PLAT BOOK 57 PAGE 391

BOCA ROYALE UNIT 18

BEING A REPLAT OF A PART OF TRACT 701, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 7, AS RECORDED IN PLAT BOOK 41, PAGE 31, AND A PART OF TRACTS 500 AND 704, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 11 PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 19, LYING IN SECTIONS 13, 14, 23, AND 24, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023143800 7 PG(S)
September 19, 2023 09:51:10 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

THE UNDERSIGNED, RESOURCE CONSERVATION OF SARASOTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN AND HAS CAUSED THIS PLAT ENTITLED "BOCA ROYALE UNIT 18", 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 RIGHTS-OF-WAY SHOWN HEREON AS TRACTS 100 AND 101 FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND FOR GOVERNMENTAL SERVICES.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 6th DAY OF July, 2023:

RESOURCE CONSERVATION OF SARASOTA, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [signature]
PRINT: Harry S. Russom III
WITNESS: Ciara Kilian
PRINT: Ciara Kilian

BY: [signature]
PAMELA CURRAN, MANAGER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ☒ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, PAMELA CURRAN, MANAGER OF RESOURCE CONSERVATION OF SARASOTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 6th DAY OF July, 2023.

04-25-2025
COMMISSION EXPIRES

[signature]
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Kathryn A Pignatelli
State of Florida
Notary Public
Commission No. HH 100931
My Commission Expires 04/25/25

UTILITY EASEMENTS

A TEN FOOT (10') NON-EXCLUSIVE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED AND CONVEYED TO FLORIDA POWER AND LIGHT COMPANY, AND TECO GAS, AND THEIR SUCCESSORS AND/OR ASSIGNS, ADJACENT TO PRIVATE RIGHT-OF-WAY TRACTS 100 AND 101 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.

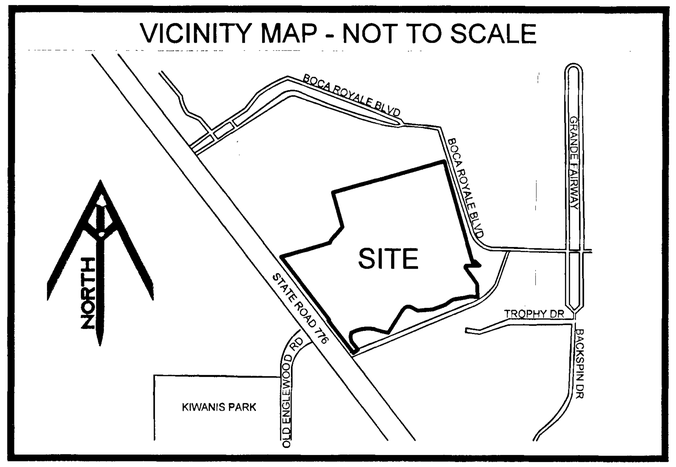
A TEN FOOT (10') NON-EXCLUSIVE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED AND CONVEYED TO ENGLEWOOD WATER DISTRICT, AND THEIR SUCCESSORS AND/OR ASSIGNS, ADJACENT TO PRIVATE RIGHT-OF-WAY TRACTS 100 AND 101 FOR THE PURPOSE OF INSTALLING AND MAINTAINING WATER AND WASTEWATER UTILITIES.

A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT ACROSS, OVER AND UNDER THE ROADS AND RIGHTS-OF-WAY SHOWN HEREON AS TRACTS 100 AND 101 IS HEREBY GRANTED AND CONVEYED TO ENGLEWOOD WATER DISTRICT, AND THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLING AND MAINTAINING WATER AND WASTEWATER UTILITIES.

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: EASEMENTS OF EIGHT FEET (8') IN WIDTH ALONG EACH FRONT LOT LINE, EIGHT FEET (8') IN WIDTH ALONG EACH REAR LOT LINE, AND ONE AND A HALF FEET (1.5') 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.

VICINITY MAP - NOT TO SCALE



NOTES:

1) STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENT "004" AND TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

2) 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.

3) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "L 635", HAVING A PUBLISHED ELEVATION OF 13.68 FEET (NAVD 88).

4) THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN INSTRUMENT NO. 2023143797, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

5) THE FLOODPLAIN DELINEATION MAP IS RECORDED IN MISCELLANEOUS MAP BOOK 7, PAGE 15, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

6) ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.

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

8) THE DECLARATION OF OPEN SPACE RESTRICTIVE COVENANT FOR BOCA ROYALE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN INSTRUMENT NO. 2023143799, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA..

9) THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN INSTRUMENT NO. 2000095272, AMENDED IN INSTRUMENT NO. 2008161920, INSTRUMENT NO. 2012060770, INSTRUMENT NO. 2016008169, INSTRUMENT NO. 2016066258, INSTRUMENT NO. 2018141803 AND INSTRUMENT NO. 2023083470, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

10) THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN INSTRUMENT NO. 2013072034 AMENDED IN INSTRUMENT NO. 2014103186, INSTRUMENT NO. 2015029658, INSTRUMENT NO. 2016045222, INSTRUMENT NO. 2016071833, INSTRUMENT NO. 2016119058, INSTRUMENT NO. 2017115830, INSTRUMENT NO. 2018093377, INSTRUMENT NO. 2020027601, INSTRUMENT NO. 2020027658, INSTRUMENT NO. 2020061973, INSTRUMENT NO. 2022042482, INSTRUMENT NO. 2022042597 AND INSTRUMENT NO. 2023083469, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

11) THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AND RESERVATION OF EASEMENTS RECORDED IN INSTRUMENT NO. 2023086633, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

12) THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE RELEASE AGREEMENT AND COVENANT RUNNING WITH THE LAND RECORDED IN INSTRUMENT NO. 2000095270, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

13) THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN TEMPORARY MAINTENANCE EASEMENT RECORDED IN INSTRUMENT NO. 2013072033, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

14) THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE NOTICE OF PRESERVATION OF RESTRICTIONS RECORDED IN INSTRUMENT NO. 2013013545, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

15) THE FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR BOCA ROYALE (EXCLUDING UNITS 1 – 10), IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN INSTRUMENT NO. 2023143798, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 57, PAGE 391, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THIS 19th DAY OF September 2023.

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

BY: [signature]
DEPUTY CLERK

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

[signature] DATE: 7/7/23
TERI S. OWEN, PSM 5928
SARASOTA COUNTY SURVEYOR

TERI S. OWEN LICENSE NUMBER 5928 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA THIS 12th DAY OF September A.D., 2023.

APPROVED

[signature]
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

[signature]
COUNTY ENGINEER

J. Mogo
COUNTY ATTORNEY

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA UNIFIED DEVELOPMENT CODE, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET MAY 3, 2023. THE PERMANENT CONTROL POINTS (PCP'S), LOT CORNERS, AND BENCHMARKS INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE YEAR FROM THE DATE OF RECORDING.

BY: [signature]
MATTHEW C. KNEELAND
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7092
MRIC SPATIAL (LICENSED BUSINESS NUMBER LB8325)
701 S. HOWARD AVE, SUITE 106-320
TAMPA, FL 33606

MATTHEW C. KNEELAND LICENSE NUMBER 7092 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
6/29/23

TRACT DESIGNATIONS:

100'S- PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
500'S- OPEN SPACE, WALL, SIGNAGE AND DRAINAGE AREA
700's- PRESERVE AREA; OPEN SPACE AND PRESERVE AREA

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Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

BOCA ROYALE UNIT 18

BEING A REPLAT OF A PART OF TRACT 701, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 7, AS RECORDED IN PLAT BOOK 41, PAGE 31, AND A PART OF TRACTS 500 AND 704, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 11 PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 19, LYING IN SECTIONS 13, 14, 23, AND 24, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

DESCRIPTION:

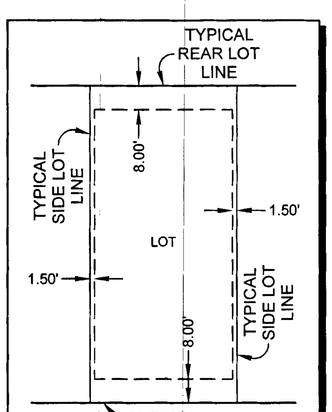
A parcel of land lying in Sections 13, 14, 23, and 24, Township 40 South, Range 19 East, Sarasota County, Florida, including PART of TRACT 701, BOCA ROYALE UNIT 7, according to the plat thereof, as recorded in Plat Book 41, Page 31, together with PART of TRACTS 500 and 704, BOCA ROYALE UNIT 11 PHASE 1, according to the plat thereof, as recorded in Plat Book 48, Page 19, both of the Public Records of Sarasota County, Florida, and all being more particularly described as follows:

COMMENCE at the Northwest corner of said BOCA ROYALE UNIT 11 PHASE 1 for a **POINT OF BEGINNING,** also being a point on the Easterly boundary of the right-of-way for STATE ROAD 776, according to Florida Department of Transportation Right of Way Map Section 17050-2511, run thence along said Easterly boundary of the right-of-way for STATE ROAD 776, N.37°49'56"W., 251.60 feet; thence N.73°39'02"E., 199.29 feet to the Westernmost corner of the parcel conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument #2022000331, of the Public Records of Sarasota County, Florida; thence along the Westerly boundary of said parcel, the following four (4) courses: 1) N.73°35'52"E., 45.82 feet to a point on a curve; 2) Northeasterly, 21.93 feet along the arc of a curve to the right having a radius of 55.00 feet and a central angle of 22°50'55" (chord bearing N.29°32'57"E., 21.79 feet) to a point of tangency; 3) N.40°58'24"E., 75.33 feet; 4) N.15°35'32"W., 171.16 feet to the Northwest corner thereof, also being a point on the Westerly boundary of the aforesaid BOCA ROYALE UNIT 7; thence along said Westerly boundary of BOCA ROYALE UNIT 7, N.74°24'42"E., 556.57 feet to a point on the Westerly boundary of TRACT 100 (BOCA ROYALE BOULEVARD), according to said BOCA ROYALE UNIT 7; thence along said Westerly boundary of TRACT 100 (BOCA ROYALE BOULEVARD), the following three (3) courses: 1) S.15°53'56"E., 499.97 feet; 2) N.77°00'27"E., 13.00 feet to a point on a curve; 3) Southeasterly, 30.48 feet along the arc of a curve to the left having a radius of 135.00 feet and a central angle of 12°56'16" (chord bearing S.47°31'58"E., 30.42 feet); thence N.90°00'00"W., 65.64 feet; thence S.29°48'06"W., 8.58 feet; thence S.35°08'52"E., 97.81 feet; thence S.02°37'52"E., 62.38 feet to a point on the Southerly boundary of the aforesaid TRACT 704; thence along said Southerly boundary of TRACT 704, N.86°49'14"W., 12.62 feet; thence N.89°12'19"W., 28.15 feet; thence S.77°20'51"W., 20.42 feet; thence S.81°06'37"W., 41.85 feet to a point of curvature; thence Westerly, 1.75 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 03°20'08" (chord bearing S.79°26'33"W., 1.75 feet) to a point of tangency; thence S.77°46'30"W., 6.66 feet to a point of curvature; thence Westerly, 4.22 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 08°03'27" (chord bearing S.73°44'46"W., 4.22 feet) to a point of tangency; thence S.69°43'03"W., 5.32 feet to a point of curvature; thence Southwesterly, 8.34 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 15°55'28" (chord bearing S.61°45'19"W., 8.31 feet) to a point of tangency; thence S.53°47'35"W., 34.65 feet; thence S.70°20'40"W., 60.65 feet; thence S.75°19'25"W., 5.46 feet; thence S.85°27'44"W., 71.34 feet; thence N.62°37'20"W., 35.87 feet to a point of curvature; thence Westerly, 44.57 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 85°07'35" (chord bearing S.74°48'52"W., 40.58 feet) to a point of tangency; thence S.32°15'04"W., 132.33 feet; thence N.78°13'54"W., 34.50 feet; thence N.74°18'36"W., 35.59 feet to a point of curvature; thence Westerly, 6.24 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 11°55'33" (chord bearing N.80°16'23"W., 6.23 feet) to a point of tangency; thence N.86°14'09"W., 23.88 feet to a point of curvature; thence Westerly, 4.73 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 09°02'17" (chord bearing S.89°14'42"W., 4.73 feet) to a point of tangency; thence S.84°43'34"W., 19.90 feet to a point of curvature; thence Westerly, 5.37 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 10°15'01" (chord bearing S.79°36'04"W., 5.36 feet) to a point of tangency; thence S.74°28'33"W., 24.71 feet to a point of curvature; thence Westerly, 3.88 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 07°24'29" (chord bearing S.70°46'19"W., 3.88 feet) to a point of tangency; thence S.67°04'04"W., 23.40 feet; thence S.12°57'19"W., 20.14 feet; thence S.12°02'49"E., 22.43 feet; thence S.38°41'40"E., 50.67 feet; thence S.54°27'04"W., 27.05 feet to a point on the Westerly boundary of the aforesaid BOCA ROYALE UNIT 11 PHASE 1; thence along said Westerly boundary of BOCA ROYALE UNIT 11 PHASE 1, the following three (3) courses: 1) N.37°50'22"W., 197.01 feet; 2) N.52°09'38"E., 5.00 feet; 3) N.37°50'22"W., 128.46 feet to the **POINT OF BEGINNING**.

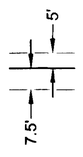
Containing 10.96 acres, more or less.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	AREA
TRACT 100	PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT	69,097 SF
TRACT 101	PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT	34,858 SF
TRACT 500	OPEN SPACE AND DRAINAGE AREA	15,060 SF
TRACT 501	OPEN SPACE, WALL, SIGNAGE AND DRAINAGE AREA	98,793 SF
TRACT 502	OPEN SPACE, WALL, SIGNAGE AND DRAINAGE AREA	8,122 SF
TRACT 700	OPEN SPACE AND PRESERVE AREA	11,373 SF
TRACT 701	OPEN SPACE AND PRESERVE AREA	8,078 SF
TRACT 702	PRESERVE AREA	73,767 SF
TRACT 703	OPEN SPACE AND PRESERVE AREA	14,245 SF
TRACT 704	PRESERVE AREA	2,003 SF



TYPICAL LOT DETAIL OF LOT LINE EASEMENTS
(NOT TO SCALE)
SEE SHEET 1 FOR RESERVATION OF LOT LINE EASEMENTS



PARALLEL OFFSET DIMENSION 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')

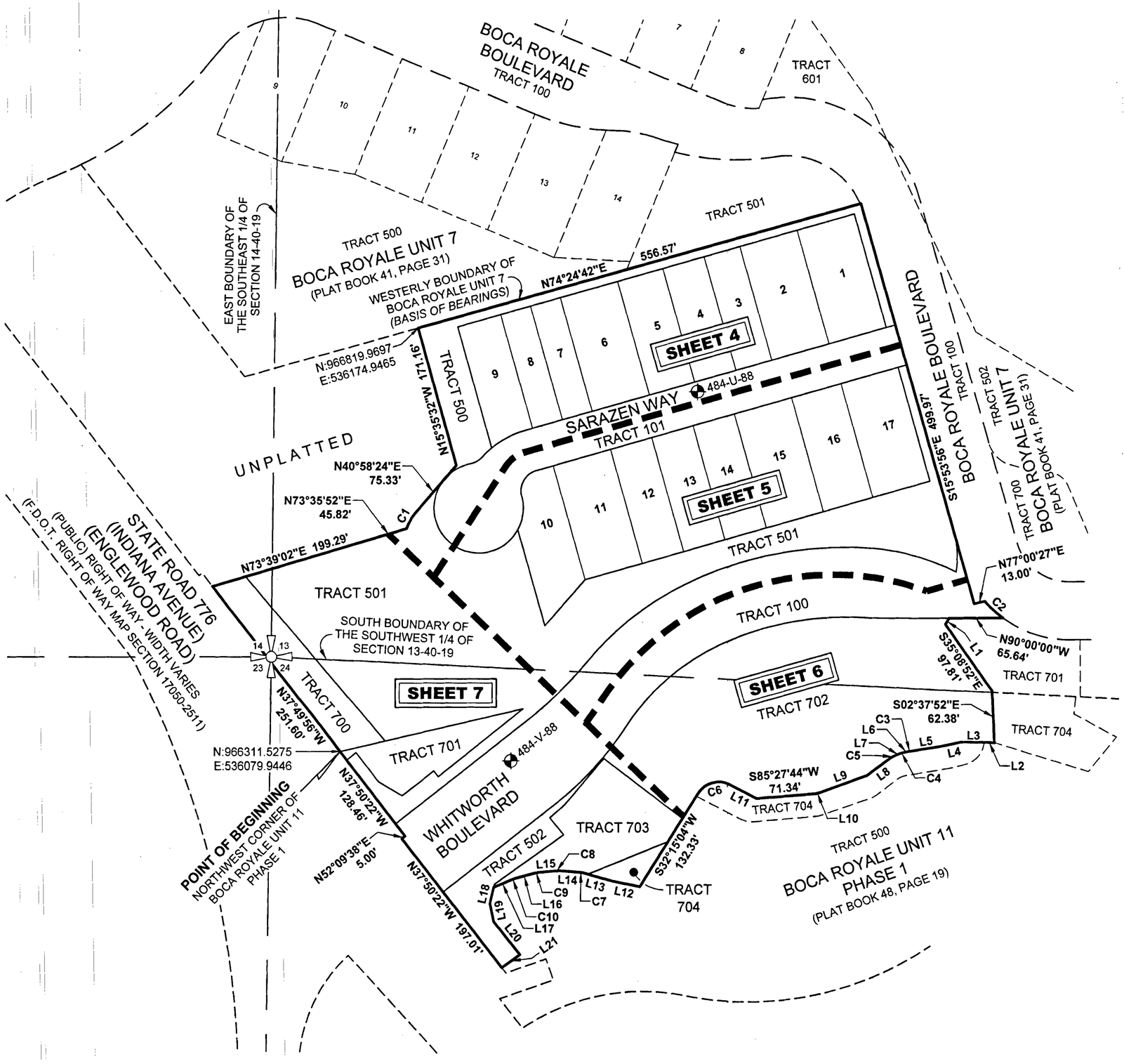
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

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PLAT BOOK 57 PAGE 393

BOCA ROYALE UNIT 18

BEING A REPLAT OF A PART OF TRACT 701, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 7, AS RECORDED IN PLAT BOOK 41, PAGE 31, AND A PART OF TRACTS 500 AND 704, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 11 PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 19, LYING IN SECTIONS 13, 14, 23, AND 24, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



NORTH

Scale: 1" = 100'

BASIS OF BEARINGS

Bearings shown hereon are based on the Westerly boundary of BOCA ROYALE UNIT 7, as recorded in Plat Book 41, Page 31, of the Public Records of Sarasota county, Florida, having a grid bearing of N.74°24'42"E. the grid bearings as shown hereon refer to the state plane coordinate system, North America Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West zone of Florida.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S29°48'06"W	8.58'
L2	N86°49'14"W	12.62'
L3	N89°12'19"W	28.15'
L4	S77°20'51"W	20.42'
L5	S81°06'37"W	41.85'
L6	S77°46'30"W	6.66'
L7	S69°43'03"W	5.32'
L8	S53°47'35"W	34.65'
L9	S70°20'40"W	60.65'
L10	S75°19'25"W	5.46'
L11	N62°37'20"W	35.87'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	N78°13'54"W	34.50'
L13	N74°18'36"W	35.59'
L14	N86°14'09"W	23.88'
L15	S84°43'34"W	19.90'
L16	S74°28'33"W	24.71'
L17	S67°04'04"W	23.40'
L18	S12°57'19"W	20.14'
L19	S12°02'49"E	22.43'
L20	S38°41'40"E	50.67'
L21	S54°27'04"W	27.05'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.93'	55.00'	022°50'55"	N29°32'57"E	21.79'
C2	30.48'	135.00'	012°56'16"	S47°31'58"E	30.42'
C3	1.75'	30.00'	003°20'08"	S79°26'33"W	1.75'
C4	4.22'	30.00'	008°03'27"	S73°44'46"W	4.22'
C5	8.34'	30.00'	015°55'28"	S61°45'19"W	8.31'
C6	44.57'	30.00'	085°07'35"	S74°48'52"W	40.58'
C7	6.24'	30.00'	011°55'33"	N80°16'23"W	6.23'
C8	4.73'	30.00'	009°02'17"	S89°14'42"W	4.73'
C9	5.37'	30.00'	010°15'01"	S79°36'04"W	5.36'
C10	3.88'	30.00'	007°24'29"	S70°46'19"W	3.88'

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

LEGEND:

----- Indicates Section Corner

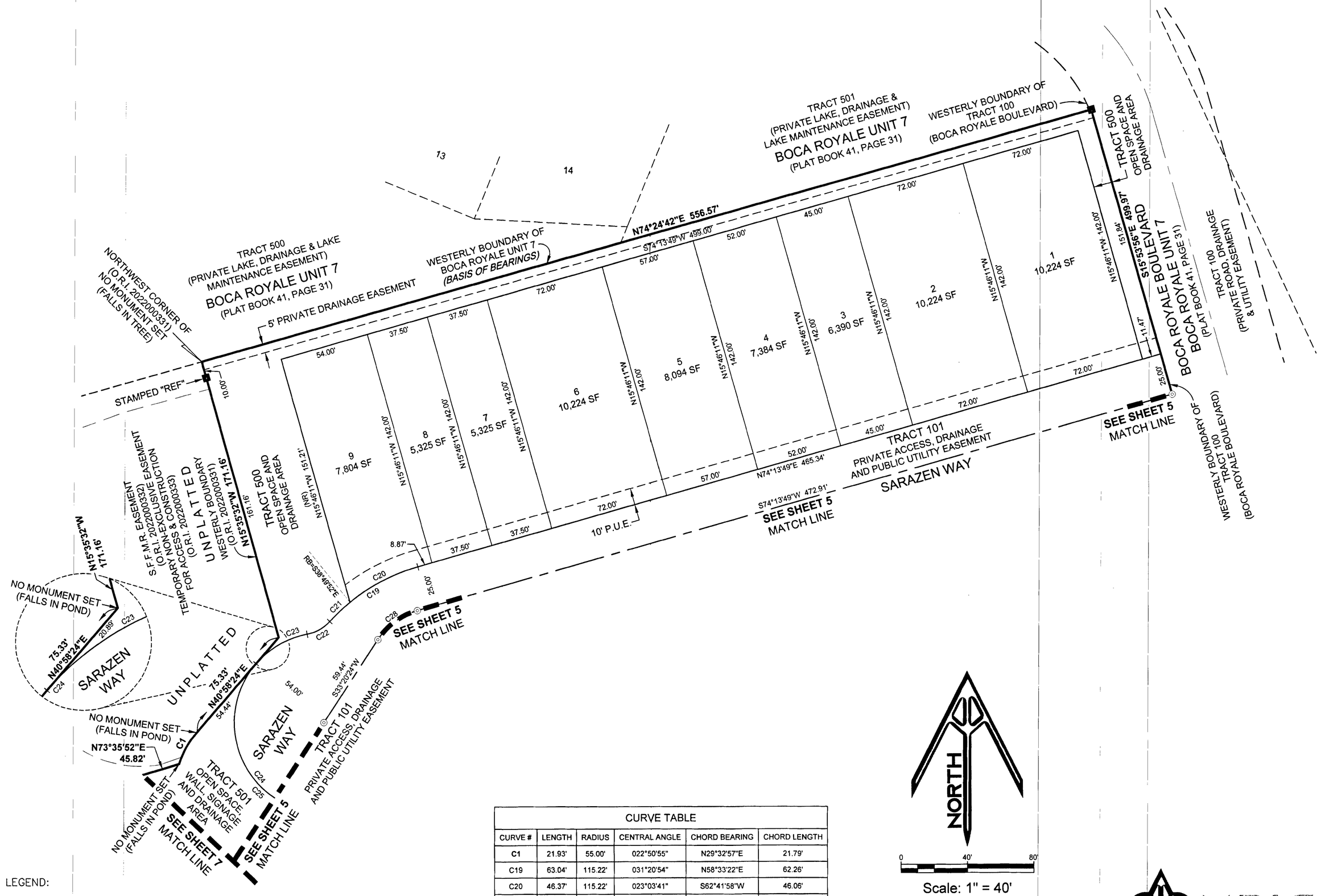
---- Indicates Plat Benchmark

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PLAT BOOK 57 PAGE 394

BOCA ROYALE UNIT 18

BEING A REPLAT OF A PART OF TRACT 701, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 7, AS RECORDED IN PLAT BOOK 41, PAGE 31, AND A PART OF TRACTS 500 AND 704, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 11 PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 19, LYING IN SECTIONS 13, 14, 23, AND 24, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.93'	55.00'	022°50'55"	N29°32'57"E	21.79'
C19	63.04'	115.22'	031°20'54"	N58°33'22"E	62.26'
C20	46.37'	115.22'	023°03'41"	S62°41'58"W	46.06'
C21	16.66'	115.22'	008°17'13"	S47°01'31"W	16.65'
C22	15.89'	25.00'	036°25'24"	N61°05'37"E	15.63'
C23	36.15'	54.00'	038°21'34"	S60°07'32"W	35.48'
C24	258.68'	54.00'	274°27'55"	N57°55'39"W	73.33'
C25	181.26'	54.00'	192°19'17"	S55°12'54"E	107.38'
C28	29.97'	42.00'	040°53'25"	S53°47'06"W	29.34'

LEGEND:

- ■ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
- ◎ ----- INDICATES (PCP) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
- (NR) ---- INDICATES NON-RADIAL LINE
- RB ---- INDICATES RADIAL BEARING
- SF ---- SQUARE FEET
- O.R.I. ---- OFFICIAL RECORDS INSTRUMENT #
- P.U.E. ---- PUBLIC UTILITY EASEMENT
- S.F.F.M.R. -- STORMWATER DRAINAGE, FLOWAGE AND FILL MATERIAL REMOVAL

NORTH

0 40' 80'

Scale: 1" = 40'

SEE SHEET 3 OF 7 FOR BASIS OF BEARINGS

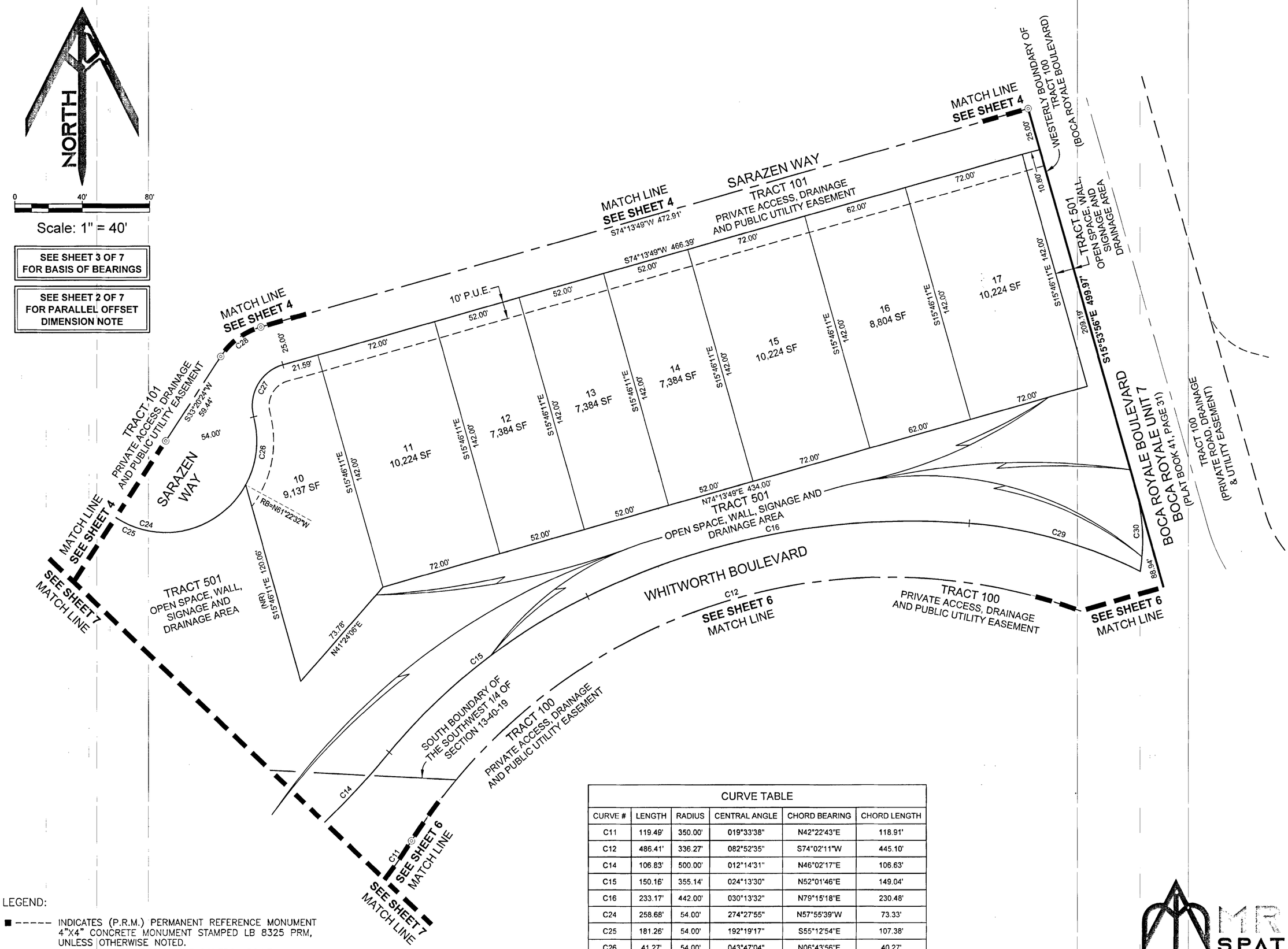
SEE SHEET 2 OF 7 FOR PARALLEL OFFSET DIMENSION NOTE

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PLAT BOOK 57 PAGE 395

BOCA ROYALE UNIT 18

BEING A REPLAT OF A PART OF TRACT 701, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 7, AS RECORDED IN PLAT BOOK 41, PAGE 31, AND A PART OF TRACTS 500 AND 704, ACCORDING TO THE PLAT OF BOCA ROYALE UNIT 11 PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 19, LYING IN SECTIONS 13, 14, 23, AND 24, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C11	119.49'	350.00'	019°33'38"	N42°22'43"E	118.91'
C12	486.41'	336.27'	082°52'35"	S74°02'11"W	445.10'
C14	106.83'	500.00'	012°14'31"	N46°02'17"E	106.63'
C15	150.16'	355.14'	024°13'30"	N52°01'46"E	149.04'
C16	233.17'	442.00'	030°13'32"	N79°15'18"E	230.48'
C24	258.68'	54.00'	274°27'55"	N57°55'39"W	73.33'
C25	181.26'	54.00'	192°19'17"	S55°12'54"E	107.38'
C26	41.27'	54.00'	043°47'04"	N06°43'56"E	40.27'
C27	39.00'	25.00'	089°23'25"	S29°32'06"W	35.17'
C28	29.97'	42.00'	040°53'25"	S53°47'06"W	29.34'
C29	105.94'	277.55'	021°52'14"	S74°25'40"E	105.30'
C30	47.62'	116.00'	023°31'14"	N02°50'12"W	47.29'

LEGEND:

- ■ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
- ◎ ----- INDICATES (PCP) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
- (NR) ---- INDICATES NON-RADIAL LINE
- RB ---- INDICATES RADIAL BEARING
- SF ---- SQUARE FEET
- O.R.I. ---- OFFICIAL RECORDS INSTRUMENT #
- P.U.E. ---- PUBLIC UTILITY EASEMENT

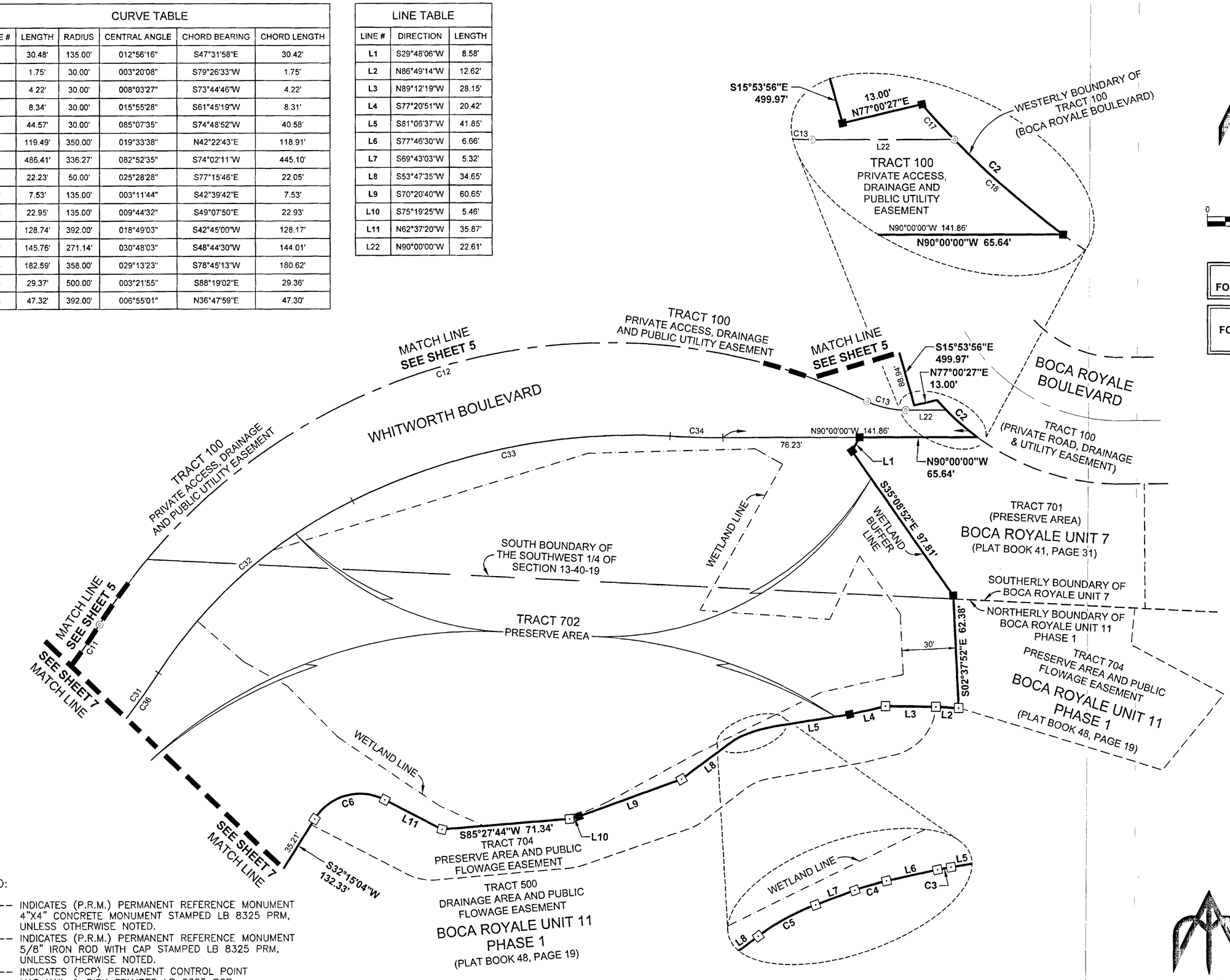
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BOCA ROYALE UNIT 18

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C2	30.48'	135.00'	012°56'16"	S47°31'58"E	30.42'
C3	1.75'	30.00'	003°20'08"	S79°26'33"W	1.75'
C4	4.22'	30.00'	008°03'27"	S73°44'46"W	4.22'
C5	8.34'	30.00'	015°55'28"	S61°45'19"W	8.31'
C6	44.57'	30.00'	085°07'35"	S74°48'52"W	40.58'
C11	119.49'	350.00'	019°33'38"	N42°22'43"E	118.91'
C12	486.41'	336.27'	082°52'35"	S74°02'11"W	445.10'
C13	22.23'	50.00'	025°28'28"	S77°15'46"E	22.05'
C17	7.53'	135.00'	003°11'44"	S42°39'42"E	7.53'
C18	22.95'	135.00'	009°44'32"	S49°07'50"E	22.93'
C31	128.74'	392.00'	018°49'03"	S42°45'00"W	128.17'
C32	145.76'	271.14'	030°48'03"	S48°44'30"W	144.01'
C33	182.59'	358.00'	029°13'23"	S78°45'13"W	180.62'
C34	29.37'	500.00'	003°21'55"	S88°19'02"E	29.36'
C36	47.32'	392.00'	006°55'01"	N36°47'59"E	47.30'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S29°48'06"W	8.58'
L2	N86°49'14"W	12.62'
L3	N89°12'19"W	28.15'
L4	S77°20'51"W	20.42'
L5	S81°06'37"W	41.85'
L6	S77°46'30"W	6.66'
L7	S69°43'03"W	5.32'
L8	S53°47'35"W	34.65'
L9	S70°20'40"W	60.65'
L10	S75°19'25"W	5.46'
L11	N62°37'20"W	35.87'
L22	N90°00'00"W	22.61'



LEGEND:

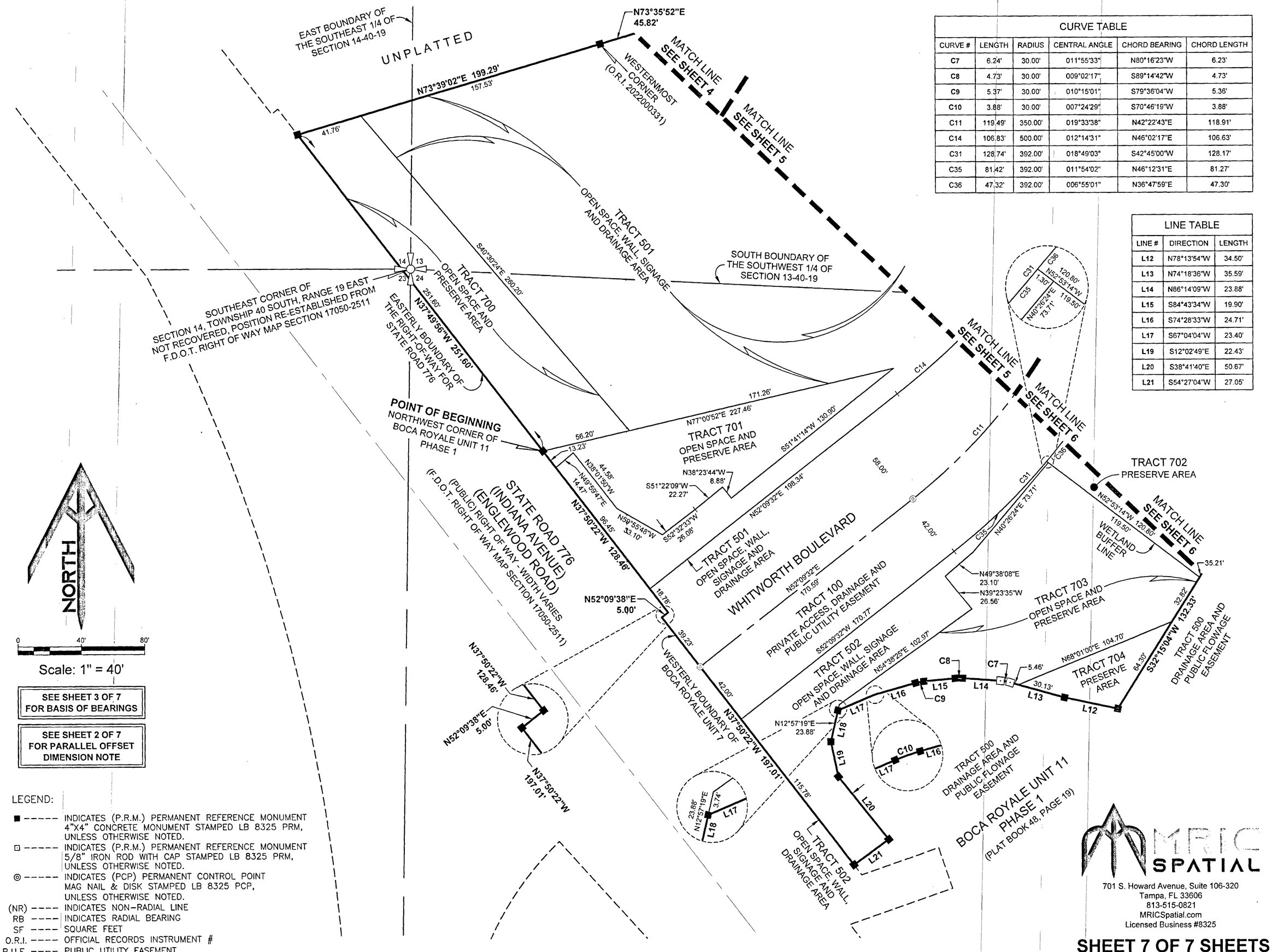
- ■ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
- ⊡ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
- ◎ ----- INDICATES (PCP) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
- (NR) ---- INDICATES NON-RADIAL LINE
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C7	6.24'	30.00'	011°55'33"	N80°16'23"W	6.23'
C8	4.73'	30.00'	009°02'17"	S89°14'42"W	4.73'
C9	5.37'	30.00'	010°15'01"	S79°36'04"W	5.36'
C10	3.88'	30.00'	007°24'29"	S70°46'19"W	3.88'
C11	119.49'	350.00'	019°33'38"	N42°22'43"E	118.91'
C14	106.83'	500.00'	012°14'31"	N46°02'17"E	106.63'
C31	128.74'	392.00'	018°49'03"	S42°45'00"W	128.17'
C35	81.42'	392.00'	011°54'02"	N46°12'31"E	81.27'
C36	47.32'	392.00'	006°55'01"	N36°47'59"E	47.30'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	N78°13'54"W	34.50'
L13	N74°18'36"W	35.59'
L14	N86°14'09"W	23.88'
L15	S84°43'34"W	19.90'
L16	S74°28'33"W	24.71'
L17	S67°04'04"W	23.40'
L19	S12°02'49"E	22.43'
L20	S38°41'40"E	50.67'
L21	S54°27'04"W	27.05'

NORTH

0 40' 80'

Scale: 1" = 40'

SEE SHEET 3 OF 7 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 7 FOR PARALLEL OFFSET DIMENSION NOTE

LEGEND:

- ■ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
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