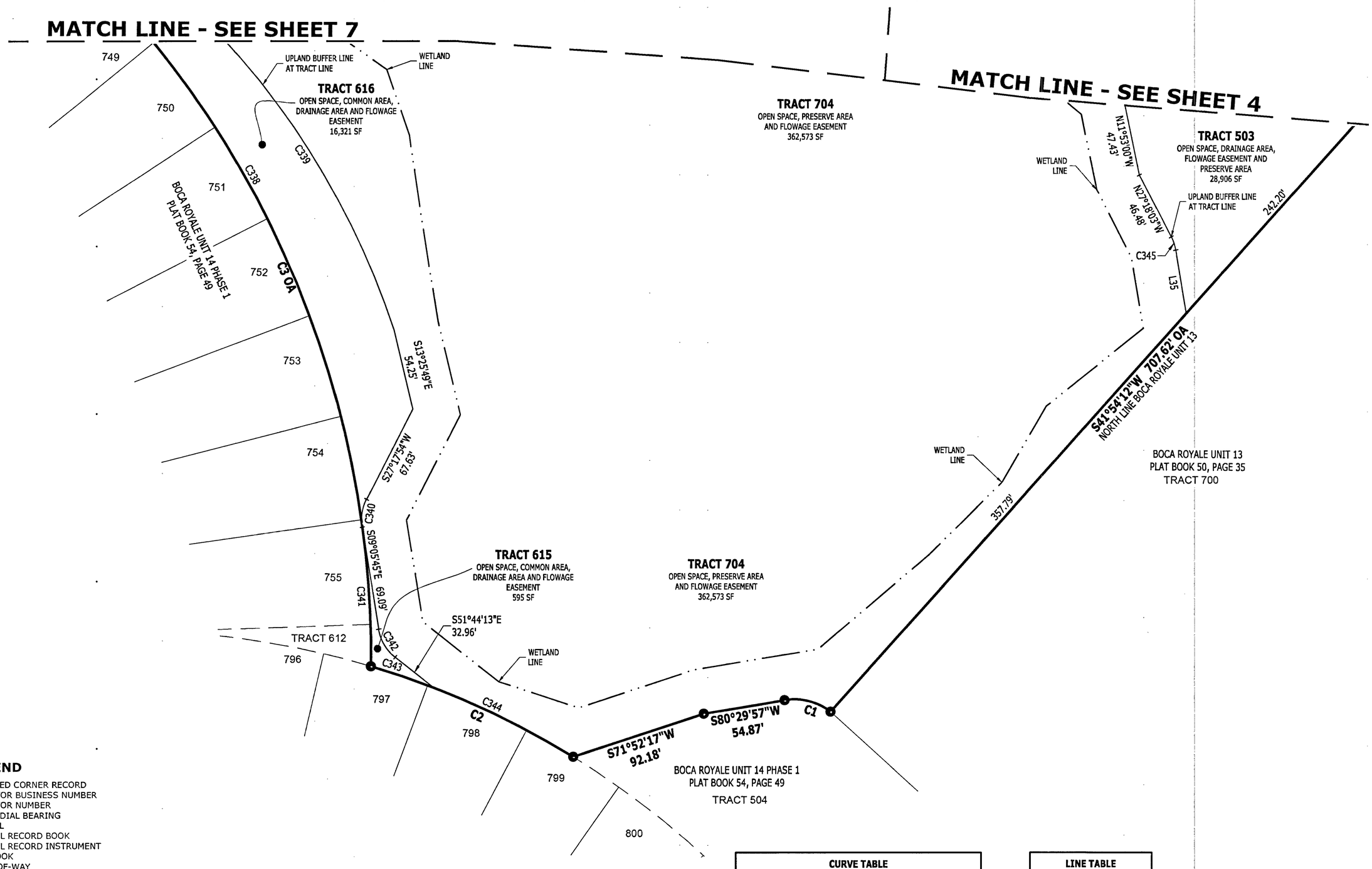
0 50' 100'
SCALE: 1" = 50'

SEE SHEET 2 OF 12 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 2

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PLAT BOOK 56 PAGE 48



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	32.65'	40.00'	46°45'42"	N76°07'12"W	31.75'
C2	149.04'	568.00'	15°02'04"	N65°55'36"W	148.62'
C3	770.42'	650.00'	67°54'39"	N33°23'22"W	726.11'
C338	441.86'	650.00'	38°56'57"	N27°12'13"W	433.41'
C339	266.15'	529.83'	28°46'51"	N32°36'10"W	263.36'
C340	19.06'	30.00'	36°23'39"	S09°06'05"W	18.74'
C341	94.10'	650.00'	8°17'41"	N03°34'54"W	94.02'
C342	22.33'	30.00'	42°38'28"	S30°24'59"E	21.82'
C343	44.46'	568.00'	4°29'07"	N71°12'05"W	44.45'
C344	104.58'	568.00'	10°32'57"	N63°41'03"W	104.43'
C345	9.31'	30.00'	17°46'39"	N18°24'44"W	9.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N09°31'25"W	42.81'

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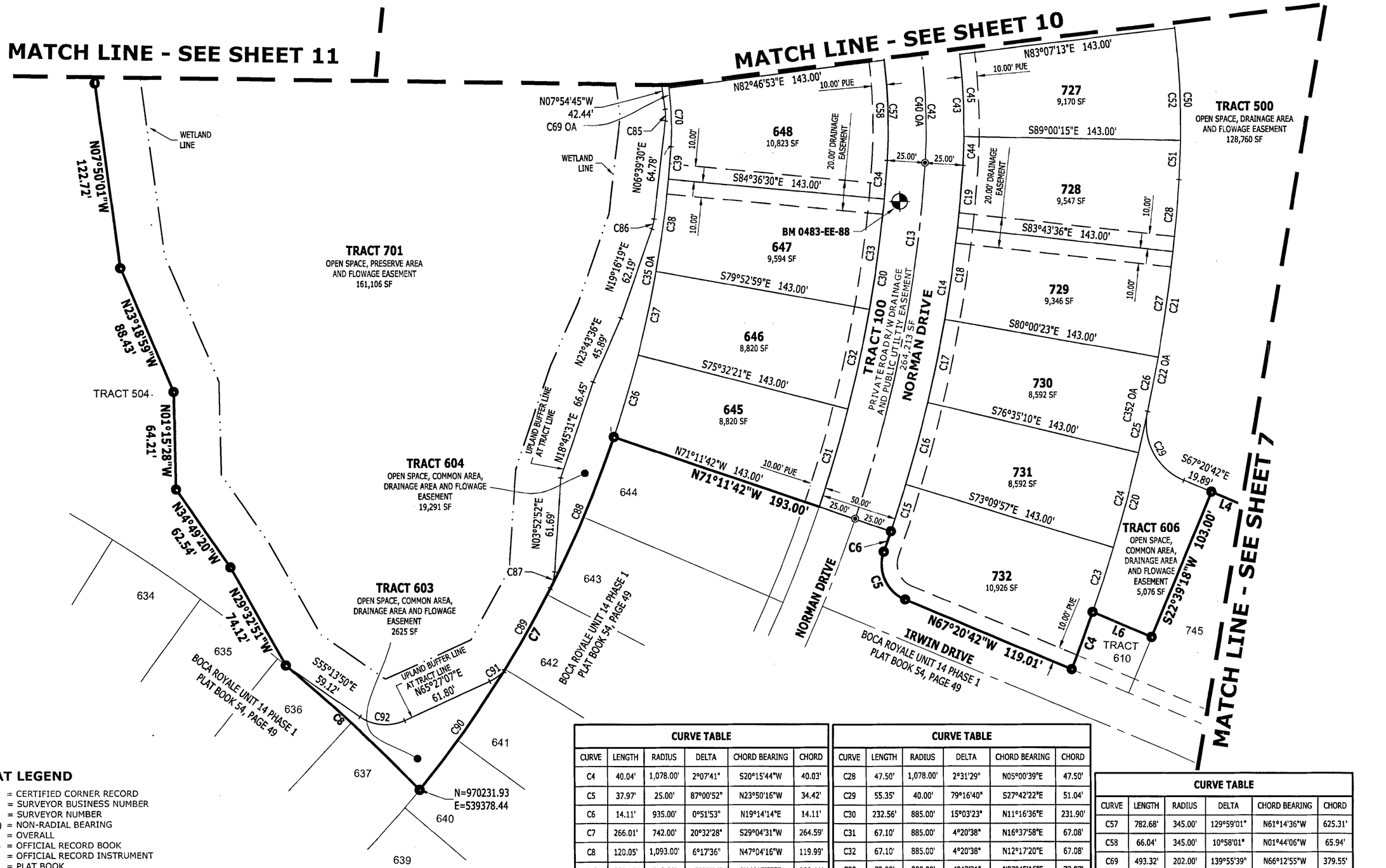
0 50' 100'
SCALE: 1" = 50'

SEE SHEET 2 OF 12 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 2

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PLAT BOOK 56 PAGE 49



PLAT LEGEND

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SCALE: 1" = 50'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	40.04'	1,078.00'	2°07'41"	S20°15'44"W	40.03'
C5	37.97'	25.00'	87°00'52"	N23°50'16"W	34.42'
C6	14.11'	935.00'	0°51'53"	N19°14'14"E	14.11'
C7	266.01'	742.00'	20°32'28"	S29°04'31"W	264.59'
C8	120.05'	1,093.00'	6°17'36"	N47°04'16"W	119.99'
C13	238.79'	910.00'	15°02'06"	N11°15'57"E	238.11'
C14	245.70'	935.00'	15°03'23"	N11°16'36"E	245.00'
C15	32.16'	935.00'	1°58'15"	N17°49'10"E	32.16'
C16	55.81'	935.00'	3°25'13"	N15°07'26"E	55.81'
C17	55.81'	935.00'	3°25'13"	N11°42'13"E	55.81'
C18	60.71'	935.00'	3°43'13"	N08°08'00"E	60.70'
C19	41.20'	935.00'	2°31'29"	N05°00'39"E	41.20'
C20	136.69'	1,078.00'	7°15'55"	N15°33'56"E	136.60'
C21	153.99'	1,078.00'	8°11'04"	N07°50'26"E	153.86'
C22	290.68'	1,078.00'	15°26'59"	N11°28'24"E	289.80'
C23	84.52'	1,078.00'	4°29'32"	N19°04'49"E	84.50'
C24	64.35'	1,078.00'	3°25'13"	N15°07'26"E	64.34'
C25	27.86'	1,078.00'	1°28'51"	N12°40'24"E	27.86'
C26	36.49'	1,078.00'	1°56'22"	N10°57'48"E	36.49'
C27	70.00'	1,078.00'	3°43'13"	N08°08'00"E	69.99'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C28	47.50'	1,078.00'	2°31'29"	N05°00'39"E	47.50'
C29	55.35'	40.00'	79°16'40"	S27°42'22"E	51.04'
C30	232.56'	885.00'	15°03'23"	N11°16'36"E	231.90'
C31	67.10'	885.00'	4°20'38"	N16°37'58"E	67.08'
C32	67.10'	885.00'	4°20'38"	N12°17'20"E	67.08'
C33	72.99'	885.00'	4°43'31"	N07°45'16"E	72.97'
C34	25.38'	885.00'	1°38'36"	N04°34'12"E	25.38'
C35 OA	194.99'	742.00'	15°03'23"	N11°16'36"E	194.43'
C36	56.26'	742.00'	4°20'38"	N16°37'58"E	56.24'
C37	56.26'	742.00'	4°20'38"	N12°17'20"E	56.24'
C38	61.19'	742.00'	4°43'31"	N07°45'16"E	61.18'
C39	21.28'	742.00'	1°38'36"	N04°34'12"E	21.28'
C40	839.40'	370.00'	129°59'01"	N61°14'36"W	670.62'
C42	248.09'	370.00'	38°25'01"	N15°27'36"W	243.46'
C43	201.57'	395.00'	29°14'16"	N10°52'14"W	199.39'
C44	18.98'	395.00'	2°45'09"	N02°22'20"E	18.97'
C45	54.30'	395.00'	7°52'33"	N02°56'31"W	54.25'
C50	163.01'	538.00'	17°21'36"	N04°55'54"W	162.39'
C51	25.85'	538.00'	2°45'09"	N02°22'20"E	25.84'
C52	73.95'	538.00'	7°52'33"	N02°56'31"W	73.89'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C57	782.68'	345.00'	129°59'01"	N61°14'36"W	625.31'
C58	66.04'	345.00'	10°58'01"	N01°44'06"W	65.94'
C69	493.32'	202.00'	139°55'39"	N66°12'55"W	379.55'
C70	38.66'	202.00'	10°58'01"	N01°44'06"W	38.61'
C85	7.63'	30.00'	14°34'14"	N00°37'38"W	7.61'
C86	6.60'	30.00'	12°36'49"	N12°57'54"E	6.59'
C87	11.44'	26.43'	24°48'27"	N14°44'18"E	11.35'
C88	107.96'	742.00'	8°20'10"	N22°58'23"E	107.86'
C89	62.20'	742.00'	4°48'48"	N29°32'33"E	62.18'
C90	95.86'	742.00'	7°24'06"	N35°38'42"E	95.79'
C91	11.65'	30.00'	22°14'45"	N54°19'45"E	11.57'
C92	30.97'	30.00'	59°08'39"	S84°58'33"E	29.61'
C352	64.35'	1,078.00'	3°25'13"	N11°42'13"E	64.34'

LINE TABLE

LINE	BEARING	DISTANCE
L4	N67°20'42"W	38.36'
L6	N67°20'42"W	42.33'

SEE SHEET 2 OF 12 FOR KEY MAP

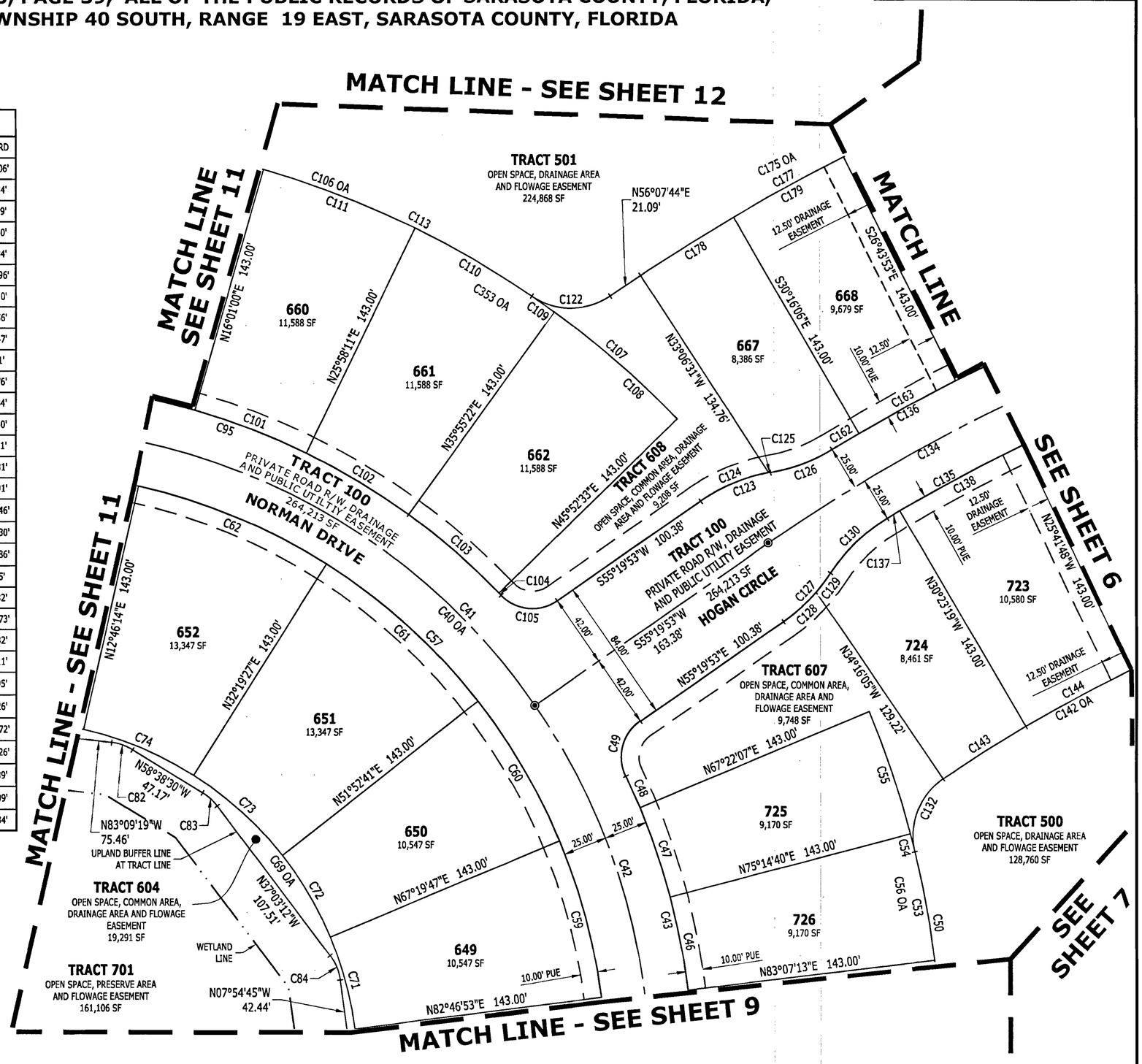
BOCA ROYALE UNIT 14 PHASE 2

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PLAT BOOK 56 PAGE 50

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C40	839.40'	370.00'	129°59'01"	N61°14'36"W	670.62'
C41	591.31'	370.00'	91°34'00"	N80°27'06"W	530.36'
C42	248.09'	370.00'	38°25'01"	N15°27'36"W	243.46'
C43	201.57'	395.00'	29°14'16"	N10°52'14"W	199.39'
C46	54.30'	395.00'	7°52'33"	N10°49'04"W	54.25'
C47	54.30'	395.00'	7°52'33"	N18°41'36"W	54.25'
C48	19.70'	395.00'	2°51'29"	N24°03'37"W	19.70'
C49	35.26'	25.00'	80°49'15"	S14°55'16"W	32.41'
C50	163.01'	538.00'	17°21'36"	N04°55'54"W	162.39'
C53	63.21'	538.00'	6°43'54"	N10°14'45"W	63.17'
C54	10.74'	538.00'	1°08'38"	N14°11'01"W	10.74'
C55	73.95'	538.00'	7°52'33"	N18°41'36"W	73.89'
C56	73.95'	538.00'	7°52'33"	N10°49'04"W	73.89'
C57	782.68'	345.00'	129°59'01"	N61°14'36"W	625.31'
C59	93.04'	345.00'	15°27'06"	N14°56'40"W	92.76'
C60	93.04'	345.00'	15°27'06"	N30°23'46"W	92.76'
C61	117.74'	345.00'	19°33'13"	N47°53'56"W	117.17'
C62	117.74'	345.00'	19°33'13"	N67°27'09"W	117.17'
C69	493.32'	202.00'	139°55'39"	N66°12'55"W	379.55'
C71	54.48'	202.00'	15°27'06"	N14°56'40"W	54.31'
C72	54.48'	202.00'	15°27'06"	N30°23'46"W	54.31'
C73	68.94'	202.00'	19°33'13"	N47°53'56"W	68.60'
C74	68.94'	202.00'	19°33'13"	N67°27'09"W	68.60'
C82	12.84'	30.00'	24°30'50"	N70°53'55"W	12.74'
C83	11.30'	30.00'	21°35'18"	N47°50'51"W	11.24'
C84	15.26'	30.00'	29°08'27"	N22°28'58"W	15.09'
C95	493.22'	395.00'	71°32'36"	N79°37'10"W	461.80'
C101	68.62'	395.00'	9°57'11"	N69°00'24"W	68.53'
C102	68.62'	395.00'	9°57'11"	N59°03'13"W	68.53'
C103	68.62'	395.00'	9°57'11"	N49°06'03"W	68.53'
C104	1.91'	395.00'	0°16'35"	N43°59'10"W	1.91'
C105	35.26'	25.00'	80°49'15"	S84°15'29"E	32.41'
C106	668.02'	538.00'	71°08'34"	N79°41'44"W	625.93'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C107	109.25'	538.00'	11°38'04"	N49°56'29"W	109.06'
C108	93.46'	538.00'	9°57'11"	N49°06'03"W	93.34'
C109	15.79'	538.00'	1°40'53"	N54°55'05"W	15.79'
C110	77.67'	538.00'	8°16'18"	N59°53'40"W	77.60'
C111	93.46'	538.00'	9°57'11"	N69°00'24"W	93.34'
C113	499.74'	538.00'	53°13'15"	N82°22'09"W	481.96'
C122	47.91'	40.00'	68°37'47"	N89°55'35"E	45.10'
C123	43.91'	100.00'	25°09'39"	S67°54'43"W	43.56'
C124	42.80'	100.00'	24°31'21"	S67°35'34"W	42.47'
C125	1.11'	100.00'	0°38'17"	S80°10'23"W	1.11'
C126	37.99'	100.00'	21°45'51"	N69°36'37"E	37.76'
C127	39.09'	100.00'	22°23'50"	N44°07'58"E	38.84'
C128	25.37'	100.00'	14°32'02"	N48°03'52"E	25.30'
C129	13.72'	100.00'	7°51'47"	N36°51'57"E	13.71'
C130	45.70'	100.00'	26°11'12"	S46°01'39"W	45.31'
C132	47.77'	39.48'	69°19'56"	S21°04'23"W	44.91'
C134	339.09'	1,000.00'	19°25'41"	S65°02'44"W	337.46'
C135	266.12'	975.00'	15°38'20"	S66°56'25"W	265.30'
C136	286.80'	1,025.00'	16°01'53"	S66°44'38"W	285.86'
C137	8.35'	975.00'	0°29'26"	S59°21'58"W	8.35'
C138	79.84'	975.00'	4°41'31"	S61°57'26"W	79.82'
C142	245.62'	832.00'	16°54'53"	S64°11'22"W	244.73'
C143	56.33'	832.00'	3°52'46"	S57°40'18"W	56.32'
C144	68.13'	832.00'	4°41'31"	S61°57'26"W	68.11'
C162	17.95'	1,025.00'	1°00'13"	S59°13'48"W	17.95'
C163	63.27'	1,025.00'	3°32'13"	S61°30'01"W	63.26'
C175	369.25'	1,168.00'	18°06'49"	S65°42'10"W	367.72'
C177	139.34'	1,168.00'	6°50'08"	S60°21'29"W	139.26'
C178	62.90'	1,168.00'	3°05'08"	S58°11'20"W	62.89'
C179	72.10'	1,168.00'	3°32'13"	S61°30'01"W	72.09'
C353	93.46'	538.00'	9°57'11"	N59°03'13"W	93.34'



PLAT LEGEND

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- LS = SURVEYOR NUMBER
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- ORB = OFFICIAL RECORD BOOK
- ORI = OFFICIAL RECORD INSTRUMENT
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- TYP = TYPICAL
- PUE = PUBLIC UTILITY EASEMENT
- N=XXXXX.XX / E=XXXXX.XX = STATE PLANE COORDINATE
- SXX-TXXS-RXXS = SECTION, TOWNSHIP, RANGE
- BM = BENCHMARK
- FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB#6638"
- FCM = FOUND 4"X4" CONCRETE MONUMENT "PRM LS#3979"
- FCR = FOUND 1/2" IRON ROD "PRM LB#2610" (UNLESS OTHERWISE NOTED)
- SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
- SIR = SET 1/2" IRON ROD AND CAP "PRM LB #2610"
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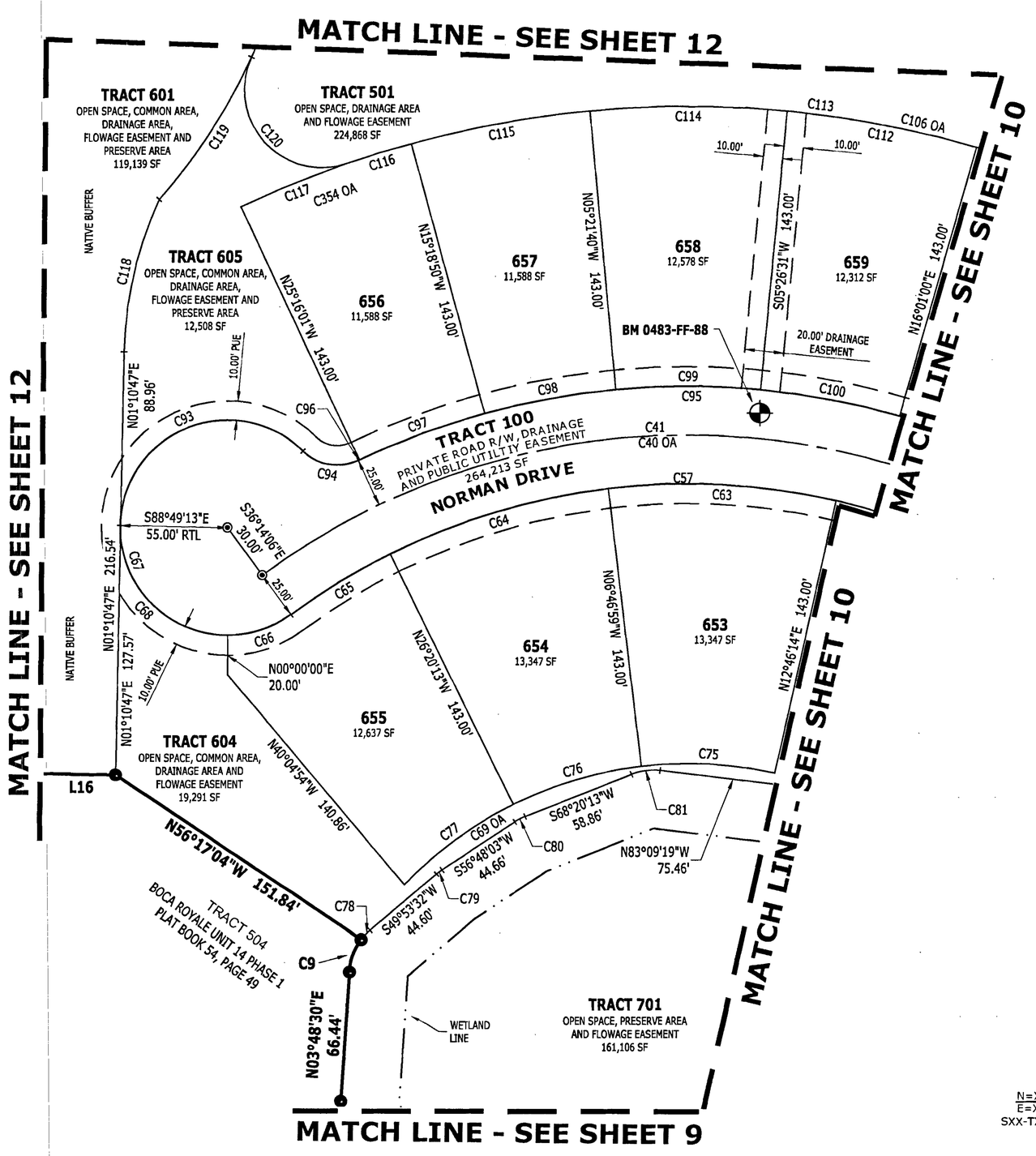
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SCALE: 1" = 50'

SEE SHEET 2 OF 12 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 2

BEING A REPLAT OF TRACT 704 AND TRACT 702 AND PORTIONS OF TRACT 301 AND TRACT 300 OF BOCA ROYALE UNIT 10 ACCORDING TO PLAT BOOK 43, PAGE 39, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 51



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C9	17.62'	30.00'	33°39'37"	N20°38'19"E	17.37'
C40	839.40'	370.00'	129°59'01"	N61°14'36"W	670.62'
C41	591.31'	370.00'	91°34'00"	N80°27'06"W	530.36'
C57	782.68'	345.00'	129°59'01"	N61°14'36"W	625.31'
C63	117.74'	345.00'	19°33'13"	N87°00'23"W	117.17'
C64	117.74'	345.00'	19°33'13"	S73°26'24"W	117.17'
C65	59.60'	345.00'	9°53'54"	S58°42'51"W	59.53'
C66	34.78'	55.00'	36°14'06"	N71°52'57"E	34.21'
C67	250.55'	55.00'	261°00'39"	S04°16'13"W	83.64'
C68	87.53'	55.00'	91°10'47"	S44°24'36"E	78.58'
C69	493.32'	202.00'	139°55'39"	N66°12'55"W	379.55'
C75	68.94'	202.00'	19°33'13"	N87°00'23"W	68.60'
C76	68.94'	202.00'	19°33'13"	S73°26'24"W	68.60'
C77	69.96'	202.00'	19°50'32"	S53°44'31"W	69.61'
C78	6.50'	30.00'	12°25'25"	S43°40'49"W	6.49'
C79	3.62'	30.00'	6°54'31"	S53°20'47"W	3.62'
C80	6.04'	30.00'	11°32'10"	S62°34'08"W	6.03'
C81	14.93'	30.00'	28°30'28"	S82°35'27"W	14.77'
C93	128.24'	55.00'	133°35'45"	S67°58'40"W	101.10'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C94	30.62'	25.00'	70°10'00"	S80°18'28"E	28.74'
C95	493.22'	395.00'	71°32'36"	N79°37'10"W	461.80'
C96	0.85'	395.00'	0°07'26"	S64°40'16"W	0.85'
C97	68.62'	395.00'	9°57'11"	S69°42'34"W	68.53'
C98	68.62'	395.00'	9°57'11"	S79°39'45"W	68.53'
C99	74.48'	395.00'	10°48'11"	N89°57'34"W	74.37'
C100	72.90'	395.00'	10°34'29"	N79°16'14"W	72.80'
C106	668.02'	538.00'	71°08'34"	N79°41'44"W	625.93'
C112	99.30'	538.00'	10°34'29"	N79°16'14"W	99.16'
C113	499.74'	538.00'	53°13'15"	N82°22'09"W	481.96'
C114	101.44'	538.00'	10°48'11"	N89°57'34"W	101.29'
C115	93.46'	538.00'	9°57'11"	S79°39'45"W	93.34'
C116	34.42'	538.00'	3°39'56"	S72°51'11"W	34.41'
C117	59.04'	538.00'	6°17'15"	S67°52'36"W	59.01'
C118	80.23'	195.00'	23°34'22"	N12°57'58"E	79.66'
C119	87.21'	295.07'	16°56'03"	N33°01'28"E	86.89'
C120	93.23'	40.00'	133°32'13"	S42°12'40"E	73.51'
C354	93.46'	538.00'	9°57'11"	S69°42'34"W	93.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N88°48'28"W	99.92'

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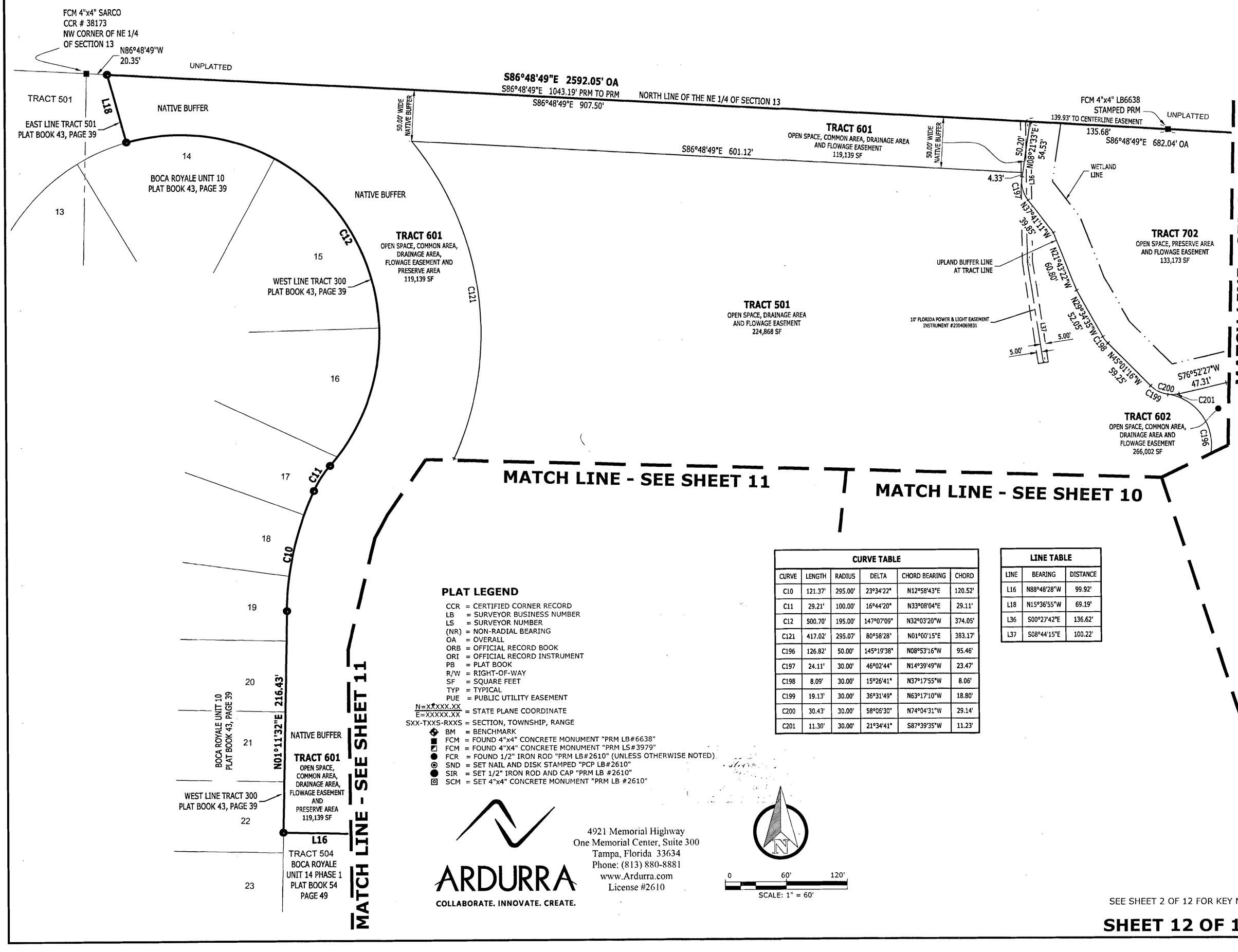
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SCALE: 1" = 50'

SEE SHEET 2 OF 12 FOR KEY MAP

BOCA ROYALE UNIT 14 PHASE 2

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PLAT BOOK 56 PAGE 52



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	121.37'	295.00'	23°34'22"	N12°58'43"E	120.52'
C11	29.21'	100.00'	16°44'20"	N33°08'04"E	29.11'
C12	500.70'	195.00'	147°07'09"	N32°03'20"W	374.05'
C121	417.02'	295.07'	80°58'28"	N01°00'15"E	383.17'
C196	126.82'	50.00'	145°19'38"	N08°53'16"W	95.46'
C197	24.11'	30.00'	46°02'44"	N14°39'49"W	23.47'
C198	8.09'	30.00'	15°26'41"	N37°17'55"W	8.06'
C199	19.13'	30.00'	36°31'49"	N63°17'10"W	18.80'
C200	30.43'	30.00'	58°06'30"	N74°04'31"W	29.14'
C201	11.30'	30.00'	21°34'41"	S87°39'35"W	11.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N88°48'28"W	99.92'
L18	N15°36'55"W	69.19'
L36	S00°27'42"E	136.62'
L37	S08°44'15"E	100.22'

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0 60' 120'
SCALE: 1" = 60'

SEE SHEET 2 OF 12 FOR KEY MAP