SURVEYORS AFFIDAVIT
INSTRUMENT: 202417976
RECORDING DATE: 12/26/2024
NOTATION DATE: 10/2/2025
DEPUTY CLERK: LFCB

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022143759 17 PG(S)
September 01, 2022 12:44:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 334
SHEET 1 OF 17 SHEETS

THE FLOODPLAIN DELINEATION MAP WAS RECORDED IN MAP BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A RESTRICTIVE COVENANT FOR OPEN SPACE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2022143158, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEACHWALK BY MANASOTA KEY IS RECORDED IN OFFICIAL RECORDS AS INSTRUMENT NUMBER #2021023812 AND SUBSEQUENTLY AMENDED BY AMENDMENT RECORDED IN INSTRUMENT NUMBER 2022143157, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE NOTICE TO PURCHASE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2022143156, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

RESERVATION OF 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 (2') FEET ALONG EACH SIDE AND REAR LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING 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.

ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THERE ARE HEREBY EXPRESSLY RESERVED TO FLORIDA POWER AND LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, FRONTIER, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, COMCAST OF WEST FLORIDA, INC., ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, AND ENGLEWOOD WATER DISTRICT, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGN, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THE EASEMENT SHOWN HEREON AND LABELED AS ENGLEWOOD WATER DISTRICT POTABLE WATERLINE 20' UTILITY EASEMENT IS HEREBY DEDICATED TO AND EXCLUSIVE USE OF ENGLEWOOD WATER DISTRICT FOR THE PURPOSES OF CONSTRUCTION, INSTALLATION, AND MAINTENANCE AND OPERATION OF THE POTABLE WATERLINE.

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 PLAT BOOK 56, PAGE 334, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 1 DAY OF September, A.D., 2022.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA

BY: Joanne Graves
DEPUTY CLERK

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

BY: Teri S. Owen DATE: 6-29-22
TERI S. OWEN, PSM 5928
SARASOTA COUNTY SURVEYOR

TERI S. OWEN — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

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 30 DAY OF August, A.D. 2022.

APPROVED:
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

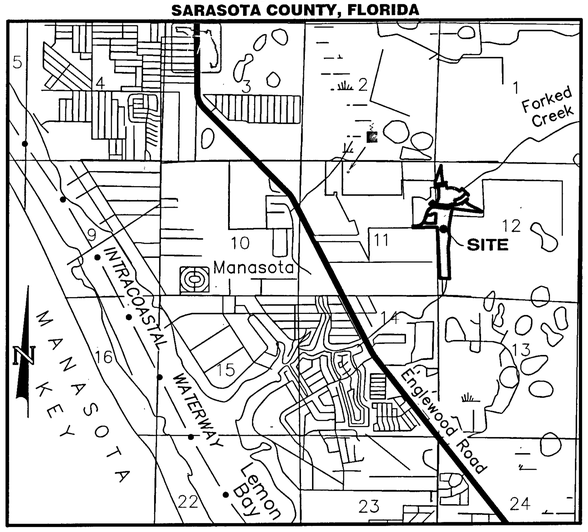
COUNTY ENGINEER — COUNTY ATTORNEY

PRESERVE AREA 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 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.

LOCATION MAP

NOT TO SCALE
SARASOTA COUNTY, FLORIDA



THIS PLAT IS SUBJECT TO:

1. NON-EXCLUSIVE, TEMPORARY EASEMENT AGREEMENT (PERMITTED FACILITY IMPROVEMENTS) BY AND BETWEEN BMG THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ENGLEWOOD WATER DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, RECORDED DECEMBER 18, 2018 IN OFFICIAL RECORDS INSTRUMENT NO. 2018163991, AS CORRECTED BY CORRECTIVE NON-EXCLUSIVE, TEMPORARY EASEMENT AGREEMENT (PERMITTED FACILITY IMPROVEMENTS) RECORDED MAY 20, 2019 IN OFFICIAL RECORDS INSTRUMENT NO. 2019066026, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. NON-EXCLUSIVE, TEMPORARY EASEMENT AGREEMENT (PERMITTED ENCROACHING IMPROVEMENTS) BY AND BETWEEN BMG THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ENGLEWOOD WATER DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, RECORDED DECEMBER 18, 2018 IN OFFICIAL RECORDS INSTRUMENT NO. 2018163992, AS CORRECTED BY CORRECTIVE NON-EXCLUSIVE, TEMPORARY EASEMENT AGREEMENT (PERMITTED ENCROACHING IMPROVEMENTS) RECORDED MAY 20, 2019 IN OFFICIAL RECORDS INSTRUMENT NO. 2019066027, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
3. NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT BY AND BETWEEN PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND BMG THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JANUARY 16, 2020 IN OFFICIAL RECORD INSTRUMENT NO. 2020007121, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
4. EASEMENT RESERVATION AND COVENANTS SET FORTH IN CORRECTIVE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2019066025, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS TO WELL SITES PW 3-50 AND PW 3-51.
5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEACHWALK BY MANASOTA KEY RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021023812, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
6. NOTICE OF CONDITIONS ENCUMBERING REAL PROPERTY PURSUANT TO SARASOTA COUNTY CODE OF ORDINANCES CHAPTER 94, AND ATTACHMENTS THERETO RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021032410, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED SURVEYOR/MAPPER, 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 UDC, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE INSTALLED ON APRIL 18TH, 2022. THE PERMANENT CONTROL POINTS (PCPS) AND BENCH MARKS (BMS) INSTALLATION WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE YEAR FROM THE DATE OF RECORDING.

GEOPOINT SURVEYING, INC.
(LICENSED BUSINESS NUMBER LB7768)
213 HOBBS STREET TAMPA, FLORIDA 33619

BY: DATE: 6/10/22
DAVID A. WILLIAMS, JR.
PROFESSIONAL LAND SURVEYOR NO. LS6423
CERTIFICATE OF AUTHORIZATION NO. LB7768

DAVID ALAN WILLIAMS JR. — LICENSE NUMBER 6423 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("OWNER"), CERTIFIES OWNERSHIP OF BEACHWALK BY MANASOTA KEY, PHASE 1F, AS SHOWN AND DESCRIBED HEREON., AND:

PRIVATE:
OWNER DOES HEREBY DEDICATE AND SET APART TRACTS 101, 510, 511, 519 THROUGH 521, 612, 622, 624, 625, 630, 634 THROUGH 639, 652, 654 THROUGH 658, 662, 704, 706, 709A, 710A, 805 THROUGH 807, 809, 810, 815A THROUGH 821A, AND 822, AS SHOWN AND DESCRIBED HEREON, FOR SAID USES AND PURPOSES TO BEACHWALK BY MANASOTA KEY HOMEOWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITH RESPONSIBILITY FOR MAINTENANCE, FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS WITHIN THE SUBDIVISION AND THEIR TENANTS BUT NOT MEMBERS OF THE GENERAL PUBLIC, GUESTS, LICENSEES, INVITEES BUT NOT MEMBERS OF THE GENERAL PUBLIC, 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:
OWNER FURTHER DEDICATES THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO THE COUNTY OF SARASOTA, FLORIDA FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF JUNE, A.D., 2022.

WITNESSES:
SIGNATURE OF WITNESS
STEVE PLATKE
PRINT NAME OF WITNESS
SIGNATURE OF WITNESS
WALTER GRASSMAN
PRINT NAME OF WITNESS

PULTE HOME COMPANY, LLC

BY: PULTE HOME COMPANY, LLC
BY: MICHAEL WOOLERY,
VICE PRESIDENT - LAND ACQUISITION
SOUTHWEST FLORIDA DIVISION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BY MEANS OF (__) PHYSICAL PRESENCE OR (__) ONLINE NOTARIZATION, BY MICHAEL WOOLERY AS VICE PRESIDENT - LAND ACQUISITION SOUTHWEST FLORIDA DIVISION OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF June, A.D., 2022.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 7/12/2024

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

SURVEYORS NOTES:

1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM RTK NETWORK, AND IS REFERENCED TO NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS, "5006 AA8040" AND "BEE RIDGE AG8276".
2. ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.
3. THE REFERENCE BENCHMARK UTILIZED IS A UNITED STATES COAST GEODETIC SURVEY DISK SET IN TOP OF CONCRETE MONUMENT, STAMPED: "BEE RIDGE RM 2", PUBLISHED ELEVATION = 25.36 FEET (NGVD 88), "BEE RIDGE", PUBLISHED ELEVATION = 24.50 FEET (NGVD 88).
4. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY OF SAID BEACHWALK BY MANASOTA KEY, PHASES 1A-1B-1E, SARASOTA COUNTY, FLORIDA, HAVING A GRID BEARING OF N.02°59'58"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

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.

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

TRACT DESIGNATION TABLE

TRACT	USAGE	OWNER/ MAINTENANCE	AREA (SF)
101	PRIVATE ROAD RIGHT-OF-WAY, GUARDHOUSE, WALL/FENCE, SIGN, DRAINAGE, AND PUBLIC UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A.	101,157
510	COMMON AREA, LAKE, LAKE MAINTENANCE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A.	165,302
511	COMMON AREA, LAKE, LAKE MAINTENANCE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	77,516
519	COMMON AREA, LAKE, LAKE MAINTENANCE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	80,429
520	COMMON AREA, LAKE, LAKE MAINTENANCE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	45,951
521	COMMON AREA, LAKE, LAKE MAINTENANCE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	50,780
612	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	31,633
622	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	7,178
624	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	25,062
625	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	36,570
630	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	5,472
634	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	7,493
635	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	1,962
636	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	1,048
637	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	11,386
638	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	11,385
639	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	57,239
652	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A.	133,404
654	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	2,057
655	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A.	174,549
656	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	5,666
657	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	3,722
658	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	115,942
662	COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H O A	7,043
704	PRESERVE AREA	BEACHWALK BY MANASOTA KEY H O A.	240,945
706	PRESERVE AREA	BEACHWALK BY MANASOTA KEY H O A	167,844
709A	PRESERVE AREA	BEACHWALK BY MANASOTA KEY H O A	82,926
710A	PRESERVE AREA	BEACHWALK BY MANASOTA KEY H O A.	23,358
805	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A	24,023
806	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A	555
807	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A	33,641
809	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A	1,336
810	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A	86,640
815A	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A	36,295
816A	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A.	13,092
817A	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A	7,992
818A	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A.	54,580
819A	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A.	13,167
820A	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A.	9,832
821A	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A	35,576
822	CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H O A	7

REGARDING TRACT OWNERSHIP, TRACTS DESIGNATED AS OWNED BY BEACHWALK BY MANASOTA KEY H.O.A. MEANS THAT PULTE HOME COMPANY LLC WILL CONVEY SUCH TRACTS TO THE BEACHWALK BY MANASOTA KEY HOMEOWNERS ASSOCIATION, INC.

DESCRIPTION

BEACHWALK BY MANASOTA KEY, PHASE 1F

A parcel of land lying in Section 11, Township 40 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows

BEGIN at the Northeast corner of BEACHWALK BY MANASOTA KEY, PHASES 1A-1B-1E, according to the plat thereof, recorded in Plat Book 55, Page 38, of the Public Records of Sarasota County, Florida, run thence along the South boundary of that certain parcel of land described in Official Records Instrument Number 2021169716, of the Public Records of Sarasota County, Florida, S.88°43'42"E., a distance of 22.32 feet to the Southeast corner thereof, thence along the Easterly boundary of said certain parcel of land described in Official Records Instrument Number 2021169716, N.19°50'30"E., a distance of 629.09 feet to a point on the Westerly boundary of BEACHWALK BY MANASOTA KEY, PHASES 1C-1D, according to the plat thereof, recorded in Plat Book 55, Page 233, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary of BEACHWALK BY MANASOTA KEY, PHASES 1C-1D, the following six (6) courses 1) Southerly, 567.47 feet along the arc of a non-tangent curve to the left having a radius of 2600 00 feet and a central angle of 12°30'19" (chord bearing S.05°36'26"E , 566.34 feet) to a point of reverse curvature; 2) Southerly, 110.35 feet along the arc of a reverse curve to the right having a radius of 2742.00 feet and a central angle of 02°18'21" (chord bearing S.10°42'25"E , 110 34 feet), 3) N.80°26'45"E., a distance of 129.73 feet; 4) Southwesterly, 36.15 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 82°51'19" (chord bearing S.40°15'11"W., 33 08 feet) to a point of tangency; 5) S.81°40'51"W., a distance of 383.41 feet to a point of curvature; 6) Westerly, 32.69 feet along the arc of a tangent curve to the left having a radius of 100.00 feet and a central angle of 18°43'47" (chord bearing S.72°18'57"W., 32.54 feet) to a point on the Easterly boundary of aforesaid plat of BEACHWALK BY MANASOTA KEY, PHASES 1A-1B-1E; thence along said Easterly boundary of BEACHWALK BY MANASOTA KEY, PHASES 1A-1B-1E N.02°59'58"W., a distance of 150.08 feet to the **POINT OF BEGINNING**.

Containing 2.622 acres, more or less,

TOGETHER WITH:

A parcel of land lying in Sections 11 and 12, Township 40 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of Lot 245, BEACHWALK BY MANASOTA KEY, PHASES 1C-1D, according to the plat thereof, recorded in Plat Book 55, Page 233, of the Public Records of Sarasota County, Florida, run thence along the Northerly, Easterly, Southerly, and Westerly boundary of that certain parcel of land referred to Less and Except #1, as shown on said plat of BEACHWALK BY MANASOTA KEY, PHASES 1C-1D, the following thirty-two courses: 1) S.15°22'24"E., a distance of 130.00 feet; 2) Easterly, 27.85 feet along the arc of a non-tangent curve to the left having a radius of 230.00 feet and a central angle of 06°56'15" (chord bearing N.71°09'28"E., 27.83 feet); 3) Easterly, 27.36 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 15°40'29" (chord bearing N.75°31'35"E., 27.27 feet); 4) Easterly, 470.40 feet along the arc of a compound curve to the right having a radius of 580.00 feet and a central angle of 46°28'06" (chord bearing S.73°24'07"E., 457.61 feet); 5) N 39°50'33"E , a distance of 129 98 feet; 6) Southeasterly, 38.47 feet along the arc of a non-tangent curve to the right having a radius of 725 00 feet and a central angle of 03°02'26" (chord bearing S 48°38'36"E., 38 47 feet); 7) S.47°07'23"E., a distance of 295.56 feet, 8) Southerly, 37 43 feet along the arc of a tangent curve to the right having a radius of 25 00 feet and a central angle of 85°47'00" (chord bearing S.04°13'53"E., 34.03 feet), 9) N.51°20'23"W., a distance of 130.00 feet; 10) Southwesterly, 36 35 feet along the arc of a non-tangent curve to the left having a radius of 785 00 feet and a central angle of 02°39'10" (chord bearing S 37°20'02"W., 36.34 feet); 11) Southwesterly, 478.56 feet along the arc of a reverse curve to the right having a radius of 620.00 feet and a central angle of 44°13'31" (chord bearing S 58°07'12"W., 466 77 feet); 12) S.09°46'03"E., a distance of 130.00 feet; 13) Westerly, 51.77 feet along the arc of a non-tangent curve to the right having a radius of 750.00 feet and a central angle of 03°57'17" (chord bearing S.82°12'36"W., 51.76 feet); 14) Westerly, 12.57 feet along the arc of a compound curve to the right having a radius of 100.00 feet and a central angle of 07°12'06" (chord bearing S.87°47'17"W , 12.56 feet), 15) Westerly, 153.69 feet along the arc of a reverse curve to the left having a radius of 315.00 feet and a central angle of 27°57'18" (chord bearing S 77°24'41"W., 152.17 feet); 16) Westerly, 146.91 feet along the arc of a reverse curve to the right having a radius of 250.00 feet and a central angle of 33°40'11" (chord bearing S.80°16'08"W., 144 81 feet); 17) N 82°53'46"W , a distance of 417.83 feet, 18) Westerly, 174 93 feet along the arc of a tangent curve to the left having a radius of 355.00 feet and a central angle of 28°13'58" (chord bearing S 82°59'15"W., 173.16 feet); 19) Westerly, 32.87 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 75°19'24" (chord bearing N.73°28'02"W , 30.55 feet); 20) Northwesterly, 18.23 feet along the arc of a reverse curve to the left having a radius of 775 00 feet and a central angle of 01°20'53" (chord bearing N.36°28'47"W , 18.23 feet); 21) Northerly, 37.71 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 86°25'00" (chord bearing N 06°03'17"E., 34.23 feet), 22) N.49°15'47"E., a distance of 135 94 feet; 23) S.40°44'13"E., a distance of 130.00 feet; 24) N.49°15'47"E., a distance of 41.16 feet, 25) Northeasterly, 274.83 feet along the arc of a tangent curve to the left having a radius of 330.00 feet and a central angle of 47°42'59" (chord bearing N.25°24'18"E., 266.95 feet); 26) Northerly, 361.14 feet along the arc of a compound curve to the left having a radius of 2542.00 feet and a central angle of 08°08'24" (chord bearing N.02°31'24"W., 360.84 feet); 27) S.83°24'24"W., a distance of 130 00 feet; 28) Northerly, 8 32 feet along the arc of a non-tangent curve to the left having a radius of 2412.00 feet and a central angle of 00°11'51" (chord bearing N 06°41'31"W , 8.32 feet); 29) Northerly, 25 30 feet along the arc of a non-tangent curve to the right having a radius of 25 17 feet and a central angle of 57°34'58" (chord bearing N.22°12'58"E., 24.25 feet); 30) Northeasterly, 13.29 feet along the arc of a non-tangent curve to the right having a radius of 25 00 feet and a central angle of 30°27'28" (chord bearing N.66°27'07"E , 13 13 feet); 31) N.81°40'51"E , a distance of 402 35 feet; 32) Easterly, 12.31 feet along the arc of a tangent curve to the left having a radius of 100 00 feet and a central angle of 07°03'15" (chord bearing N 78°09'13"E., 12 30 feet) to the **POINT OF BEGINNING**.

Containing 13 915 acres, more or less;

TOGETHER WITH.

A parcel of land lying in Sections 11 and 12, Township 40 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the East 1/4 corner of said Section 11, run thence along the South boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 11, S.89°17'32"W., a distance of 937.65 feet to the Southeast corner of BEACHWALK BY MANASOTA KEY, PHASES 1A-1B-1E, according to the plat thereof, recorded in Plat Book 55, Page 38, of the Public Records of Sarasota County, Florida; thence along the East boundary of said BEACHWALK BY MANASOTA KEY, PHASES 1A-1B-1E, N.00°42'32"W , a distance of 71.12 feet to the Southwest corner of BEACHWALK BY MANASOTA KEY, PHASES 1C-1D, according to the plat thereof, recorded in Plat Book 55, Page 233, of the Public Records Sarasota County, Florida; thence along the Southerly boundary of said BEACHWALK BY MANASOTA KEY, PHASES 1C-1D, the following thirty-four (34) courses. 1) N.89°48'50"E., a distance of 134 17 feet; 2) Northeasterly, 399.57 feet along the arc of a tangent curve to the left having a radius of 325 00 feet and a central angle of 70°26'34" (chord bearing N 54°35'33"E., 374.88 feet); 3) N.19°22'16"E., a distance of 9.58 feet; 4) Northeasterly, 28 98 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.52°34'56"E., 27.39 feet); 5) S.19°22'16"W., a distance of 127.91 feet, 6) S.70°37'44"E., a distance of 28.56 feet; 7) Easterly, 108.64 feet along the arc of a tangent curve to the left having a radius of 310.00 feet and a central angle of 20°04'48" (chord bearing S 80°40'08"E., 108.09 feet), 8) N 89°17'28"E., a distance of 318.49 feet; 9) N.00°42'32"W., a distance of 155.00 feet; 10) N 89°17'28"E., a distance of 9.37 feet; 11) N 00°42'32"W., a distance of 204 87 feet; 12) Westerly, 180 05 feet along the arc of a non-tangent curve to the left having a radius of 183.00 feet and a central angle of 56°22'17" (chord bearing S.75°58'18"W., 172 87 feet); 13) Westerly, 28.98 feet along the arc of a reverse curve to the right having a radius of 40.00 feet and a central angle of 41°30'18" (chord bearing S.68°32'19"W., 28.35 feet); 14) S.89°17'28"W., a distance of 133.13 feet, 15) N.70°37'44"W., a distance of 18.56 feet; 16) S 19°22'19"W., a distance of 130 00 feet; 17) Northwesterly, 39.27 feet along the arc of a non-tangent curve to the right having a radius of 25 00 feet and a central angle of 90°00'00" (chord bearing N.25°37'44"W., 35 36 feet); 18) N.19°22'16"E., a distance of 236.82 feet, 19) Northeasterly, 373.09 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 77°43'58" (chord bearing N.58°14'15"E., 345 13 feet); 20) S.82°53'46"E., a distance of 443.35 feet; 21) Northeasterly, 264.16 feet along the arc of a tangent curve to the left having a radius of 255 00 feet and a central angle of 59°21'15" (chord bearing N.67°25'36"E , 252 51 feet); 22) Northeasterly, 36.99 feet along the arc of a reverse curve to the right having a radius of 50 00 feet and a central angle of 42°23'00" (chord bearing N 58°56'29"E., 36 15 feet); 23) Easterly, 21.14 feet along the arc of a compound curve to the right having a radius of 225 00 feet and a central angle of 05°23'04" (chord bearing N.82°49'31"E., 21.14 feet); 24) Easterly, 310 93 feet along the arc of a reverse curve to the left having a radius of 800 00 feet and a central angle of 22°16'06" (chord bearing N.74°22'59"E., 308.97 feet); 25) S.27°23'44"E., a distance of 36.00 feet, 26) N.62°36'16"E , a distance of 18 00 feet; 27) N 27°23'44"W., a distance of 36.00 feet; 28) Northeasterly, 231.31 feet along the arc of a non-tangent curve to the left having a radius of 800 00 feet and a central angle of 16°34'00" (chord bearing N 53°40'35"E , 230.51 feet); 29) Easterly, 36.51 feet along the arc of a reverse curve to the right having a radius of 25 00 feet and a central angle of 83°39'49" (chord bearing N.87°13'30"E., 33.35 feet); 30) Southeasterly, 7.34 feet along the arc of a reverse curve to the left having a radius of 1325.00 feet and a central angle of 00°19'02" (chord bearing S 51°06'07"E., 7.34 feet); 31) S.38°44'22"W., a distance of 130.00 feet; 32) Southeasterly, 390.63 feet along the arc of a non-tangent curve to the left having a radius of 1455.00 feet and a central angle of 15°22'57" (chord bearing S 58°57'07"E., 389.46 feet); 33) Southeasterly, 331.03 feet along the arc of a reverse curve to the right having a radius of 1790 00 feet and a central angle of 10°35'46" (chord bearing S.61°20'43"E , 330 56 feet); 34) S 19°28'34"W., a distance of 42.20 feet to the Northeast corner of TRACT 616, BEACHWALK BY MANASOTA KEY, PHASES 2A-2B, according to the plat thereof, recorded in Plat Book 56, Page 190, of the Public Records of Sarasota County, Florida; thence along the Northerly boundary of said BEACHWALK BY MANASOTA KEY, PHASES 2A-2B, N 82°14'09"W., a distance of 1133.21 feet to the Northwest corner thereof; thence along the Westerly boundary of said BEACHWALK BY MANASOTA KEY, PHASES 2A-2B, the following seven (7) courses: 1) S.10°15'52"W., a distance of 394.02 feet; 2) S.09°42'41"W , a distance of 238.44 feet; 3) S.07°15'23"W., a distance of 114.60 feet; 4) S.00°45'53"W., a distance of 180 86 feet; 5) S.12°19'28"E., a distance of 158.45 feet; 6) S.07°28'16"W., a distance of 444.89 feet; 7) S 02°30'12"E., a distance of 1198.22 feet to the Southwest corner of aforesaid BEACHWALK BY MANASOTA KEY, PHASES 2A-2B; thence along the Southerly boundary of that certain parcel of land described in Official Records Instrument 2020007120, of the Public Records of Sarasota County, Florida, N.86°51'25"W., a distance of 376.84 feet to a point on the East boundary of the Southeast 1/4 of aforesaid Section 11; thence along said East boundary of the Southeast 1/4 of Section 11, N.03°00'28"W., a distance of 1965.74 feet to the **POINT OF BEGINNING.**

Containing 38.112 acres, more or less.

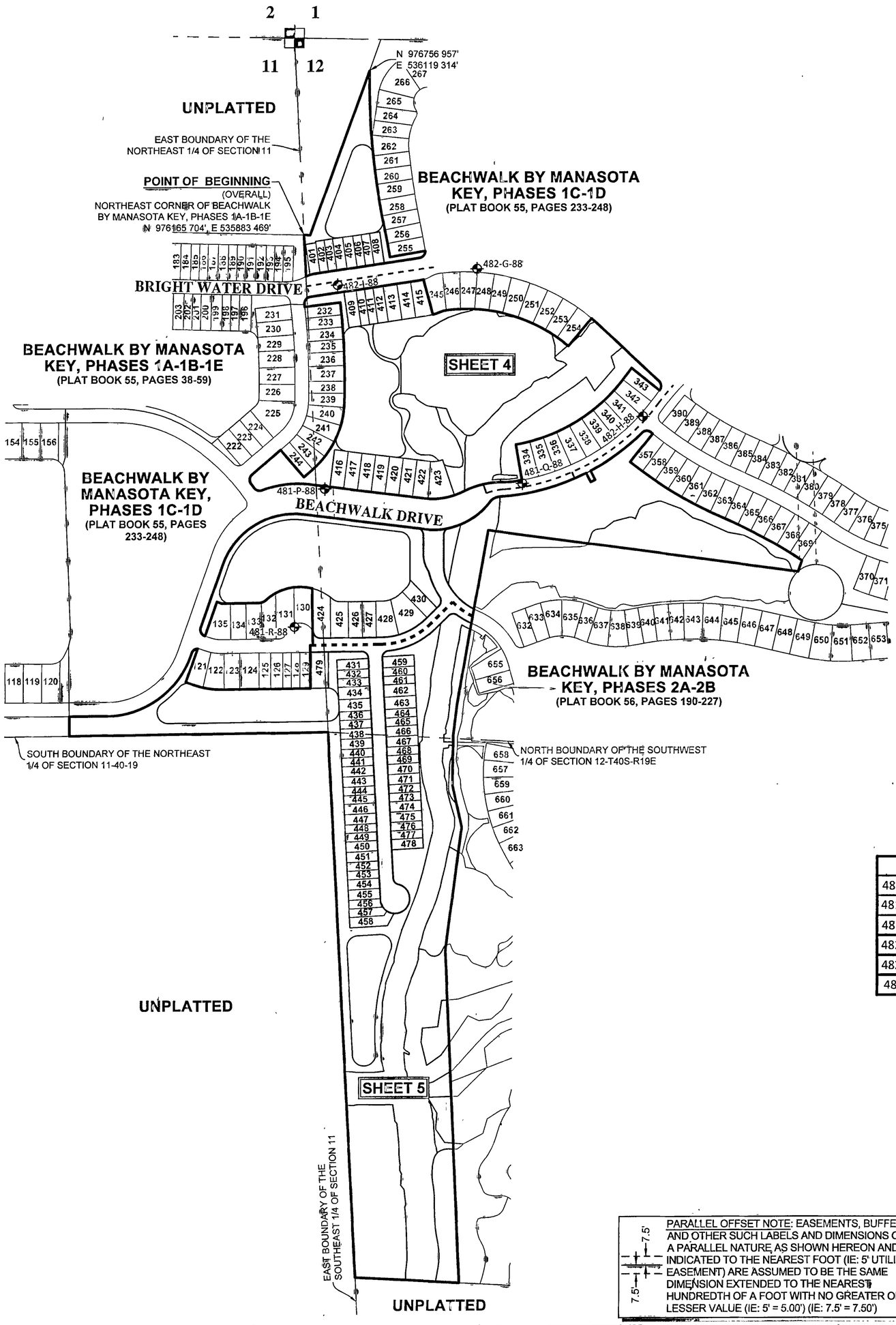
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
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Fax: (813) 248-2266
Licensed Business Number LB 7768

BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 336

SHEET 3 OF 17 SHEETS



GRID NORTH

SCALE 1" = 300'

0 150 300 600

SEE NOTE ON SHEET 1 OF 17 FOR BASIS OF BEARINGS

KEY SHEET

NOTE REFER TO ADDITIONAL KEY MAPS ON SHEETS 4 & 5

BENCHMARK TABLE	
481-P-88	SET MAG NAIL AND DISK, STAMPED 481-P-88
481-Q-88	SET MAG NAIL AND DISK, STAMPED 481-Q-88
481-R-88	SET MAG NAIL AND DISK, STAMPED 481-R-88
482-G-88	SET MAG NAIL AND DISK, STAMPED 482-G-88
482-H-88	SET MAG NAIL AND DISK, STAMPED 482-H-88
482-I-88	SET MAG NAIL AND DISK, STAMPED 482-I-88

PLAT BENCHMARK INFORMATION:

BM ----- BENCHMARK (ELEVATION REFERENCE)

----- BENCHMARK LOCATION

LOCATION OF READING

XXX-X

LEGEND:

- ■ ----- Indicates Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- □ ----- Indicates Found (P.R M) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- ○ ----- Indicates Found (P.R M) Permanent Reference Monument - Iron Rod and Cap, stamped LB7768 PRM, unless otherwise noted
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- ◉ ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP, unless otherwise noted.

O.R.I. ----- Official Records Instrument
(NR) ----- Non-Radial
SF ----- Square Feet
P.U.E ----- Public Utility Easement
P.D.E. ----- Private Drainage Easement
P.F.E. ----- Public Flowage Easement

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 337

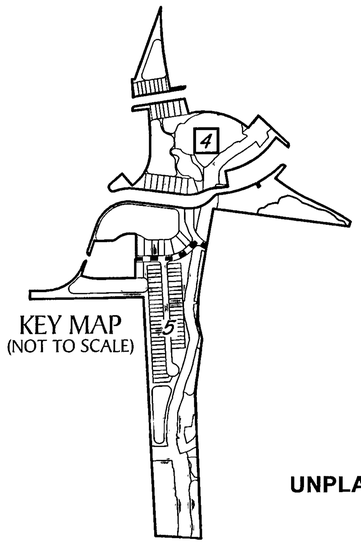
SHEET 4 OF 17 SHEETS

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2600.00'	12°30'19"	567.47'	566.34'	S05°36'26"E
C2	2742.00'	2°18'21"	110.35'	110.34'	S10°42'25"E
C3	25.00'	82°51'19"	36.15'	33.08'	S40°15'11"W
C4	100.00'	18°43'47"	32.69'	32.54'	S72°18'57"W
C5	100.00'	7°03'15"	12.31'	12.30'	N78°09'13"E
C6	230.00'	6°56'15"	27.85'	27.83'	N71°09'28"E
C7	100.00'	15°40'29"	27.36'	27.27'	N75°31'35"E
C8	580.00'	46°28'06"	470.40'	457.61'	S73°24'07"E
C9	725.00'	3°02'26"	38.47'	38.47'	S48°38'36"E
C10	25.00'	85°47'00"	37.43'	34.03'	S04°13'53"E
C11	785.00'	2°39'10"	36.35'	36.34'	S37°20'02"W
C12	620.00'	44°13'31"	478.56'	466.77'	S58°07'12"W
C13	750.00'	3°57'17"	51.77'	51.76'	S82°12'36"W
C14	100.00'	7°12'06"	12.57'	12.56'	S87°47'17"W
C15	315.00'	27°57'18"	153.69'	152.17'	S77°24'41"W
C16	250.00'	33°40'11"	146.91'	144.81'	S80°16'08"W
C17	355.00'	28°13'58"	174.93'	173.16'	S82°59'15"W
C18	25.00'	75°19'24"	32.87'	30.55'	N73°28'02"W
C19	775.00'	1°20'53"	18.23'	18.23'	N36°28'47"W
C20	25.00'	86°25'00"	37.71'	34.23'	N06°03'17"E
C21	330.00'	47°42'59"	274.83'	266.95'	N25°24'18"E
C22	2542.00'	8°08'24"	361.14'	360.84'	N02°31'24"W
C23	2412.00'	0°11'51"	8.32'	8.32'	N06°41'31"W
C24	25.17'	57°34'58"	25.30'	24.25'	N22°12'58"E
C25	25.00'	30°27'28"	13.29'	13.13'	N66°27'07"E
C29	183.00'	56°22'17"	180.05'	172.87'	S75°58'18"W
C30	40.00'	41°30'18"	28.98'	28.35'	S68°32'19"W
C31	25.00'	90°00'00"	39.27'	35.36'	N25°37'44"W
C32	275.00'	77°43'58"	373.09'	345.13'	N58°14'15"E
C33	255.00'	59°21'15"	264.16'	252.51'	N67°25'36"E
C34	50.00'	42°23'00"	36.99'	36.15'	N58°56'29"E
C35	225.00'	5°23'04"	21.14'	21.14'	N82°49'31"E
C36	800.00'	22°16'06"	310.93'	308.97'	N74°22'59"E
C37	800.00'	16°34'00"	231.31'	230.51'	N53°40'35"E
C38	25.00'	83°39'49"	36.51'	33.35'	N87°13'30"E
C39	1325.00'	0°19'02"	7.34'	7.34'	S51°06'07"E
C40	1455.00'	15°22'57"	390.63'	389.46'	S58°57'07"E
C41	1790.00'	10°35'46"	331.03'	330.56'	S61°20'43"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S88°43'42"E	22.32'
L2	N80°26'45"E	129.73'
L3	S81°40'51"W	383.41'
L4	N02°59'58"W	150.08'
L5	N81°40'51"E	402.35'
L6	S15°22'24"E	130.00'
L7	N39°50'33"E	129.98'
L8	N51°20'23"W	130.00'
L9	S09°46'03"E	180.00'
L10	N49°15'47"E	135.94'
L11	S40°44'13"E	130.00'
L12	N49°15'47"E	41.16'
L13	S83°24'24"W	130.00'
L14	S27°23'44"E	36.00'
L15	N62°36'16"E	18.00'
L16	N27°23'44"W	36.00'
L17	S38°44'22"W	130.00'
L22	N89°17'28"E	9.37'
L23	N00°42'32"W	204.87'
L24	S89°17'28"W	133.13'
L25	N70°37'44"W	18.56'
L26	S19°22'19"W	130.00'



LEGEND:

- ■ ----- Indicates Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- □ ----- Indicates Found (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- ○ ----- Indicates Found (P.R.M.) Permanent Reference Monument - Iron Rod and Cap, stamped LB7768 PRM, unless otherwise noted
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- ◐ ----- Indicates Set (P.R.M.) Permanent Reference Monument - Mag Nail & Disk, stamped LB7768 PRM
- ◉ ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP, unless otherwise noted.

O.R.I. ---- Official Records Instrument
(NR) ---- Non-Radial
SF ---- Square Feet
P.U.E. ---- Public Utility Easement
P.D.E. ---- Private Drainage Easement
P.F.E. ---- Public Flowage Easement

KEY SHEET

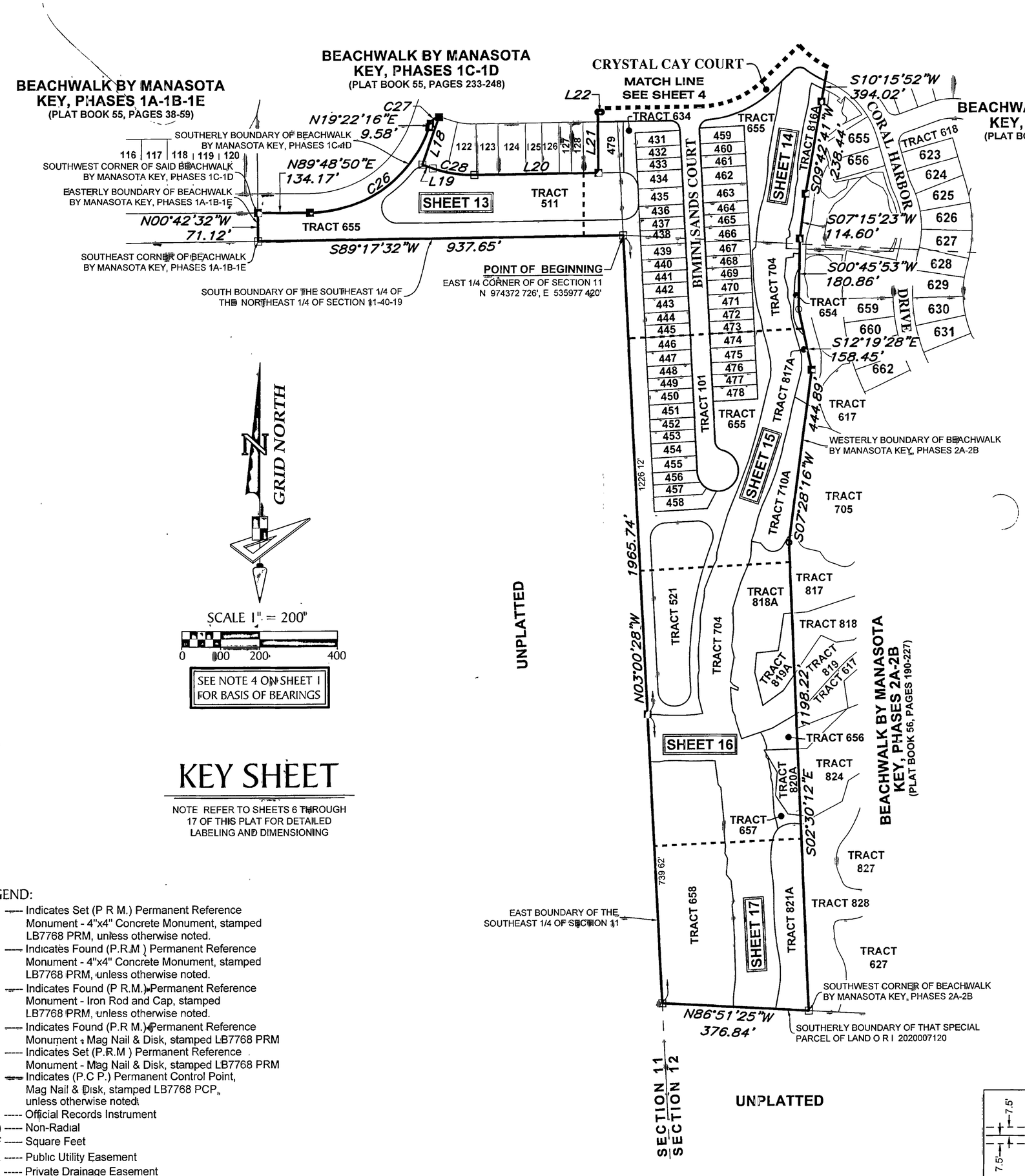
NOTE: REFER TO SHEETS 6 THROUGH 17 OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



LINE DATA TABLE

NO.	BEARING	LENGTH
L18	S19°22'16"W	127 91'
L19	S70°37'44"E	28 56'
L20	N89°17'28"E	318 49'
L21	N00°42'32"W	155 00'
L22	N89°17'28"E	9 37'

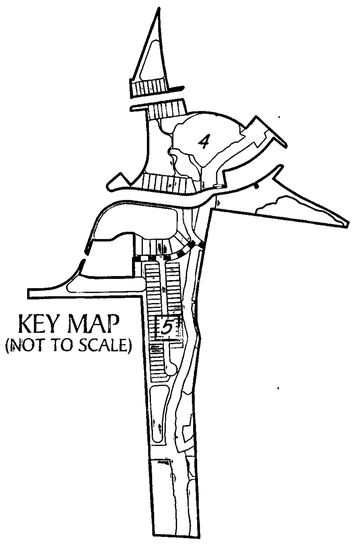
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C26	325 00'	70°26'34"	399 57'	374 88'	N54°35'33"E
C27	25 00'	66°25'19"	28 98'	27.39'	N52°34'56"E
C28	310 00'	20°04'48"	108 64'	108 09'	S80°40'08"E

SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

KEY SHEET

NOTE REFER TO SHEETS 6 THROUGH 17 OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING



LEGEND:

- ■ ---- Indicates Set (P R M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- □ ---- Indicates Found (P.R.M) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
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O R I. ----- Official Records Instrument
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P.D.E. ----- Private Drainage Easement
P.F.E. ----- Public Flowage Easement

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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Licensed Business Number LB 7768

BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2600 00'	12°30'19"	567 47'	566 34'	S05°36'26"E
C2	2742 00'	2°18'21"	110 35'	110.34'	S10°42'25"E
C3	25 00'	82°51'19"	36 15'	33 08'	S40°15'11"W
C4	100 00'	18°43'47"	32 69'	32.54'	S72°18'57"W
C67	211 67'	5°02'17"	18 61'	18 61'	N79°27'09"E
C68	100 01'	8°41'54"	15 18'	15 17'	S67°18'01"W
C69	100 02'	10°01'43"	17.51'	17.48'	S76°39'57"W
C70	40 00'	154°07'48"	107 60'	77.97'	N83°05'36"W
C71	40 00'	118°09'39"	82.49'	68 63'	S39°14'20"E
C72	40.00'	92°55'45"	64 88'	58 00'	N35°12'58"E
C73	2600 00'	0°36'41"	27 75'	27.75'	S11°33'15"E
C74	2600 00'	5°13'12"	236 87'	236 79'	S08°38'18"E
C75	2600 00'	6°40'26"	302 85'	302 68'	S02°41'30"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S88°43'42"E	22 32'
L2	N80°26'45"E	129 73'
L3	S81°40'51"W	383 44'
L4	N02°59'58"W	150 08'
L31	N81°40'51"E	18 61'
L32	S81°40'51"W	22 58'

SECTION 11 / SECTION 12

UNPLATTED

N 976756 957"
E 536119 314'

TRACT 627
COMMON AREA, LANDSCAPE WALL/FENCE & PRIVATE DRAINAGE EASEMENT

TRACT 612
COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT

N19°50'30"E 629.09'

EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND O.R.I 2021169716

EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 11

SOUTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND O.R.I 2021169716

SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND O.R.I 2021169716

TRACT 612
COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT

S19°50'30"W 272.71'

EASTERLY BOUNDARY OF BEACHWALK BY MANASOTA KEY, PHASES 1C-1D

TRACT 520
COMMON AREA; LAKE; LAKE MAINTENANCE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT

BEACHWALK BY MANASOTA KEY, PHASES 1C-1D
(PLAT BOOK 55, PAGES 233-248)

C75 · C70 · C1 · C74 · C72 · C73 · C71 · C2 · C3 · C4

267 · 266 · 265 · 264 · 263 · 262 · 261 · 260 · 259 · 258 · 257 · 256 · 255

10' P U E · 10' P.U.E. · 20' P D E

CORAL SHORE DRIVE

TRACT 104
PRIVATE ROAD RIGHT-OF-WAY, SIGN, GUARDHOUSE, WALL/FENCE, SIGN, DRAINAGE, AND PUBLIC UTILITY EASEMENT

GRID NORTH

SCALE 1" = 50'
0 25 50 100

SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

POINT OF BEGINNING
NORTHEAST CORNER OF BEACHWALK BY MANASOTA KEY, PHASES 1A-1B-1E
N 976165 704', E 535883 469'

TRACT 612
COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT

BEACHWALK BY MANASOTA KEY, PHASES 1A-1B-1E
(PLAT BOOK 55, PAGES 38-59)

193 · 194 · 195

EASTERLY BOUNDARY OF BEACHWALK BY MANASOTA KEY, PHASES 1A-1B-1E (BASIS OF BEARINGS)

L1 · L2 · L3 · L4 · L31 · L32

N81°40'51"E 82.58' · 5 00' · 31 00' · 37.00' · 130 04' · 31.00' · 37 20'

401 4,097 SF± · 402 3,565 SF± · 403 3,565 SF± · 404 4,255 SF± · 405 4,255 SF± · 406 3,565 SF± · 407 3,565 SF± · 408 4,278 SF±

N08°19'09"W (NR) 110.80' · N08°19'09"W 110 00' · 115.00'

TRACT 630
COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT

128 43'

BRIGHT WATER DRIVE
TRACT 104
PRIVATE ROAD RIGHT-OF-WAY, GUARDHOUSE, WALL/FENCE SIGN, DRAINAGE, AND PUBLIC UTILITY EASEMENT

BEACHWALK BY MANASOTA KEY, PHASES 1C-1D
(PLAT BOOK 55, PAGES 233-248)

MATCH LINE SEE SHEET 7

LEGEND:

- ■ —— Indicates Set (P R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- □ —— Indicates Found (P.R M) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- ○ —— Indicates Found (P.R.M.) Permanent Reference Monument - Iron Rod and Cap, stamped LB7768 PRM, unless otherwise noted.
- ○ —— Indicates Found (P.R.M) Permanent Reference Monument - Mag Nail & Disk, stamped LB7768 PRM
- ◎ —— Indicates Set (P R M.) Permanent Reference Monument - Mag Nail & Disk, stamped LB7768 PRM
- ◉ —— Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP, unless otherwise noted.

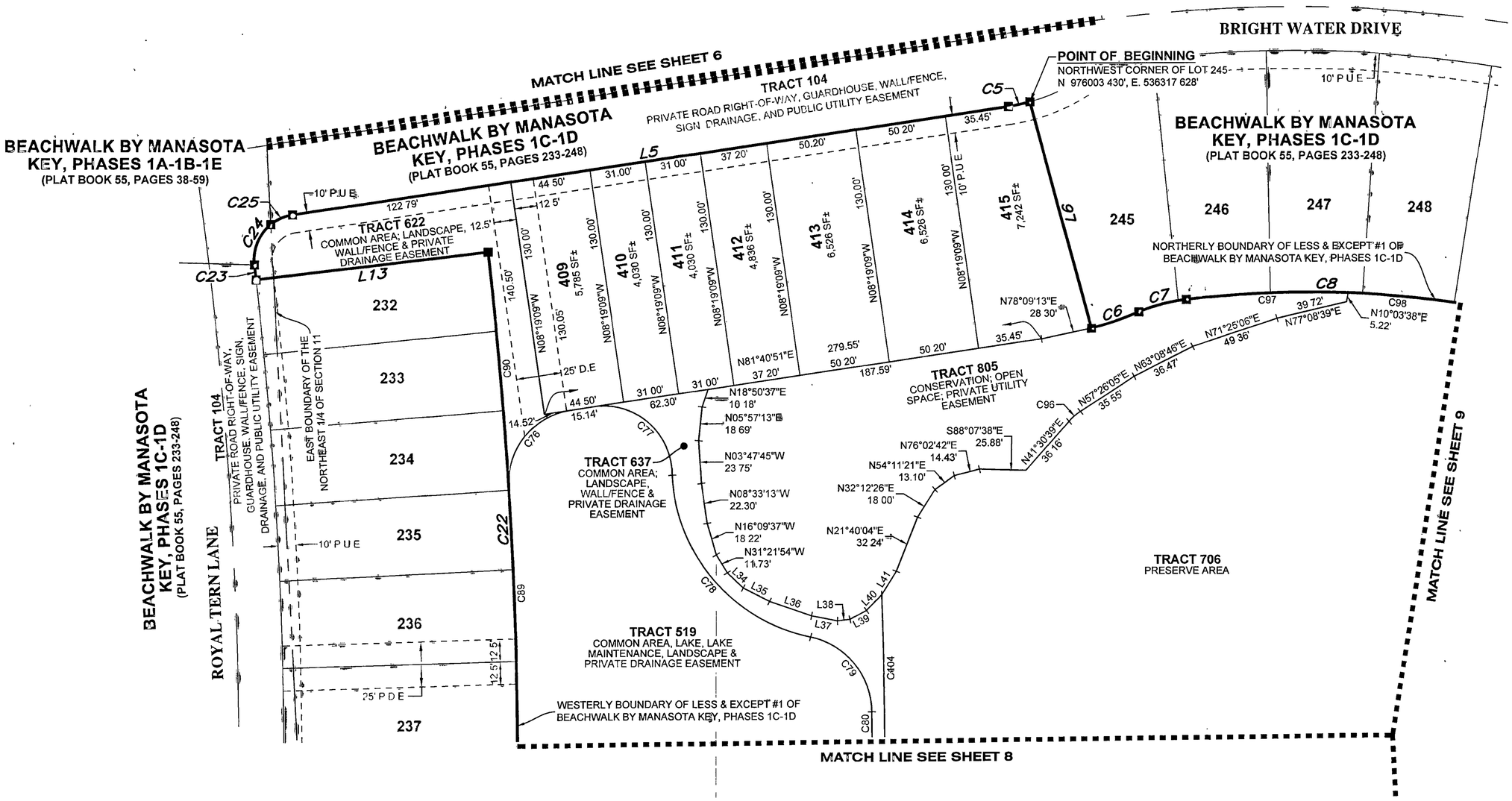
O.R.I ----- Official Records Instrument
(NR) ----- Non-Radial
SF ----- Square Feet
P.U.E. ----- Public Utility Easement
P.D.E. ----- Private Drainage Easement
P.F.E. ----- Public Flowage Easement

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BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



SCALE 1" = 50'

0 25 50 100

SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

LEGEND:

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- □ ----- Indicates Found (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
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- ● ----- Indicates Set (P.R.M.) Permanent Reference Monument - Mag Nail & Disk, stamped LB7768 PRM
- ◉ ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP, unless otherwise noted

O.R.I. ----- Official Records Instrument
(NR) ----- Non-Radial
SF ----- Square Feet
P.U.E. ----- Public Utility Easement
P.D.E. ----- Private Drainage Easement
P.F.E. ----- Public Flowage Easement

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	100 00'	7°03'15"	12 31'	12 30'	N78°09'13"E
C6	230 00'	6°56'15"	27 85'	27 83'	N71°09'28"E
C7	100 00'	15°40'29"	27 36'	27.27'	N75°31'35"E
C8	580 00'	46°28'06"	470 40'	457.61'	S73°24'07"E
C22	2542 00'	8°08'24"	361.14'	360 84'	N02°31'24"W
C23	2412 00'	0°11'51"	8 32'	8.32'	N06°41'31"W
C24	25 17'	57°34'58"	25.30'	24 25'	N22°12'58"E
C25	25 00'	30°27'28"	13.29'	13 13'	N66°27'07"E
C76	40 00'	85°20'05"	59 57'	54.22'	N39°00'48"E
C77	38 49'	95°05'37"	63 88'	56.79'	S47°27'50"E

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C78	97 00'	75°16'08"	127 43'	118 46'	S40°33'13"E
C79	43 00'	77°25'35"	58 11'	53 79'	S39°28'29"E
C80	2739 25'	0°40'21"	32 16'	32 16'	S00°25'31"E
C89	2542 00'	5°12'03"	230 74'	230 66'	N01°03'13"W
C90	2542 00'	2°56'21"	130 40'	130 39'	N05°07'25"W
C96	30.00'	15°55'25"	8 34'	8 31'	N49°28'22"E
C97	580.00'	8°54'30"	90 18'	90.09'	S87°49'05"W
C98	580.00'	8°26'10"	85 40'	85.32'	N83°30'35"W
C104	2746 25'	2°52'06"	137 48'	137.46'	N00°40'41"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L5	N81°40'51"E	402.35'
L6	S15°22'24"E	130 00'
L13	S83°24'24"W	130 00'
L34	N46°17'21"W	12 30'
L35	N62°46'34"W	16 47'
L36	N70°53'28"W	24 76'
L37	N78°43'35"W	14.77'
L38	S82°49'21"W	6 96'
L39	S62°11'47"W	10 39'
L40	S44°06'46"W	12 11'
L41	N31°51'34"E	15 32'

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BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 341

SHEET 8 OF 17 SHEETS

GRID NORTH

SCALE 1" = 50'

0 25 50 100

SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

LINE DATA TABLE

NO.	BEARING	LENGTH
L10	N49°15'47"E	135 94'
L11	S40°44'13"E	130 00'
L12	N49°15'47"E	41 16'
L33	S82°53'46"E	39 91'
L42	S36°17'36"W	11 62'
L43	S66°06'43"W	12 73'
L44	S83°41'36"W	14 11'
L45	N64°57'24"E	10 45'
L46	S85°59'27"E	24 15'
L47	S78°12'32"E	22 59'
L48	S63°48'04"E	10 08'
L49	N89°31'15"E	29 69'
L50	S80°28'46"E	23 51'
L51	S56°44'32"E	13 75'
L52	S30°19'15"E	14.52'
L53	S04°03'39"E	15 05'
L56	N01°52'00"E	9 30'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C15	315 00'	27°57'18"	153 69'	152 17'	S77°24'41"W
C16	250 00'	33°40'11"	146 91'	144.81'	S80°16'08"W
C17	355 00'	28°13'58"	174 93'	173.16'	S82°59'15"W
C18	25 00'	75°19'24"	32 87'	30 55'	N73°28'02"W
C19	775 00'	1°20'53"	18 23'	18 23'	N36°28'47"W
C20	25 00'	86°25'00"	37 71'	34.23'	N06°03'17"E
C21	330 00'	47°42'59"	274 83'	266 95'	N25°24'18"E
C22	2542.00'	8°08'24"	361 14'	360 84'	N02°31'24"W
C80	2739 25'	0°40'21"	32 16'	32 16'	S00°25'31"E
C81	43 00'	55°30'50"	41 66'	40 05'	S27°40'05"W
C82	37 00'	119°16'33"	77 02'	63 85'	S04°12'46"E
C83	43 00'	63°51'02"	47.92'	45 48'	S31°55'31"E

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C84	87 00'	27°35'39"	41.90'	41 50'	S13°47'50"E
C85	30 42'	120°27'17"	63 96'	52 82'	S29°38'16"W
C86	40.02'	104°09'10"	72 75'	63 14'	N29°11'09"W
C87	330 00'	26°21'44"	151 84'	150 50'	N36°04'55"E
C88	330 00'	21°21'14"	122 99'	122 28'	N12°13'26"E
C89	2542 00'	5°12'03"	230 74'	230 66'	N01°03'13"W
C92	115 00'	19°15'38"	38 66'	38 48'	N87°28'25"E
C93	115 00'	6°29'35"	13 03'	13 03'	N74°35'49"E
C94	115 00'	3°29'19"	7.00'	7 00'	S84°38'26"E
C95	115 00'	22°15'53"	44 69'	44 41'	N82°28'58"E
C104	2746 25'	2°52'06"	137 48'	137 46'	N00°40'41"W
C105	30.00'	47°07'16"	24 67'	23 98'	N35°43'04"W

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C106	30.00'	22°06'44"	11.58'	11 51'	N70°20'04"W
C107	30.00'	22°40'50"	11.88'	11 80'	N33°46'51"W
C108	30.00'	95°01'08"	49 75'	44 24'	N87°22'10"E
C109	30.00'	28°14'22"	14 79'	14 64'	N59°14'27"W
C110	30.00'	66°46'46"	34 97'	33 02'	S73°14'59"W
C117	250 00'	3°29'19"	15 22'	15.22'	S84°38'26"E
C118	250 00'	22°15'53"	97.15'	96 54'	N82°28'58"E
C119	250 00'	7°54'59"	34 54'	34 51'	N67°23'32"W
C120	315 00'	0°53'11"	4.87'	4.87'	S63°52'38"W
C121	315 00'	24°23'03"	134 06'	133 05'	S76°30'45"W

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 9

BEACHWALK BY MANASOTA KEY, PHASES 1C-1D
(PLAT BOOK 55, PAGES 233-248)

WESTERLY BOUNDARY OF LESS & EXCEPT #1 OF BEACHWALK BY MANASOTA KEY, PHASES 1C-1D

EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 11

238 239 240 241 242 243 244

C22 C89 C88 C21 C86 C87

SECTION 11 SECTION 12

7 5' 7 5' 15' P D E 10' P U E 10' P.U.E.

TRACT 519
COMMON AREA, LAKE; LAKE MAINTENANCE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT

TRACT 637
COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT

TRACT 706
PRESERVE AREA

TRACT 807
CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT

TRACT 638
COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT

TRACT 810
CONSERVATION; OPEN SPACE; PRIVATE UTILITY EASEMENT

TRACT 104
PRIVATE ROAD RIGHT-OF-WAY, GUARDHOUSE, SIGN, DRAINAGE, AND PUBLIC UTILITY EASEMENT

ROYAL TERN LANE

ROYAL SHORES DRIVE

TRACT 624
COMMON AREA, LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT

416 6,777 SF± | 417 6,777 SF± | 418 6,777 SF± | 419 6,777 SF± | 420 6,777 SF± | 421 6,777 SF± | 422 7,209 SF± | 423 9,574 SF±

N82°53'46"W 417.83'

BEACHWALK BY MANASOTA KEY, PHASES 1C-1D
(PLAT BOOK 55, PAGES 233-248)

SOUTHERLY BOUNDARY OF LESS & EXCEPT #1 OF BEACHWALK BY MANASOTA KEY, PHASES 1C-1D

BEACHWALK DRIVE

LEGEND:

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- O.R.I. ----- Official Records Instrument
- (NR) ----- Non-Radial
- SF ----- Square Feet
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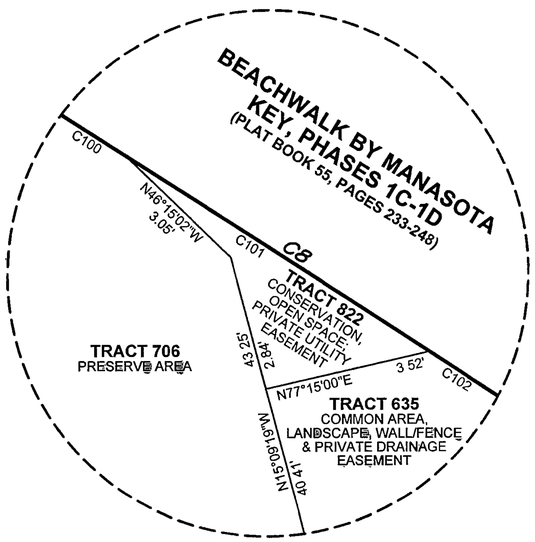
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BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 342

SHEET 9 OF 17 SHEETS



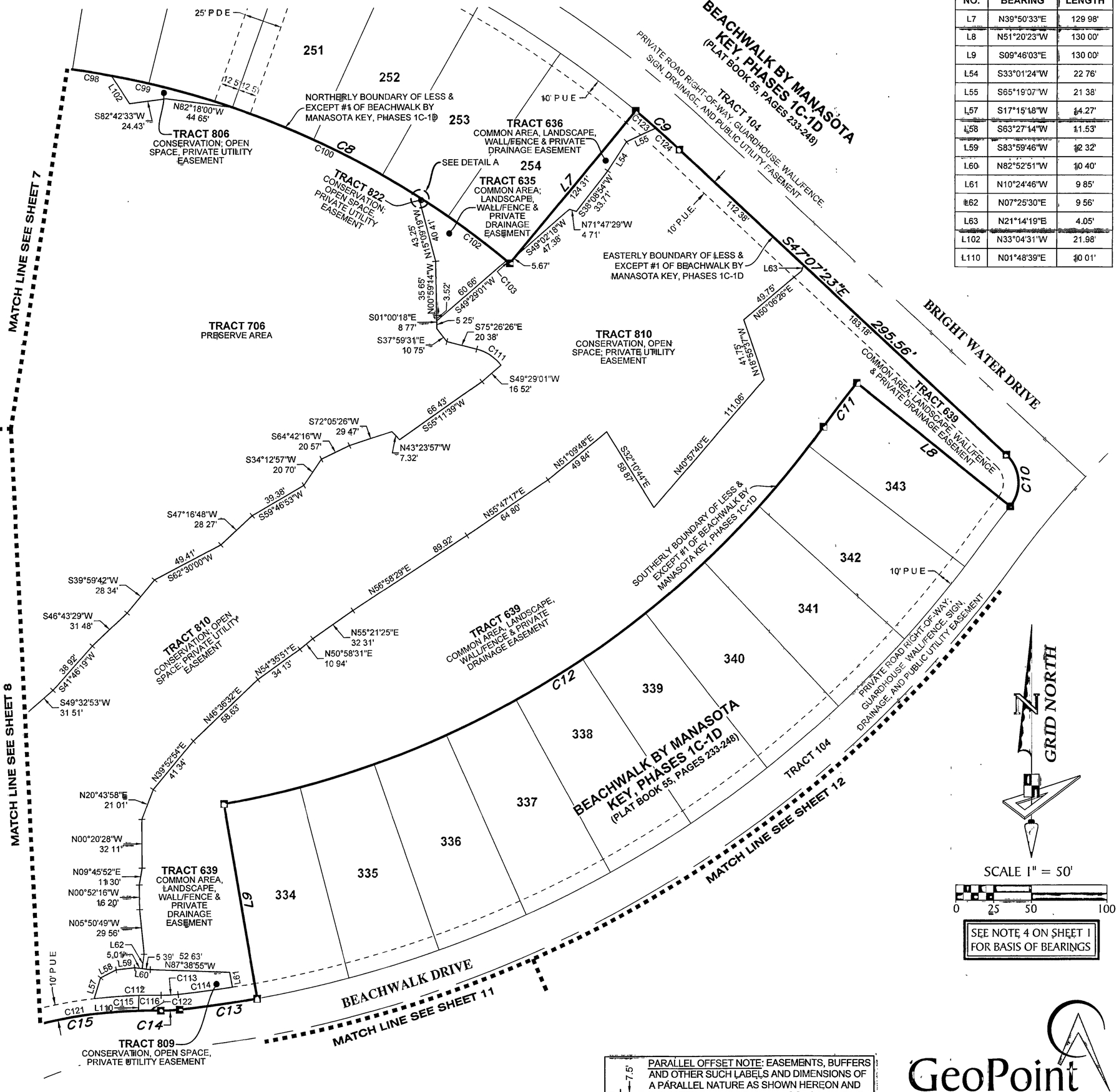
DETAIL A
NOT TO SCALE

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C8	580.00'	46°28'06"	470 40'	457 61'	S73°24'07"E
C9	725 00'	3°02'26"	38 47'	38 47'	S48°38'36"E
C10	25 00'	85°47'00"	37 43'	34 03'	S04°13'53"E
C11	785 00'	2°39'10"	36 35'	36 34'	S37°20'02"W
C12	620 00'	44°13'31"	478 56'	466 77'	S58°07'12"W
C13	750 00'	3°57'17"	51 77'	51.76'	S82°12'36"W
C14	100 00'	7°12'06"	12.57'	12.56'	S87°47'17"W
C15	315 00'	27°57'18"	153 69'	152 17'	S77°24'41"W
C98	580 00'	8°26'10"	85 40'	85 32'	N83°30'35"W
C99	580 00'	8°13'49"	83 31'	83 24'	N75°10'36"W
C100	580 00'	13°15'32"	134 22'	133 92'	N64°25'56"W
C101	580 00'	0°44'52"	7 57'	7.57'	N57°25'44"W
C102	580 00'	6°36'32"	66 90'	66 87'	N53°45'02"W
C103	580 00'	0°16'42"	2 82'	2 82'	N50°18'25"W
C111	30 00'	37°27'43"	19 62'	19 27'	S56°42'35"E
C112	325.00'	7°49'14"	44.36'	44 33'	N87°28'43"E
C113	90 00'	7°12'06"	11 31'	11 30'	N87°47'17"E
C114	740 00'	2°48'10"	36 20'	36 20'	N82°47'09"E
C115	325 00'	5°13'55"	29 68'	29 67'	S86°11'04"W
C116	325.00'	2°35'19"	14 68'	14.68'	N89°54'19"W
C121	315 00'	24°23'03"	134 06'	133 05'	S76°30'45"W
C122	315.00'	2°41'04"	14 76'	14.76'	N89°57'12"W
C123	725.00'	1°22'43"	17 45'	17 45'	N49°28'25"W
C124	725 00'	1°39'40"	21 02'	21 02'	N47°57'13"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L7	N39°50'33"E	129 98'
L8	N51°20'23"W	130 00'
L9	S09°46'03"E	130 00'
L54	S33°01'24"W	22 76'
L55	S65°19'07"W	21 38'
L57	S17°15'18"W	14.27'
L58	S63°27'14"W	11.53'
L59	S83°59'46"W	12 32'
L60	N82°52'51"W	10 40'
L61	N10°24'46"W	9 85'
L62	N07°25'30"E	9 56'
L63	N21°14'19"E	4.05'
L102	N33°04'31"W	21.98'
L110	N01°48'39"E	10 01'



SCALE 1" = 50'

0 25 50 100

SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

LEGEND:

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BEACHWALK BY MANASOTA KEY, PHASE 1F

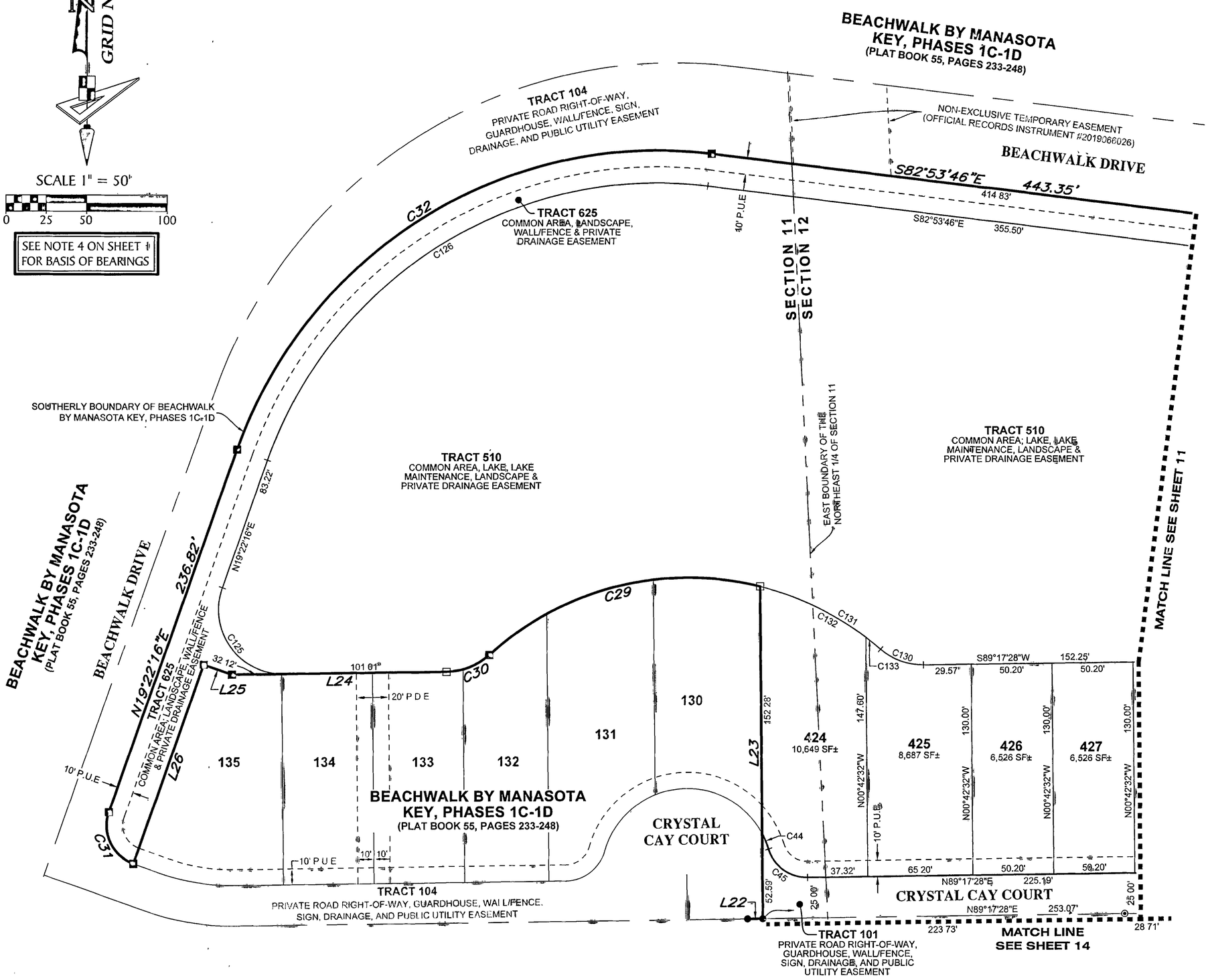
LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

GRID NORTH

SCALE 1" = 50'

0 25 50 100

SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS



LINE DATA TABLE

NO.	BEARING	LENGTH
L22	N89°17'28"E	9 37'
L23	N00°42'32"W	204 87'
L24	S89°17'28"W	133 13'
L25	N70°37'44"W	18 56'
L26	S19°22'19"W	130.00'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C29	183 00'	56°22'17"	180 05'	172 87'	S75°58'18"W
C30	40 00'	41°30'18"	28 98'	28.35'	S68°32'19"W
C31	25 00'	90°00'00"	39 27'	35 36'	N25°37'44"W
C32	275 00'	77°43'58"	373 09'	345 13'	N58°14'15"E
C44	53 00'	11°15'29"	10 41'	10 40'	N22°43'14"W
C45	25 00'	73°37'02"	32 12'	29 96'	S53°54'01"E
C125	40 00'	110°04'48"	76.85'	65.56'	N35°40'08"W
C126	255.00'	77°43'58"	345.96'	320 03'	N58°14'15"E
C130	40 00'	41°30'18"	28.98'	28.35'	N69°57'23"W
C131	183 00'	26°38'20"	85.08'	84 32'	N62°31'24"W
C132	183 00'	22°55'46"	73 24'	72 75'	N64°22'40"W
C133	183 00'	3°42'34"	11 85'	11 85'	N51°03'31"W

LEGEND:

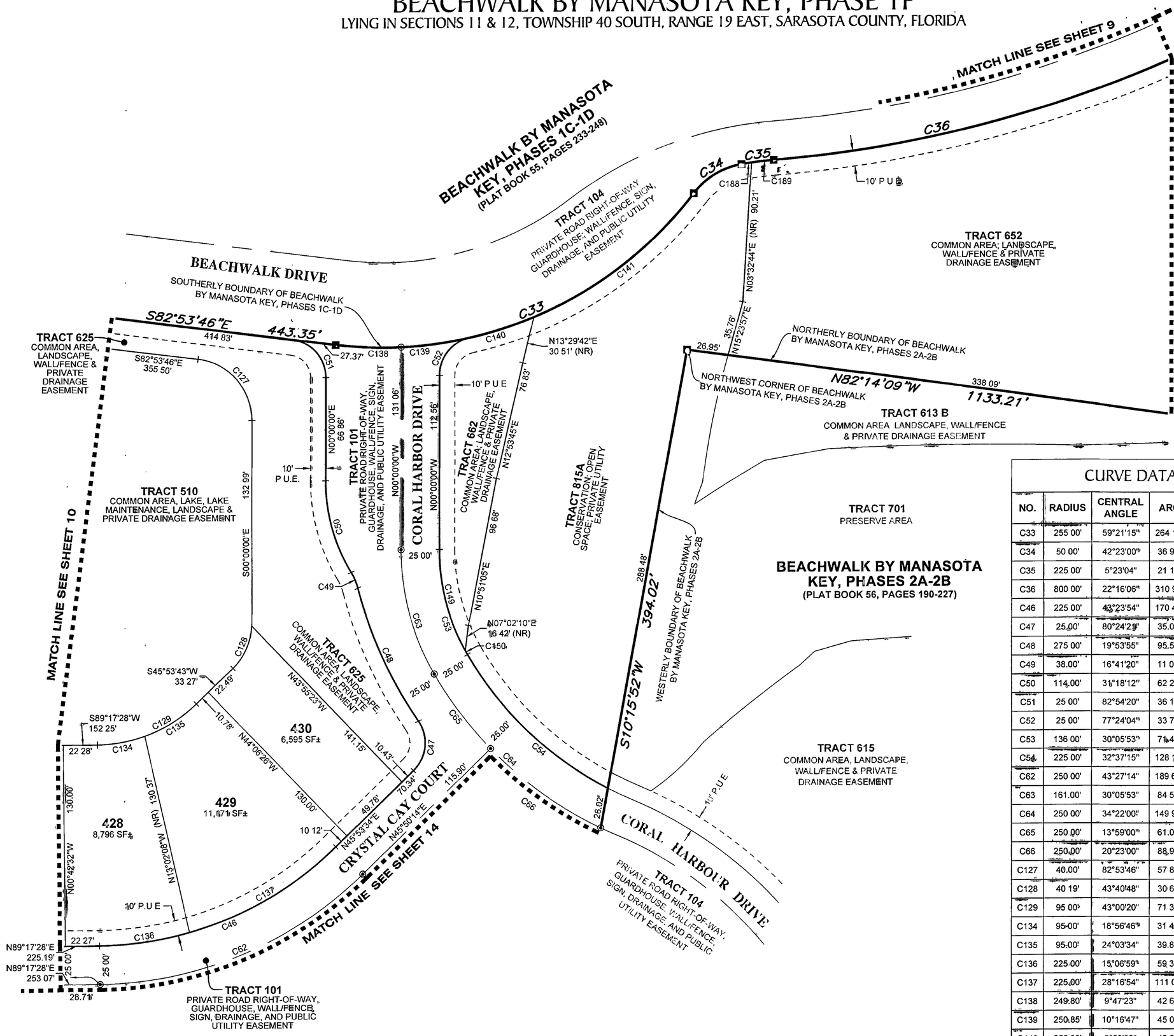
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BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C33	255 00'	59°21'15"	264 16'	252 51'	N67°25'36"E
C34	50 00'	42°23'00"	36 99'	36 15'	N58°56'29"E
C35	225 00'	5°23'04"	21 14'	21 14'	N82°49'31"E
C36	800 00'	22°16'06"	310 93'	308 97'	N74°22'59"E
C46	225 00'	43°23'54"	170 42'	166 38'	N67°35'31"E
C47	25 00'	80°24'23"	35 08'	32 27'	N05°41'23"E
C48	275 00'	19°53'55"	95 51'	95 03'	S24°33'50"E
C49	38 00'	16°41'20"	11 07'	11 03'	N22°57'33"W
C50	114 00'	31°18'12"	62 28'	61 51'	S15°39'06"E
C51	25 00'	82°54'20"	36 17'	33 10'	N41°26'36"W
C52	25 00'	77°24'04"	33 77'	31 26'	S38°42'02"W
C53	136 00'	30°05'53"	71 44'	70 62'	S15°02'56"E
C54	225 00'	32°37'15"	128 10'	126 38'	S46°24'31"E
C62	250 00'	43°27'14"	189 60'	185 09'	N67°33'51"E
C63	161 00'	30°05'53"	84 57'	83 61'	S15°02'56"E
C64	250 00'	34°22'00"	149 95'	147 71'	S47°16'53"E
C65	250 00'	13°59'00"	61 01'	60 86'	S37°05'23"E
C66	250 00'	20°23'00"	88 94'	88 47'	S54°16'23"E
C127	40 00'	82°53'46"	57 87'	52 96'	S41°26'53"E
C128	40 19'	43°40'48"	30 64'	29 90'	S23°59'43"W
C129	95 00'	43°00'20"	71 31'	69 64'	S67°47'18"W
C134	95 00'	18°56'46"	31 40'	31 27'	N79°49'05"E
C135	95 00'	24°03'34"	39 89'	39 60'	N58°18'55"E
C136	225 00'	15°06'59"	59 36'	59 19'	N81°43'58"E
C137	225 00'	28°16'54"	111 06'	109 94'	N60°02'01"E
C138	249 80'	9°47'23"	42 68'	42 63'	S87°43'22"E
C139	250 85'	10°16'47"	45 01'	44 94'	N82°29'31"E
C140	255 80'	9°50'08"	43 91'	43 86'	N72°28'04"E
C141	255 03'	29°46'54"	132 56'	131 08'	N52°38'30"E
C149	136 00'	28°51'27"	68 50'	67 78'	S14°25'44"E
C150	136 00'	1°14'26"	2 94'	2 94'	S29°28'40"E
C188	225 00'	1°41'01"	6 61'	6 61'	S80°58'29"W
C189	225 00'	3°42'04"	14 53'	14 53'	S83°40'01"W

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BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L14	S27°23'44"E	36 00'
L15	N62°36'16"E	18 00'
L16	N27°23'44"W	36 00'
L17	S38°44'22"W	130 00'
L64	N44°03'39"W	1.89'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C36	800 00'	22°16'06"	310 93'	308 97'	N74°22'59"E
C37	800 00'	16°34'00"	231 31'	230.51'	N53°40'35"E
C38	25.00'	83°39'49"	36 51'	33 35'	N87°13'30"E
C39	1325.00'	0°19'02"	7 34'	7 34"	S51°06'07"E
C40	1455 00'	15°22'57"	390 63'	389 46'	S58°57'07"E
C41	1790 00'	10°35'46"	331 03'	330.56'	S61°20'43"E
C142	30 00'	63°48'28"	33 41'	31.71'	S50°36'15"W
C143	30.00'	52°04'16"	27.26'	26 34'	S47°43'07"W
C144	30 00'	37°06'54"	19 43'	19 10'	N87°41'19"W
C145	30 00'	18°14'32"	9 55'	9 51"	N60°37'33"W
C146	30 00'	16°05'08"	8 42'	8 39'	N71°28'40"W
C147	30.00'	58°53'28"	30 84'	29 50'	N48°45'27"W
C190	30 00'	40°35'40"	21 26'	20 81'	N83°28'17"W

GRID NORTH

SCALE 1" = 50'

0 25 50 100

SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

MATCH LINE SEE SHEET 9

BEACHWALK BY MANASOTA KEY, PHASES 1C-1D (PLAT BOOK 55, PAGES 233-248)

BEACHWALK DRIVE

C36 C37 C38 C39

L14 L15 L16 L17

10' P U E

TRACT 652 COMMON AREA; LANDSCAPE, WALL/FENCE, & PRIVATE DRAINAGE EASEMENT

TRACT LSB EXCLUSIVE LIFT STATION EASEMENT DEDICATED TO ENGLEWOOD WATER DISTRICT

TRACT 652 COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT

PRIVATE ROAD RIGHT-OF-WAY, GUARDHOUSE, WALL/FENCE, SIGN, DRAINAGE, AND PUBLIC UTILITY EASEMENT

TRACT 103

357 358 359 360 361 362 363 364 365 366 367 368 369

C40

BEACHWALK BY MANASOTA KEY, PHASES 1C-1D (PLAT BOOK 55, PAGES 233-248)

BEACH DUNE DRIVE

10' P U E

20' P D E

SOUTHERLY BOUNDARY OF BEACHWALK BY MANASOTA KEY, PHASES 1C-1D

C41

MATCH LINE SEE SHEET 11

C143 50 01' S73°45'14"W

C144 66.66' N69°32'11"W

C145 48 77' N51°30'17"W

37 33' N72°51'41"W

N65°39'38"W 102 45'

54 41' N79°31'13"W

C146 39 95' N63°26'06"W

N54°46'10"W 48 99'

S21°40'59"W 32 76'

C190 54.67' S76°13'53"W

N63°10'26"W 4 49'

S52°09'53"W 41.35'

C142 S82°30'29"W 25 38'

S18°42'01"W 34.14'

338 09'

WETLAND LINE

TRACT 709A PRESERVE AREA

TRACT 701 PRESERVE AREA

N82°14'09"W 747 21' 1133.21'

N37°14'55"W 24 86'

N55°42'47"W 23 24'

N78°12'11"W 30.72'

C147 N19°18'43"W 23 17'

L64 20 96'

TRACT 652 COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT

NON-EXCLUSIVE TEMPORARY EASEMENT (OFFICIAL RECORDS INSTRUMENT #2019066026)

S19°28'34"W 42.20'

NORTHEAST CORNER OF TRACT 616

WETLAND LINE

NORTHERLY BOUNDARY OF BEACHWALK BY MANASOTA KEY, PHASES 2A-2B

BEACHWALK BY MANASOTA KEY, PHASES 1C-1D (PLAT BOOK 55, PAGES 233-248)

UNPLATTED
ENGLEWOOD WATER DISTRICT
WELL PARCEL PW 3-49
(OFFICIAL RECORDS
INSTRUMENT 2019066025)

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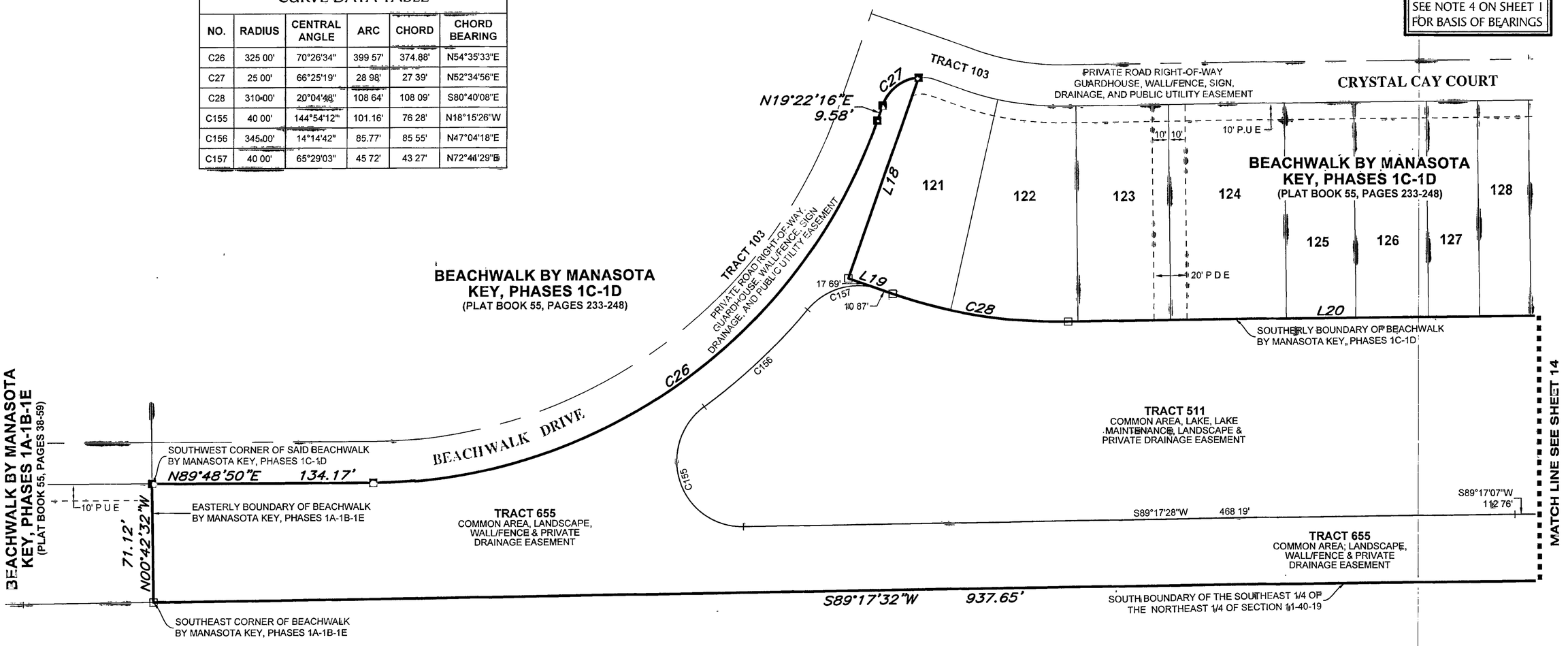
SCALE 1" = 50'

0 25 50 100

SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L18	S19°22'16"W	127 91'
L19	S70°37'44"E	28 56'
L20	N89°17'28"E	318 49'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C26	325 00'	70°26'34"	399 57'	374.88'	N54°35'33"E
C27	25 00'	66°25'19"	28 98'	27 39'	N52°34'56"E
C28	310 00'	20°04'48"	108 64'	108 09'	S80°40'08"E
C155	40 00'	144°54'12"	101.16'	76 28'	N18°15'26"W
C156	345 00'	14°14'42"	85.77'	85 55'	N47°04'18"E
C157	40 00'	65°29'03"	45 72'	43 27'	N72°44'29"E



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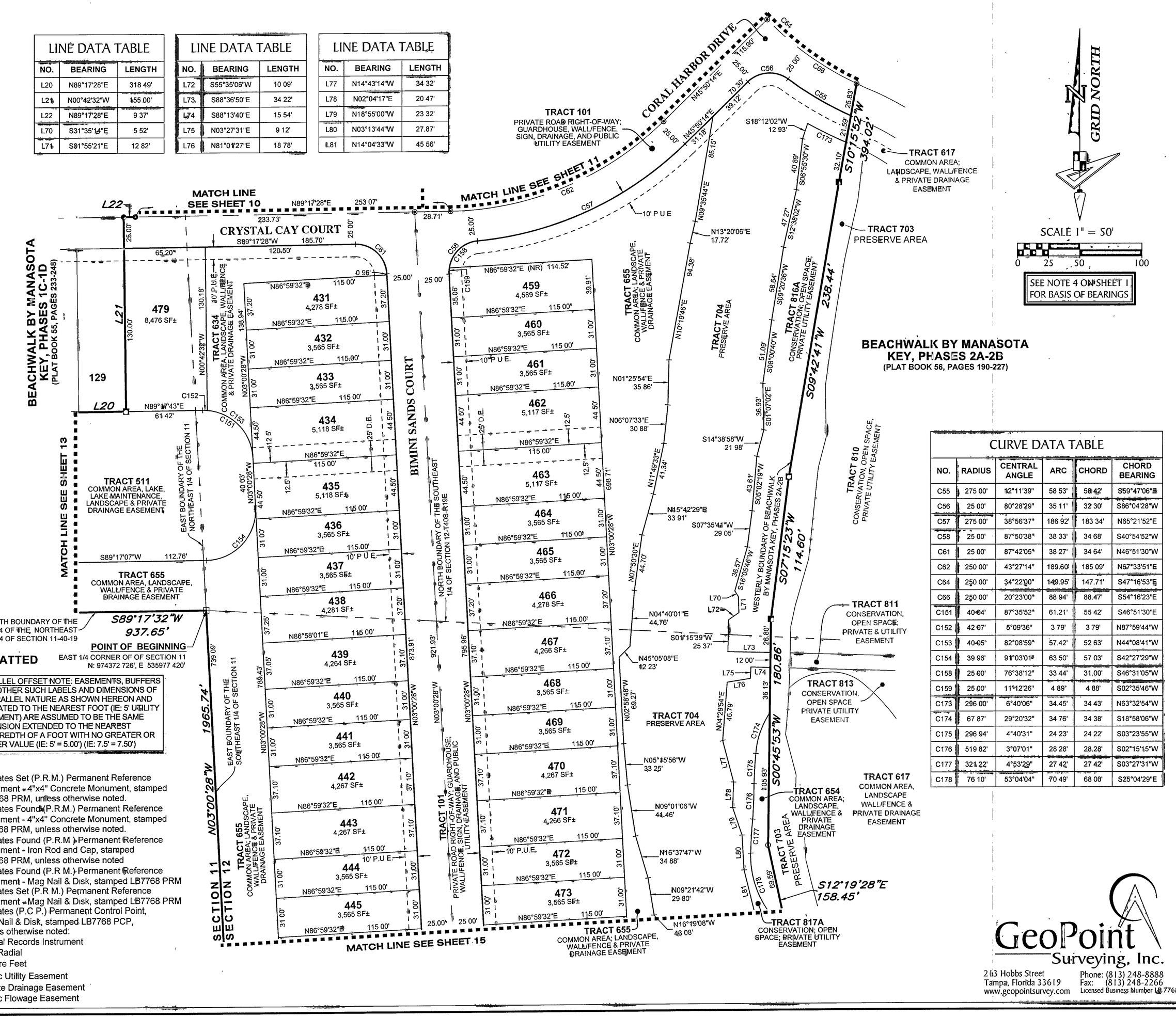
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LINE DATA TABLE		
NO.	BEARING	LENGTH
L20	N89°17'28"E	318 49'
L21	N00°42'32"W	155 00'
L22	N89°17'28"E	9 37'
L70	S31°35'14"E	5 52'
L71	S01°55'21"E	12 82'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L72	S55°35'06"W	10 09'
L73	S88°36'50"E	34 22'
L74	S88°13'40"E	15 54'
L75	N03°27'31"E	9 12'
L76	N81°01'27"E	18 78'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L77	N14°43'14"W	34 32'
L78	N02°04'17"E	20 47'
L79	N18°55'00"W	23 32'
L80	N03°13'44"W	27.87'
L81	N14°04'33"W	45 56'



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CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C55	275 00'	12°11'39"	58 53'	58 42'	S59°47'06"E
C56	25 00'	80°28'29"	35 11'	32 30'	S86°04'28"W
C57	275 00'	38°56'37"	186 92'	183 34'	N65°21'52"E
C58	25 00'	87°50'38"	38 33'	34 68'	S40°54'52"W
C61	25 00'	87°42'05"	38 27'	34 64'	N46°51'30"W
C62	250 00'	43°27'14"	189.60'	185 09'	N67°33'51"E
C64	250 00'	34°22'00"	149.95'	147.71'	S47°16'53"E
C66	250 00'	20°23'00"	88 94'	88.47'	S54°16'23"E
C151	40 04'	87°35'52"	61.21'	55 42'	S46°51'30"E
C152	42 07'	5°09'36"	3 79'	3 79'	N87°59'44"W
C153	40 05'	82°08'59"	57.42'	52 63'	N44°08'41"W
C154	39 96'	91°03'01"	63 50'	57 03'	S42°27'29"W
C158	25 00'	76°38'12"	33 44'	31.00'	S46°31'05"W
C159	25 00'	11°12'26"	4 89'	4 88'	S02°35'46"W
C173	296 00'	6°40'06"	34.45'	34 43'	N63°32'54"W
C174	67 87'	29°20'32"	34 76'	34 38'	S18°58'06"W
C175	296 94'	4°40'31"	24 23'	24 22'	S03°23'55"W
C176	519 82'	3°07'01"	28 28'	28.28'	S02°15'15"W
C177	321 22'	4°53'29"	27 42'	27 42'	S03°27'31"W
C178	76 10'	53°04'04"	70 49'	68 00'	S25°04'29"E

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BEACHWALK BY MANASOTA KEY, PHASE 1F

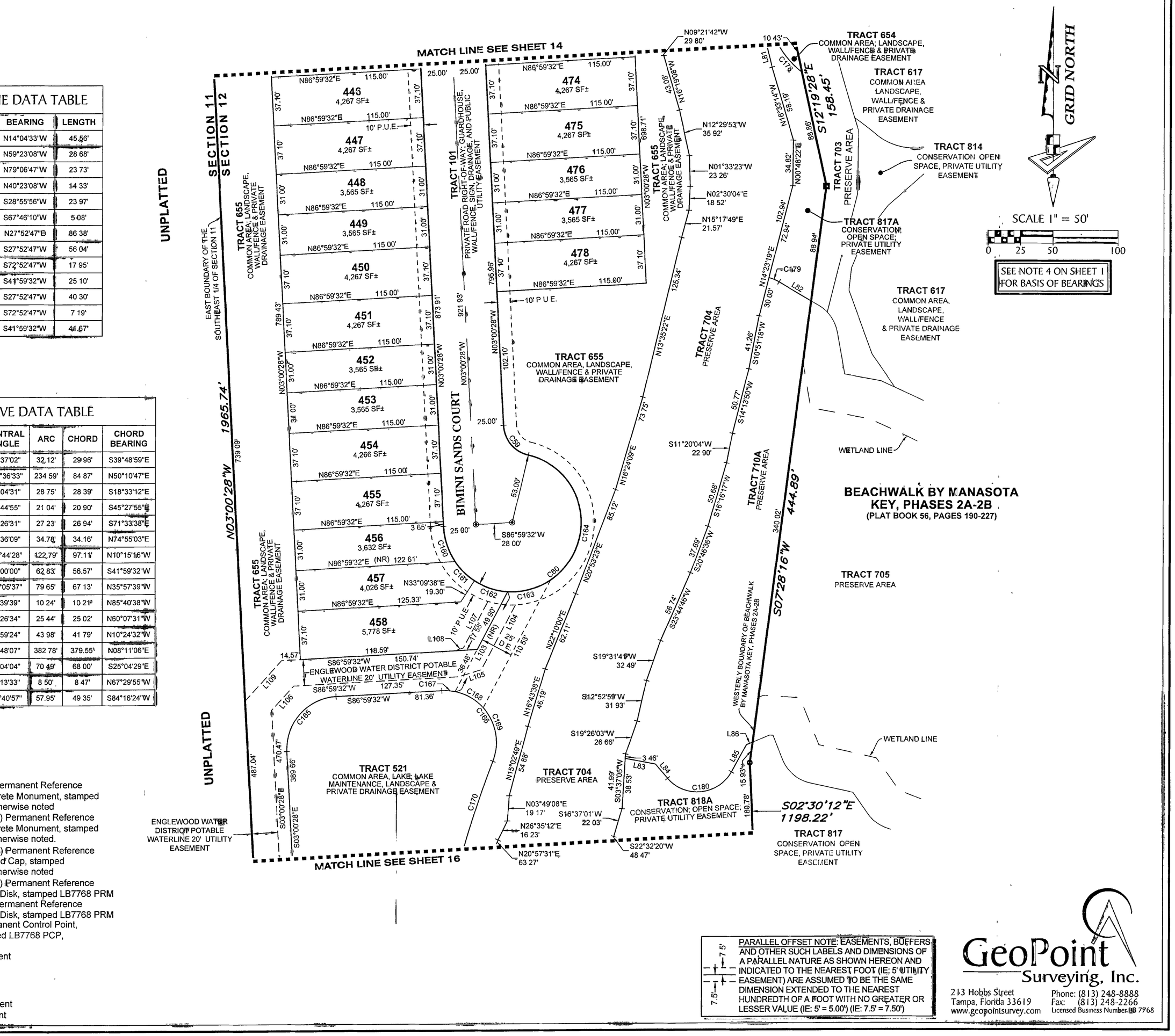
LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 56 PAGE 348

SHEET 15 OF 17 SHEETS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L81	N14°04'33"W	45.56'
L82	N59°23'08"W	28.68'
L83	N79°06'47"W	23.73'
L84	N40°23'08"W	14.33'
L85	S28°55'56"W	23.97'
L86	S67°46'10"W	5.08'
L103	N27°52'47"E	86.38'
L104	S27°52'47"W	56.04'
L105	S72°52'47"W	17.95'
L106	S41°59'32"W	25.10'
L107	S27°52'47"W	40.30'
L108	S72°52'47"W	7.19'
L109	S41°59'32"W	41.67'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C59	25.00'	73°37'02"	32.12'	29.96'	S39°48'59"E
C60	53.00'	253°36'33"	234.59'	84.87'	N50°10'47"E
C160	53.00'	31°04'31"	28.75'	28.39'	S18°33'12"E
C161	53.00'	22°44'55"	21.04'	20.90'	S45°27'55"E
C162	53.00'	29°26'31"	27.23'	26.94'	S71°33'38"E
C163	53.00'	37°36'09"	34.78'	34.16'	N74°55'03"E
C164	53.00'	132°44'28"	122.79'	97.11'	N10°15'16"W
C165	40.00'	90°00'00"	62.83'	56.57'	S41°59'32"W
C166	40.00'	114°05'37"	79.65'	67.13'	N35°57'39"W
C167	40.00'	14°39'39"	10.24'	10.21'	N85°40'38"W
C168	40.00'	36°26'34"	25.44'	25.02'	N60°07'31"W
C169	40.00'	62°59'24"	43.98'	41.79'	N10°24'32"W
C170	850.00'	25°48'07"	382.78'	379.55'	N08°11'06"E
C178	76.10'	53°04'04"	70.49'	68.00'	S25°04'29"E
C179	30.00'	16°13'33"	8.50'	8.47'	N67°29'55"W
C180	30.00'	110°40'57"	57.95'	49.35'	S84°16'24"W



LEGEND:

- ■ ---- Indicates Set (P R M) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted
- □ ---- Indicates Found (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
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O.R.I. ---- Official Records Instrument
(NR) ---- Non-Radial
SF ---- Square Feet
P.U.E ---- Public Utility Easement
P.D.E. ---- Private Drainage Easement
P F.E ---- Public Flowage Easement

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE; 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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BEACHWALK BY MANASOTA KEY, PHASE 1F

LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L65	S87°56'30"E	27.91'
L66	S82°57'34"E	12.64'
L67	S88°31'32"E	31.51'
L68	N89°25'54"E	26.20'
L69	N86°41'42"E	20.11'
L87	S60°04'42"E	15.28'
L88	S07°37'57"W	7.00'
L89	N67°48'03"W	20.33'
L90	S30°57'59"E	13.49'
L91	S19°27'21"E	25.46'
L92	S02°29'55"W	10.24'
L93	N84°56'01"W	31.91'
L94	S85°33'41"E	15.03'
L95	N88°41'55"W	23.85'
L96	S79°44'24"W	14.24'
L97	S89°04'51"W	25.77'
L98	N87°50'54"W	36.42'
L99	N89°18'05"W	24.97'
L100	S87°31'48"W	22.37'
L101	N87°54'42"W	19.80'

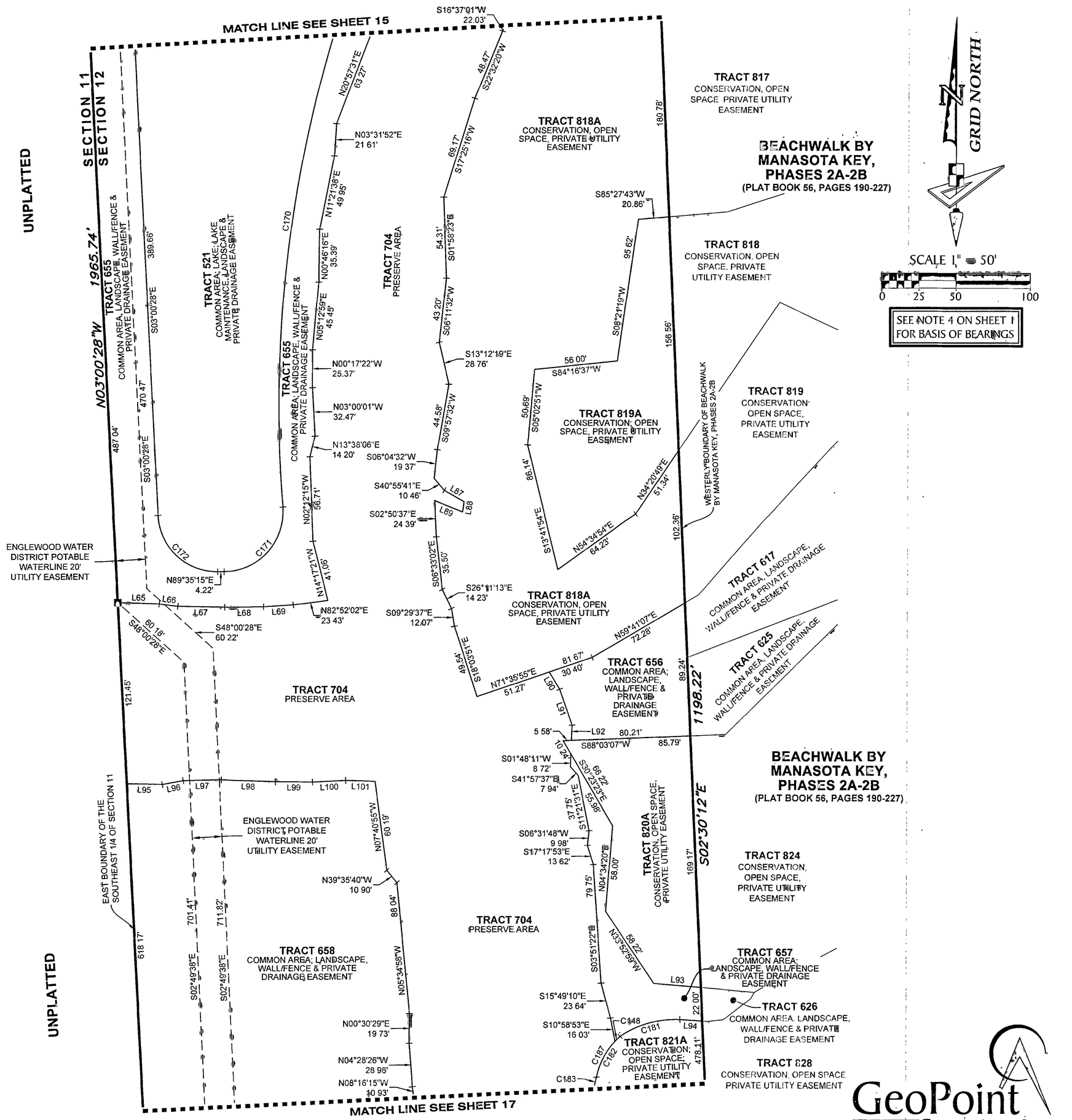
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C148	48.80'	5°40'33"	4.83'	4.83'	S46°33'20"W
C170	850.00'	25°48'07"	382.78'	379.55'	N08°11'06"E
C171	40.00'	94°18'11"	65.84'	58.65'	N42°26'09"E
C172	40.00'	87°24'18"	61.02'	55.27'	S46°42'36"E
C181	66.04'	36°49'03"	42.43'	41.71'	N74°25'00"E
C182	48.80'	37°42'11"	32.11'	31.54'	N30°32'31"E
C183	213.49'	24°03'46"	89.66'	89.00'	N01°26'34"E
C187	48.80'	32°01'38"	27.28'	26.93'	S27°42'14"W

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LEGEND:

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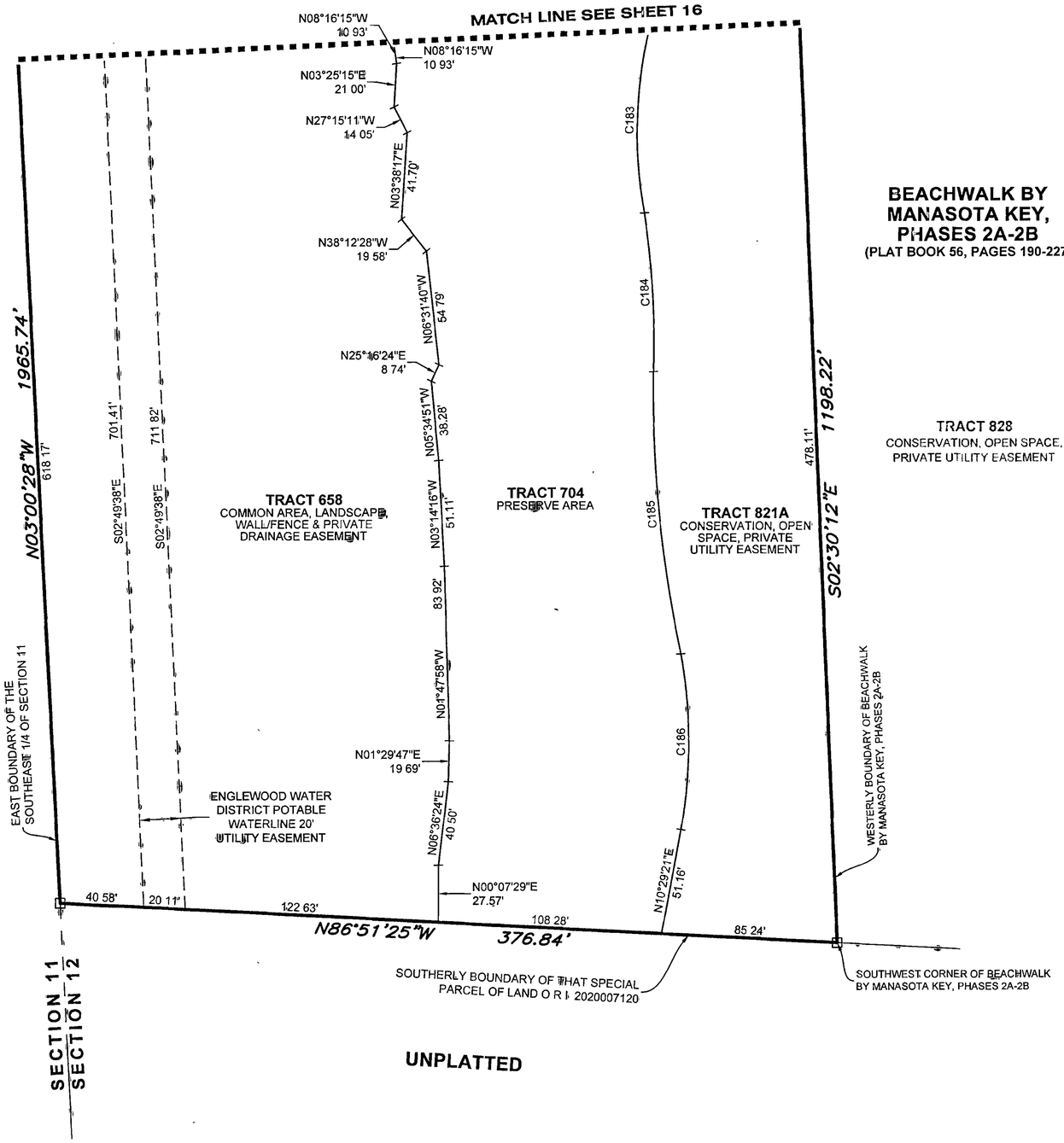
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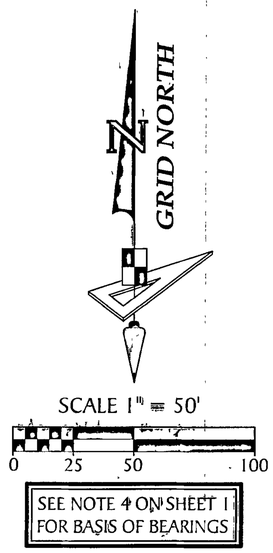
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LYING IN SECTIONS 11 & 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



BEACHWALK BY MANASOTA KEY, PHASES 2A-2B
(PLAT BOOK 56, PAGES 190-227)

TRACT 828
CONSERVATION, OPEN SPACE, PRIVATE UTILITY EASEMENT



SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C183	213 49'	24°03'46"	89 66'	89 00'	N01°26'34"E
C184	416 79'	10°30'43"	76 47'	76 36'	N03°29'54"W
C185	599 33'	13°04'41"	136 80'	136 50'	N05°44'51"W
C186	237 24'	20°30'25"	84.91'	84 46'	N00°07'27"W

LEGEND:

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