BEACHWALK BY MANASOTA KEY, PHASE 2C

A REPLAT OF TRACT 302, TRACT 303, TRACT 304 AND TRACT 646A OF THE PLAT OF BEACHWALK BY MANASOTA KEY, PHASES 2A & 2B REPLAT, AS RECORDED IN PLAT BOOK 57, PAGES 296 THROUGH 333, AND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 58 PAGE 236

SHEET 1 OF 12 SHEETS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 202409631S 12 PG(S)
July 12, 2024 11:15:11 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

THE FLOODPLAIN DELINEATION MAP WAS RECORDED IN MAP BOOK 8, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A RESTRICTIVE COVENANT FOR BEACHWALK BY MANASOTA KEY, PHASE 2C IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 202409631S, 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 202409631S, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE NOTICE TO PURCHASE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 202409631S, 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 ONE AND A HALF (1.5') FEET ALONG EACH SIDE LOT LINE, AND FIVE (5') FEET ALONG EACH REAR LOT LINE 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, WATER, WASTEWATER, 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.

TRACTS B, 841B, D, 839, 714, AND 715, AS SHOWN HEREON ARE RESERVED BY PULTE HOME COMPANY, LLC (THE "OWNER") FOR FUTURE CONVEYANCE TO SARASOTA COUNTY FOR ADDITIONAL RIGHT-OF-WAY FOR KEYWAY ROAD. EASEMENTS OVER, UNDER AND ACROSS SAID TRACTS B, 841B, D, 839, 714, AND 715 ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES (INCLUDING CABLE TELEVISION) AND DRAINAGE

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 58, PAGE 236, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 12TH DAY OF July, A.D., 2024.

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

BY: Dianne Brecco
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: 6-14-24
TERI S. OWEN, PSM 5928
SARASOTA COUNTY SURVEYOR

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 9TH DAY OF JULY, A.D., 2024.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER J. Mayo COUNTY ATTORNEY

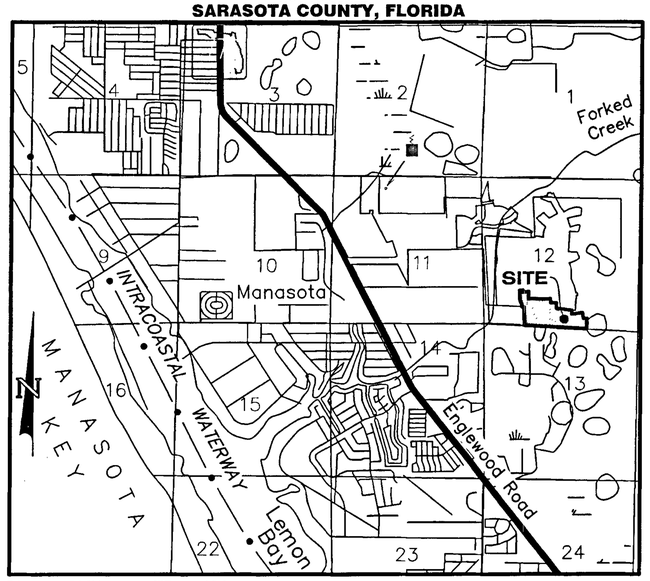
PRESERVE AREA NOTE:

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 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 RECORDS INSTRUMENT NO. 2020007121, AS AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORD INSTRUMENT NO. 2021132883, AND SECOND AMENDMENT RECORDED IN OFFICIAL RECORD INSTRUMENT NO. 2023008165, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. AGREEMENT TERMINATING EASEMENT AGREEMENT AND CREATING ACCESS, STORMWATER AND MITIGATION EASEMENTS BY AND BETWEEN WCI COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT, BMG THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ENGLEWOOD WATER DISTRICT, AND TINA OF SARASOTA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202018228, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEACH WALK BY MANASOTA KEY RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021023812, AS AFFECTED BY AMENDMENT TO DECLARATION OF RESTRICTIONS FOR BEACHWALK BY MANASOTA KEY RECORDED APRIL 1, 2022 IN OFFICIAL RECORDS INSTRUMENT NO. 2022054772, AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEACHWALK BY MANASOTA KEY RECORDED MAY 16, 2023 IN OFFICIAL RECORDS INSTRUMENT NO. 2023079162, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
4. RESTRICTIVE COVENANT BEACHWALK BY MANASOTA KEY, PHASES 2A AND 2B RECORDED APRIL 1, 2022 IN OFFICIAL RECORDS INSTRUMENT NO. 2022054773, OF THE 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 15, 2024. 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:
DAVID W. MAXWELL
PROFESSIONAL LAND SURVEYOR NO. LS7311
CERTIFICATE OF AUTHORIZATION NO. LB7768

DATE: 6.10.24

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 2C, AS SHOWN AND DESCRIBED HEREON., AND:

PRIVATE:
OWNER DOES HEREBY DEDICATE AND SET APART TRACTS 103, 510, 511, 645 THROUGH 651, 653 THROUGH 658, 711, 712, 713, 838, 840, 841A, AND 843, 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 13TH DAY OF JUNE, A.D., 2024.

WITNESSES:

SIGNATURE OF WITNESS

STEVE PLATKE
PRINT NAME OF WITNESS

SIGNATURE OF WITNESS

Christopher Pereira
PRINT NAME OF WITNESS

BY: PULTE HOME COMPANY, LLC
A MICHIGAN LIMITED LIABILITY COMPANY
SUCCESSOR BY CONVERSION OF PULTE
HOME CORPORATION, A MICHIGAN CORPORATION

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 13TH DAY OF June, A.D., 2024.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 7/12/2024

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 SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, HAVING A GRID BEARING OF N.89°49'25"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 2C

A REPLAT OF TRACT 302, TRACT 303, TRACT 304 AND TRACT 646A OF THE PLAT OF BEACHWALK BY MANASOTA KEY, PHASES 2A & 2B REPLAT, AS RECORDED IN PLAT BOOK 57, PAGES 296 THROUGH 333, AND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

TRACT DESIGNATION TABLE

TRACT	USAGE	OWNER/ MAINTENANCE	AREA (SF)
103	PRIVATE ROAD RIGHT-OF-WAY; GUARDHOUSE; WALL/FENCE, SIGN, DRAINAGE, AND PUBLIC UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	222,966
510	COMMON AREA; LAKE; LAKE MAINTENANCE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	111,224
511	COMMON AREA; LAKE; LAKE MAINTENANCE, LANDSCAPE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	86,314
645	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	2,643
646	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	15,699
647	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	84,344
648	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	151,051
650	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	5,917
651	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	11,301
653	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	8,244
654	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	9,314
655	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	2,364
656	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	11,557
657	COMMON AREA; LANDSCAPE, WALL/FENCE & PRIVATE DRAINAGE EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	1,322
711	PRESERVE AREA	BEACHWALK BY MANASOTA KEY H.O.A.	51,676
712	PRESERVE AREA	BEACHWALK BY MANASOTA KEY H.O.A.	12,803
713	PRESERVE AREA	BEACHWALK BY MANASOTA KEY H.O.A.	33,311
714	PRESERVE AREA	PULTE HOME COMPANY, LLC (OWNER) / BEACHWALK BY MANASOTA KEY H.O.A. (MAINTENANCE)	18,942
715	PRESERVE AREA	PULTE HOME COMPANY, LLC (OWNER) / BEACHWALK BY MANASOTA KEY H.O.A. (MAINTENANCE)	14,912
838	CONSERVATION; OPEN SPACE; PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	691
839	CONSERVATION; OPEN SPACE; PRIVATE UTILITY EASEMENT	PULTE HOME COMPANY, LLC (OWNER) / BEACHWALK BY MANASOTA KEY H.O.A. (MAINTENANCE)	6,363
840	CONSERVATION; OPEN SPACE; PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	15,124
841A	CONSERVATION; OPEN SPACE; PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	4,571
841B	CONSERVATION; OPEN SPACE; PRIVATE UTILITY EASEMENT	PULTE HOME COMPANY, LLC (OWNER) / BEACHWALK BY MANASOTA KEY H.O.A. (MAINTENANCE)	11,432
842	CONSERVATION; OPEN SPACE; PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	4,840
843	CONSERVATION; OPEN SPACE; PRIVATE UTILITY EASEMENT	BEACHWALK BY MANASOTA KEY H.O.A.	8,146
B	RESERVED FUTURE RIGHT-OF-WAY	PULTE HOME COMPANY, LLC (OWNER) / BEACHWALK BY MANASOTA KEY H.O.A. (MAINTENANCE)	16,730
D	RESERVED FUTURE RIGHT-OF-WAY	PULTE HOME COMPANY, LLC (OWNER) / BEACHWALK BY MANASOTA KEY H.O.A. (MAINTENANCE)	43,450

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

A replat of Tract 302, Tract 303, Tract 304 and Tract 646A of the Plat of VILLAGES OF MANASOTA BEACH 2A & 2B REPLAT, as recorded in Plat Book 57, Pages 296 through 333, of the Public Records of Sarasota County, Florida, together with lands lying in Section 12, Township 40 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 12, run thence along the South boundary of Section 12, N.86°49'25"W., a distance of 1755.88 feet to the **POINT OF BEGINNING**; thence continue along said South boundary, N.86°49'25"W., a distance of 856.27 feet to the South 1/4 corner of said Section 12; thence along the South boundary of the Southwest 1/4, N.86°48'59"W., a distance of 1324.39 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of aforementioned Section 12; thence along the West boundary of the Southeast 1/4 of the Southwest 1/4, N.02°12'53"W., a distance of 655.28 feet to the Northeast corner of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of aforementioned Section 12; thence along the North boundary of said South 1/2, N.86°51'25"W., a distance of 68.48 feet to a Southerly corner of BEACHWALK BY MANASOTA KEY, PHASES 2A-2B REPLAT, as recorded in Plat book 57, pages 296 through 333, of the Public Records of Sarasota County, Florida; thence along the Easterly and Southerly boundary of said BEACHWALK BY MANASOTA KEY, PHASES 2A-2B REPLAT the following three (3) courses: 1) N.03°08'35"E., a distance of 58.63 feet; 2) Northerly, 431.84 feet along the arc of a non-tangent curve to the right having a radius of 805.00 feet and a central angle of 30°44'11" (chord bearing N.10°25'27"W., 426.68 feet); 3) Northerly, 89.61 feet along the arc of a reverse curve to the left having a radius of 345.00 feet and a central angle of 14°52'54" (chord bearing N.02°29'48"W., 89.36 feet) to the Southwest corner of Lot 792 of said BEACHWALK BY MANASOTA KEY, PHASES 2A-2B REPLAT; thence along the Southerly boundary of said Lot 792, N.80°03'45"E., a distance of 130.00 feet to the Southeast corner of Lot 792, also being a point on the Westerly boundary of Tract 102 (CORAL HARBOUR DRIVE); thence along the Westerly, Southerly, and Easterly boundary thereof the following three (3) courses: 1) Southerly, 77.13 feet along the arc of a non-tangent curve to the right having a radius of 475.00 feet and a central angle of 09°18'15" (chord bearing S.05°17'08"E., 77.05 feet); 2) N.83°19'27"E., a distance of 50.25 feet; 3) Northerly, 12.54 feet along the arc of a non-tangent curve to the left having a radius of 525.00 feet and a central angle of 01°22'08" (chord bearing N.01°53'43"W., 12.54 feet) to the Southwest corner of Tract 641A of said BEACHWALK BY MANASOTA KEY, PHASES 2A-2B REPLAT; thence along the Southerly boundary of said Tract 641A, N.83°19'27"E., a distance of 130.27 feet to the Southeast corner thereof; thence along aforesaid Westerly boundary of aforesaid BEACHWALK BY MANASOTA KEY, PHASES 2A-2B REPLAT the following four (4) courses: 1) Southerly, 95.32 feet along the arc of a non-tangent curve to the right having a radius of 655.00 feet and a central angle of 08°20'16" (chord bearing S.00°46'31"W., 95.23 feet); 2) Southerly, 100.80 feet along the arc of a reverse curve to the left having a radius of 495.00 feet and a central angle of 11°40'04" (chord bearing S.00°53'23"E., 100.63 feet); 3) Westerly, 2.41 feet along the arc of a non-tangent curve to the left having a radius of 535.00 feet and a central angle of 00°15'30" (chord bearing S.79°39'04"W., 2.41 feet); 4) S.08°30'17"E., a distance of 60.04 feet to the Southwest corner of aforesaid Tract 102 (SEA BREEZE RIDGE DRIVE); thence along the Northerly boundary of said Tract 102 (SEA BREEZE RIDGE DRIVE) the following five (5) courses: 1) Easterly, 124.02 feet along the arc of a non-tangent curve to the right having a radius of 475.00 feet and a central angle of 14°57'36" (chord bearing N.86°45'09"E., 123.67 feet); 2) S.85°46'03"E., a distance of 336.98 feet; 3) Easterly, 202.68 feet along the arc of a tangent curve to the left having a radius of 1025.00 feet and a central angle of 11°19'47" (chord bearing N.88°34'04"E., 202.35 feet); 4) N.82°54'10"E., a distance of 79.41 feet; 5) Southeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.52°05'50"E., 35.36 feet) to the Northwest corner of Tract 103; thence along the Westerly boundary thereof the following two (2) courses: 1) S.07°05'50"E., a distance of 91.66 feet; 2) Southerly, 40.20 feet along the arc of a tangent curve to the right having a radius of 975.00 feet and a central angle of 02°21'45" (chord bearing S.05°54'58"E., 40.20 feet) to a point on the Southerly boundary of said BEACHWALK BY MANASOTA KEY, PHASES 2A-2B REPLAT; thence along said Southerly boundary the following eight (8) courses: 1) N.86°31'24"E., a distance of 180.04 feet; 2) Southerly, 49.97 feet along the arc of a non-tangent curve to the right having a radius of 1155.00 feet and a central angle of 02°28'44" (chord bearing S.03°17'57"E., 49.97 feet); 3) S.02°03'35"E., a distance of 125.51 feet; 4) Southeasterly, 62.83 feet aiong the arc of a tangent curve to the left having a radius of 40.00 feet and a central angle of 90°00'00" (chord bearing S.47°03'35"E., 56.57 feet); 5) N.87°56'25"E., a distance of 38.02 feet; 6) Easterly, 179.47 feet along the arc of a tangent curve to the right having a radius of 655.00 feet and a central angle of 15°41'56" (chord bearing S.84°12'37"E., 178.91 feet); 7) Easterly, 285.47 feet along the arc of a reverse curve to the left having a radius of 1365.00 feet and a central angle of 11°58'58" (chord bearing S.82°21'08"E., 284.95 feet); 8) S.88°20'37"E., a distance of 128.82 feet; thence departing said Southerly boundary, S.02°16'19"E., a distance of 98.53 feet; thence Southeasterly, 23.47 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 89°38'04" (chord bearing S.47°05'21"E., 21.15 feet); thence Easterly, 223.71 feet along the arc of a non-tangent curve to the left having a radius of 1431.66 feet and a central angle of 08°57'11" (chord bearing N.81°29'23"E., 223.48 feet); thence S.12°49'43"E., a distance of 22.00 feet; thence Easterly, 4.63 feet along the arc of a non-tangent curve to the left having a radius of 1507.00 feet and a central angle of 00°10'34" (chord bearing N.77°05'00"E., 4.63 feet); thence S.13°00'17"E., a distance of 53.58 feet; thence Southerly, 9.76 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 37°16'10" (chord bearing S.07°01'39"W., 9.59 feet); thence S.11°36'26"E., a distance of 56.20 feet; thence Southerly, 58.94 feet along the arc of a tangent curve to the right having a radius of 535.00 feet and a central angle of 06°18'44" (chord bearing S.08°27'04"E., 58.91 feet); thence S.86°49'24"E., a distance of 121.08 feet; thence Southerly, 128.04 feet along the arc of a non-tangent curve to the right having a radius of 655.00 feet and a central angle of 11°12'02" (chord bearing S.01°51'57"W., 127.84 feet); thence Southerly, 8.00 feet along the arc of a reverse curve to the left having a radius of 100.00 feet and a central angle of 04°35'01" (chord bearing S.05°10'28"W., 8.00 feet); thence S.86°49'24"E., a distance of 12.66 feet; thence S.03°10'36"W., a distance of 136.20 feet; thence N.86°49'24"W., a distance of 7.84 feet; thence S.03°10'35"W., a distance of 99.88 feet to the **POINT OF BEGINNING**.

Containing 41.617 acres, more or less.

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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')

BEACHWALK BY MANASOTA KEY, PHASE 2C

A REPLAT OF TRACT 302, TRACT 303, TRACT 304 AND TRACT 646A OF THE PLAT OF BEACHWALK BY MANASOTA KEY, PHASES 2A & 2B REPLAT, AS RECORDED IN PLAT BOOK 57, PAGES 296 THROUGH 333, AND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 58 PAGE 238

SHEET 3 OF 12 SHEETS

BENCHMARK TABLE	
482-J-88	SET MAG NAIL AND DISK, STAMPED 482-J-88
482-K-88	SET MAG NAIL AND DISK, STAMPED 482-K-88
482-L-88	SET MAG NAIL AND DISK, STAMPED 482-L-88

PLAT BENCHMARK INFORMATION:

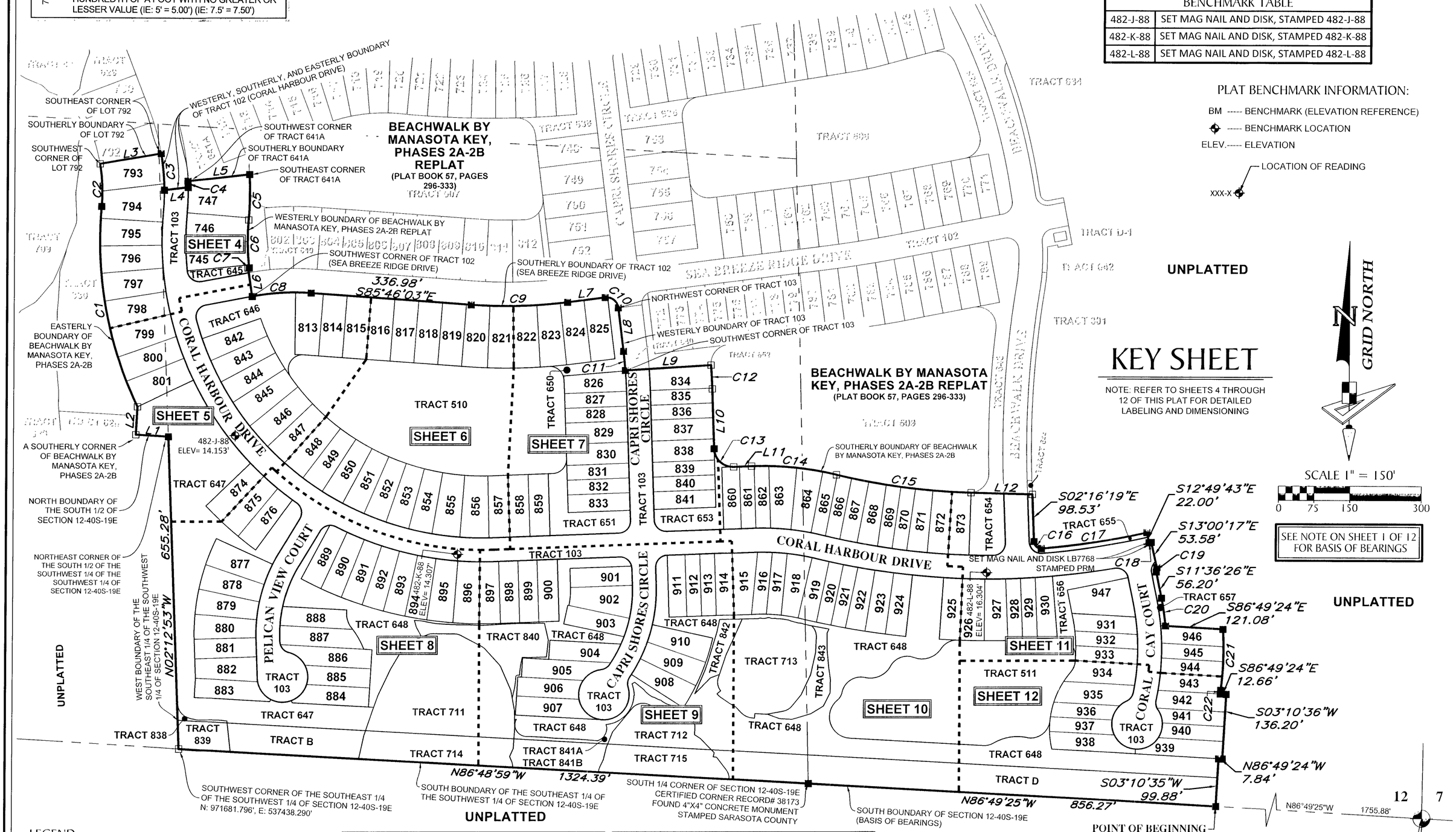
BM ----- BENCHMARK (ELEVATION REFERENCE)

⊕ ----- BENCHMARK LOCATION

ELEV.----- ELEVATION

LOCATION OF READING

XXX-X

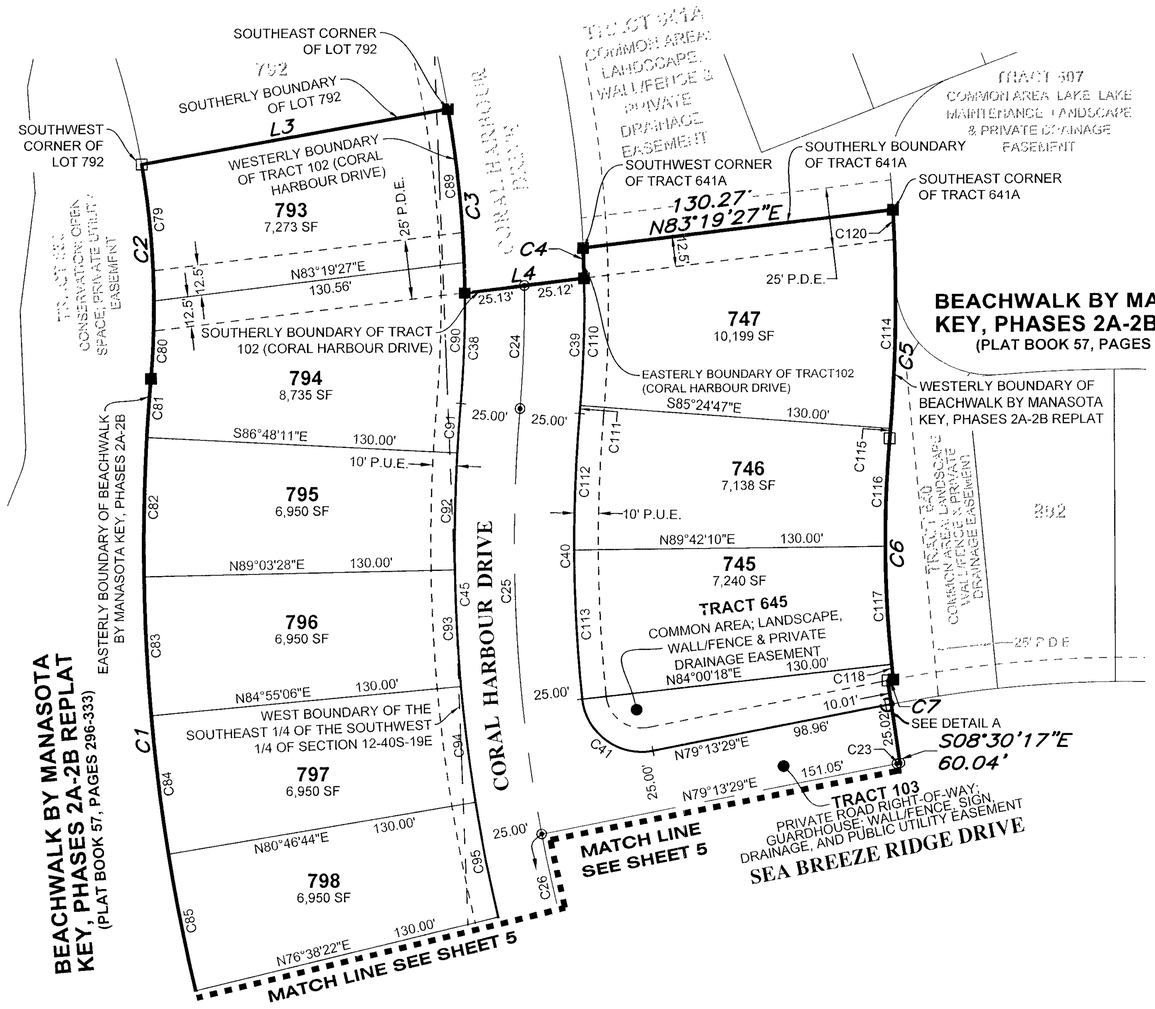

SOUTHEAST CORNER OF LOT 792
SOUTHERLY BOUNDARY OF LOT 792
SOUTHWEST CORNER OF LOT 792
WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARY OF TRACT 102 (CORAL HARBOUR DRIVE)
SOUTHWEST CORNER OF TRACT 641A
SOUTHERLY BOUNDARY OF TRACT 641A
SOUTHEAST CORNER OF TRACT 641A
BEACHWALK BY MANASOTA KEY, PHASES 2A-2B REPLAT
(PLAT BOOK 57, PAGES 296-333)
TRACT 507
TRACT 634
TRACT 635
TRACT 636
TRACT 637
TRACT 638
TRACT 639
TRACT 640
TRACT 641
TRACT 642
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TRACT 633

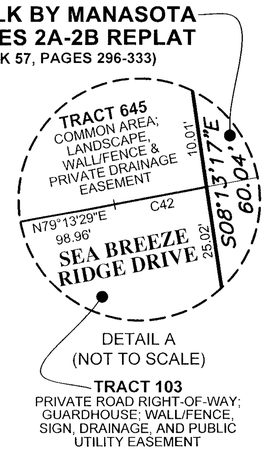
BEACHWALK BY MANASOTA KEY, PHASE 2C

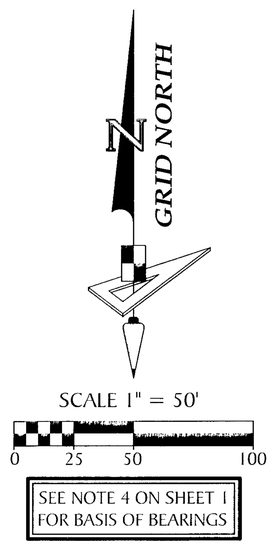
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CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	805.00'	30°44'11"	431.84'	426.68'	N10°25'27"W
C2	345.00'	14°52'54"	89.61'	89.36'	N02°29'48"W
C3	475.00'	9°18'15"	77.13'	77.05'	S05°17'08"E
C4	525.00'	1°22'08"	12.54'	12.54'	N01°53'43"W
C5	655.00'	8°20'16"	95.32'	95.23'	S00°46'31"W
C6	495.00'	11°40'04"	100.80'	100.63'	S00°53'23"E
C7	535.00'	0°15'30"	2.41'	2.41'	S79°39'04"W
C23	500.00'	0°09'32"	1.39'	1.39'	N79°18'15"E
C24	500.00'	5°52'51"	51.32'	51.30'	S02°00'14"W
C25	650.00'	15°43'10"	178.33'	177.77'	S02°54'56"E
C26	650.00'	48°03'53"	545.28'	529.43'	S34°48'27"E
C38	475.00'	5°34'39"	46.24'	46.22'	S02°09'19"W
C39	525.00'	6°09'18"	56.40'	56.37'	S01°52'00"W
C40	625.00'	10°56'21"	119.33'	119.15'	S00°31'32"E
C41	25.00'	94°46'49"	41.36'	36.80'	S53°23'07"E
C42	525.00'	0°15'35"	2.38'	2.38'	S79°21'16"W
C45	675.00'	59°41'17"	703.18'	671.82'	S24°53'59"E
C79	345.00'	9°30'07"	57.21'	57.15'	N05°11'12"W
C80	345.00'	5°22'47"	32.39'	32.38'	N02°15'15"E
C81	805.00'	1°44'50"	24.55'	24.55'	S04°04'14"W
C82	805.00'	4°08'22"	58.16'	58.15'	S01°07'38"W
C83	805.00'	4°08'22"	58.16'	58.15'	S03°00'43"E
C84	805.00'	4°08'22"	58.16'	58.15'	S07°09'05"E
C85	805.00'	4°08'22"	58.16'	58.15'	S11°17'27"E
C89	475.00'	7°47'24"	64.58'	64.53'	N06°02'33"W
C90	475.00'	7°05'31"	58.79'	58.76'	N01°23'54"E
C91	675.00'	1°44'50"	20.58'	20.58'	S04°04'14"W
C92	675.00'	4°08'22"	48.77'	48.76'	S01°07'38"W
C93	675.00'	4°08'22"	48.77'	48.76'	S03°00'43"E
C94	675.00'	4°08'22"	48.77'	48.76'	S07°09'05"E
C95	675.00'	4°08'22"	48.77'	48.76'	S11°17'27"E
C110	525.00'	5°47'51"	53.12'	53.10'	N01°41'17"E
C111	525.00'	0°21'26"	3.27'	3.27'	N04°45'56"E
C112	625.00'	5°14'29"	57.17'	57.15'	S02°19'25"W
C113	625.00'	5°41'52"	62.15'	62.13'	S03°08'46"E
C114	655.00'	6°53'05"	78.70'	78.66'	N01°08'40"E
C115	655.00'	0°21'26"	4.08'	4.08'	N04°45'56"E
C116	495.00'	5°14'29"	45.28'	45.27'	S02°19'25"W
C117	495.00'	5°41'52"	49.23'	49.21'	S03°08'46"E
C118	495.00'	0°43'43"	6.29'	6.29'	S06°21'34"E
C120	655.00'	1°05'45"	12.53'	12.53'	N02°50'44"W







SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

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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- ◉ ----- 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

7.5' 7.5'

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')

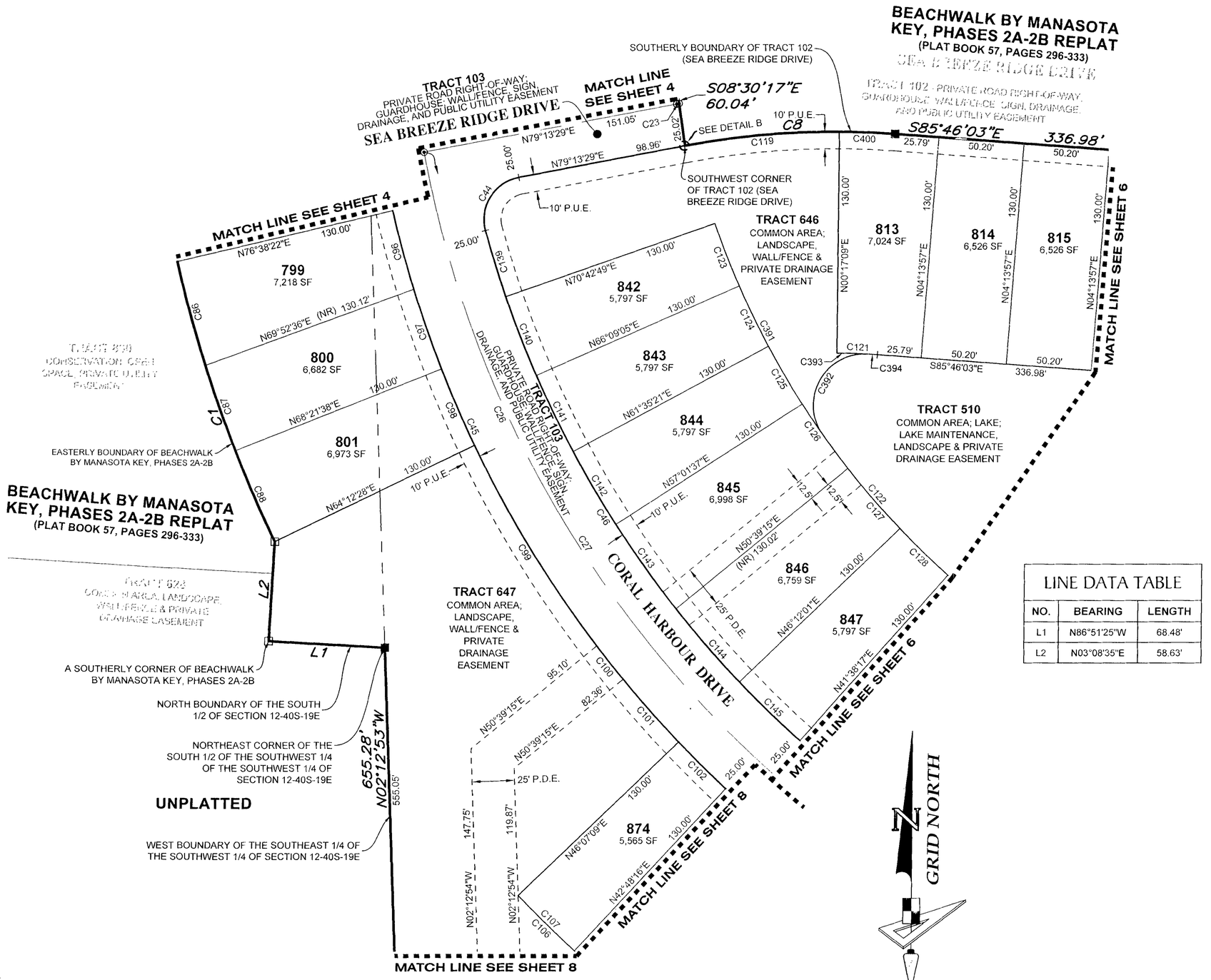
LINE DATA TABLE

NO.	BEARING	LENGTH
L3	N80°03'45"E	130.00'
L4	N83°19'27"E	50.25'

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BEACHWALK BY MANASOTA KEY, PHASE 2C

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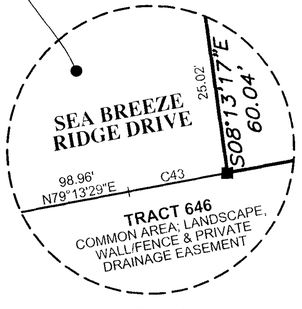


CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	805.00'	30°44'11"	431.84'	426.68'	N10°25'27"W
C8	475.00'	14°57'36"	124.02'	123.67'	N86°45'09"E
C23	500.00'	0°09'32"	1.39'	1.39'	N79°18'15"E
C26	650.00'	48°03'53"	545.28'	529.43'	S34°48'27"E
C27	650.00'	81°17'04"	922.14'	846.73'	S51°25'03"E
C43	475.00'	0°02'52"	0.40'	0.40'	N79°14'55"E
C44	25.00'	94°46'49"	41.36'	36.80'	N31°50'05"E
C45	675.00'	59°41'17"	703.18'	671.82'	S24°53'59"E
C46	625.00'	76°30'15"	834.53'	773.90'	S53°48'27"E
C86	805.00'	4°29'53"	63.20'	63.18'	S15°36'34"E
C87	805.00'	3°46'51"	53.12'	53.11'	S19°44'57"E
C88	805.00'	4°09'10"	58.35'	58.33'	S23°42'57"E
C96	675.00'	4°03'42"	47.85'	47.84'	S15°23'29"E
C97	675.00'	4°13'02"	49.68'	49.67'	S19°31'51"E
C98	675.00'	4°09'10"	48.92'	48.91'	S23°42'57"E
C99	675.00'	11°46'28"	138.71'	138.47'	S31°40'46"E
C100	675.00'	2°07'20"	25.00'	25.00'	S38°37'40"E
C101	675.00'	4°11'31"	49.38'	49.37'	S41°47'06"E
C102	675.00'	3°18'52"	39.05'	39.04'	S45°32'18"E
C106	805.00'	9°56'37"	139.71'	139.53'	S48°51'10"E
C107	805.00'	3°18'52"	46.57'	46.56'	S45°32'18"E
C119	475.00'	11°03'40"	91.70'	91.56'	S84°45'19"W
C121	345.00'	3°56'48"	23.76'	23.76'	S87°44'27"E
C122	495.00'	56°33'57"	488.69'	469.09'	S63°46'36"E
C123	495.00'	4°33'44"	39.41'	39.40'	S21°34'03"E
C124	495.00'	4°33'44"	39.41'	39.40'	S26°07'47"E
C125	495.00'	4°33'44"	39.41'	39.40'	S30°41'31"E
C126	495.00'	5°23'38"	46.60'	46.58'	S35°40'12"E
C127	495.00'	5°25'58"	46.94'	46.92'	S41°05'00"E
C128	495.00'	4°33'44"	39.41'	39.40'	S46°04'51"E
C139	625.00'	3°43'52"	40.70'	40.69'	S17°25'15"E
C140	625.00'	4°33'44"	49.77'	49.75'	S21°34'03"E
C141	625.00'	4°33'44"	49.77'	49.75'	S26°07'47"E
C142	625.00'	4°33'44"	49.77'	49.75'	S30°41'31"E
C143	625.00'	5°35'51"	61.06'	61.04'	S35°46'18"E
C144	625.00'	5°13'45"	57.04'	57.02'	S41°11'07"E
C145	625.00'	4°33'44"	49.77'	49.75'	S46°04'51"E
C391	495.00'	16°12'26"	140.02'	139.55'	S27°23'24"E
C392	30.00'	128°47'03"	67.43'	54.11'	N28°53'54"E
C393	345.00'	3°00'17"	18.09'	18.09'	N88°12'43"W
C394	345.00'	0°56'31"	5.67'	5.67'	N86°14'19"W
C400	475.00'	3°56'48"	32.72'	32.71'	N87°44'27"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N86°51'25"W	68.48'
L2	N03°08'35"E	58.63'



DETAIL B
(NOT TO SCALE)

LEGEND:

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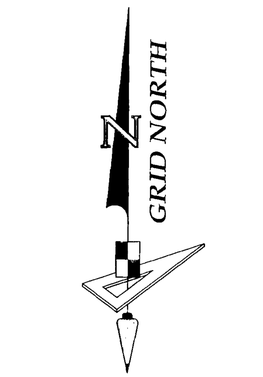
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CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C9	1025.00'	11°19'47"	202.68'	202.35'	N88°34'04"E
C26	650.00'	48°03'53"	545.28'	529.43'	S34°48'27"E
C27	650.00'	81°17'04"	922.14'	846.73'	S51°25'03"E
C28	650.00'	33°13'11"	376.87'	371.61'	S75°26'59"E
C46	625.00'	76°30'15"	834.53'	773.90'	S53°48'27"E
C122	495.00'	56°33'57"	488.69'	469.09'	S63°46'36"E
C129	495.00'	4°33'44"	39.41'	39.40'	S50°38'35"E
C130	495.00'	4°33'44"	39.41'	39.40'	S55°12'19"E
C131	495.00'	4°33'44"	39.41'	39.40'	S59°46'02"E
C132	495.00'	4°33'44"	39.41'	39.40'	S64°19'46"E
C133	495.00'	4°33'44"	39.41'	39.40'	S68°53'30"E
C134	495.00'	4°33'44"	39.41'	39.40'	S73°27'14"E
C135	495.00'	4°33'44"	39.41'	39.40'	S78°00'58"E
C136	495.00'	5°24'46"	46.76'	46.75'	S83°00'13"E
C137	495.00'	5°38'28"	48.74'	48.72'	S88°31'50"E
C138	495.00'	0°42'31"	6.12'	6.12'	N88°17'41"E
C146	625.00'	4°33'44"	49.77'	49.75'	S50°38'35"E
C147	625.00'	4°33'44"	49.77'	49.75'	S55°12'19"E
C148	625.00'	4°33'44"	49.77'	49.75'	S59°46'02"E
C149	625.00'	4°33'44"	49.77'	49.75'	S64°19'46"E
C150	625.00'	4°33'44"	49.77'	49.75'	S68°53'30"E
C151	625.00'	4°33'44"	49.77'	49.75'	S73°27'14"E
C152	625.00'	4°33'44"	49.77'	49.75'	S78°00'58"E
C153	625.00'	5°24'46"	59.05'	59.02'	S83°00'13"E
C154	625.00'	5°38'28"	61.53'	61.51'	S88°31'50"E
C155	625.00'	0°42'31"	7.73'	7.73'	N88°17'41"E
C203	1025.00'	2°12'18"	39.45'	39.44'	S86°52'12"E
C204	1025.00'	2°45'10"	49.24'	49.24'	S89°20'56"E
C208	1155.00'	8°35'18"	173.13'	172.96'	N89°56'18"E
C209	1155.00'	2°12'18"	44.45'	44.45'	S86°52'12"E
C210	1155.00'	2°45'10"	55.49'	55.48'	S89°20'56"E

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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- ● ----- 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

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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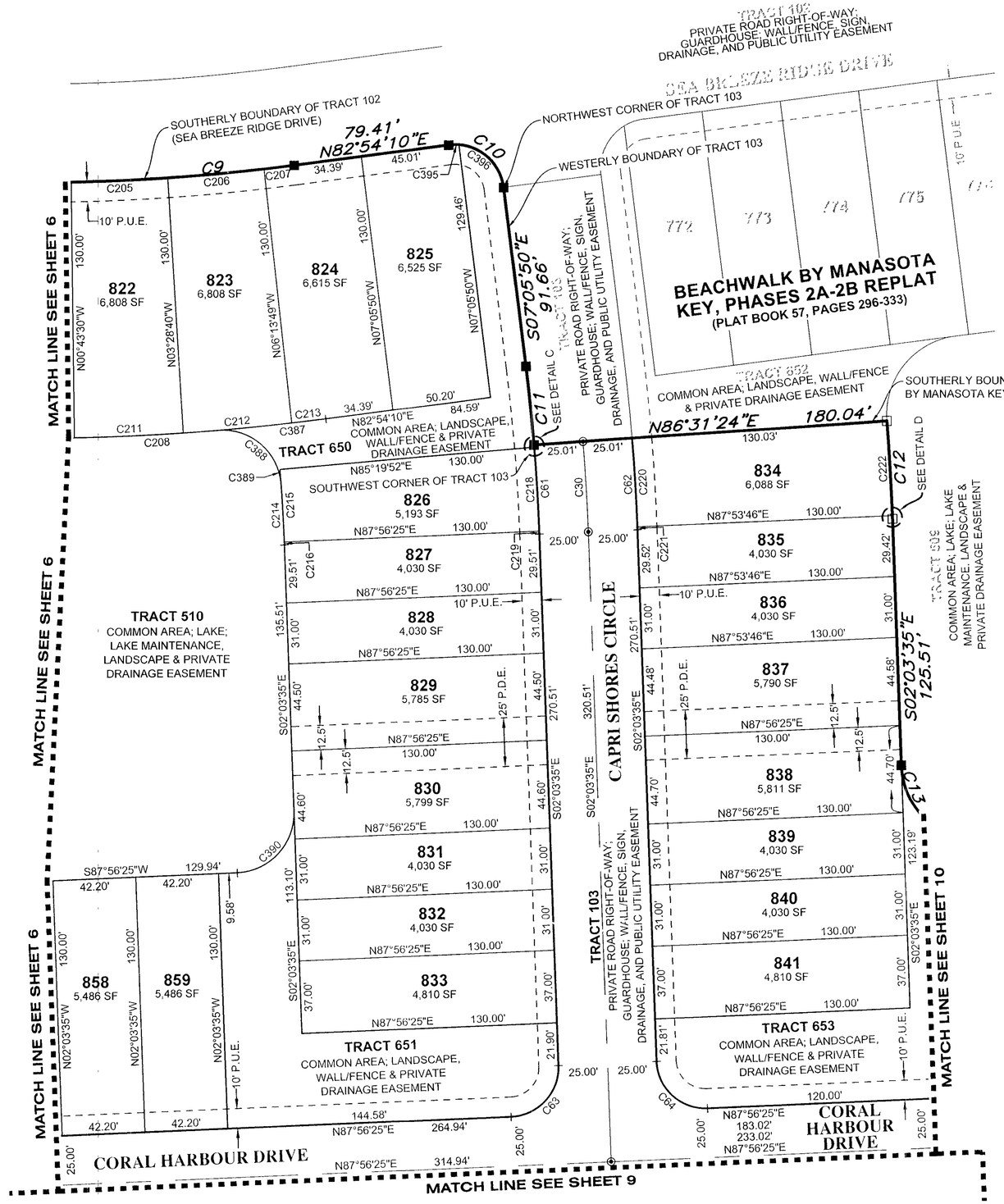
BEACHWALK BY MANASOTA KEY, PHASE 2C

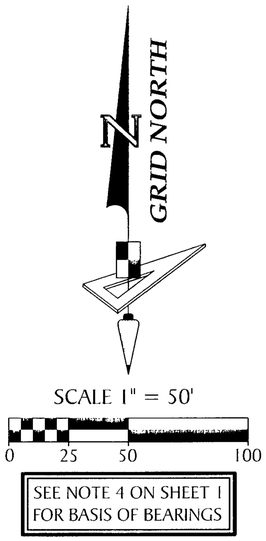
A REPLAT OF TRACT 302, TRACT 303, TRACT 304 AND TRACT 646A OF THE PLAT OF BEACHWALK BY MANASOTA KEY, PHASES 2A & 2B REPLAT, AS RECORDED IN PLAT BOOK 57, PAGES 296 THROUGH 333, AND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

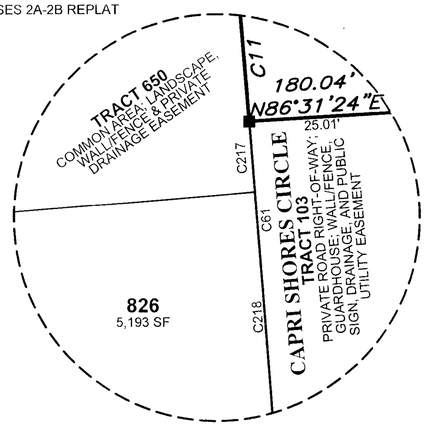
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CURVE DATA TABLE

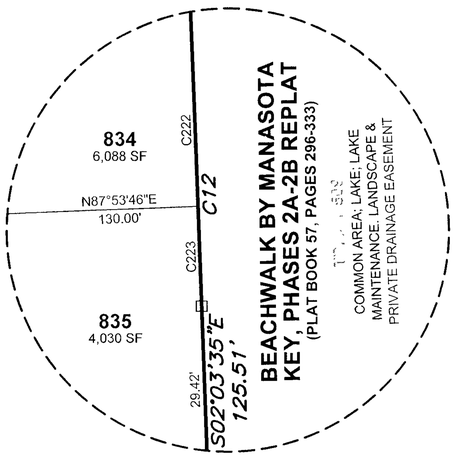
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C9	1025.00'	11°19'47"	202.68'	202.35'	N88°34'04"E
C10	25.00'	90°00'00"	39.27'	35.36'	S52°05'50"E
C11	975.00'	2°21'45"	40.20'	40.20'	S05°54'58"E
C12	1155.00'	2°28'44"	49.97'	49.97'	S03°17'57"E
C13	40.00'	90°00'00"	62.83'	56.57'	S47°03'35"E
C30	1000.00'	2°38'37"	46.14'	46.14'	S03°22'53"E
C61	975.00'	2°40'30"	45.52'	45.52'	S03°23'50"E
C62	1025.00'	2°36'49"	46.76'	46.75'	S03°22'00"E
C63	25.00'	90°00'00"	39.27'	35.36'	S42°56'25"W
C64	25.00'	90°00'00"	39.27'	35.36'	S47°03'35"E
C205	1025.00'	2°45'10"	49.24'	49.24'	N87°53'55"E
C206	1025.00'	2°45'10"	49.24'	49.24'	N85°08'45"E
C207	1025.00'	0°52'00"	15.51'	15.51'	N83°20'10"E
C208	1155.00'	8°35'18"	173.13'	172.96'	N89°56'18"E
C211	1155.00'	2°45'10"	55.49'	55.48'	N87°53'55"E
C212	1155.00'	2°45'10"	55.49'	55.48'	N85°08'45"E
C213	1155.00'	0°52'00"	17.47'	17.47'	N83°20'10"E
C214	845.00'	2°05'04"	30.74'	30.74'	N03°06'07"W
C215	845.00'	2°30'27"	36.98'	36.98'	N03°24'54"W
C216	845.00'	0°06'05"	1.50'	1.50'	N02°06'38"W
C217	975.00'	0°03'57"	1.12'	1.12'	N04°42'06"W
C218	975.00'	2°31'16"	42.90'	42.90'	N03°24'30"W
C219	975.00'	0°05'17"	1.50'	1.50'	N02°06'13"W
C220	1025.00'	2°31'51"	45.28'	45.27'	N03°24'29"W
C221	1025.00'	0°04'58"	1.48'	1.48'	N02°06'04"W
C222	1155.00'	2°24'02"	48.39'	48.39'	N03°20'18"W
C223	1155.00'	0°04'42"	1.58'	1.58'	N02°05'56"W
C387	1155.00'	2°44'29"	55.26'	55.26'	N84°16'25"E
C388	30.00'	90°12'42"	47.23'	42.50'	S49°15'00"E
C389	845.00'	0°31'29"	7.74'	7.74'	N04°24'23"W
C390	30.00'	90°00'00"	47.12'	42.43'	S42°56'25"W
C395	25.00'	11°58'20"	5.22'	5.21'	S88°53'20"W
C396	25.00'	78°01'40"	34.05'	31.48'	N46°06'40"W







DETAIL C
(NOT TO SCALE)



DETAIL D
(NOT TO SCALE)

LEGEND:

- ■ ----- Indicates Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
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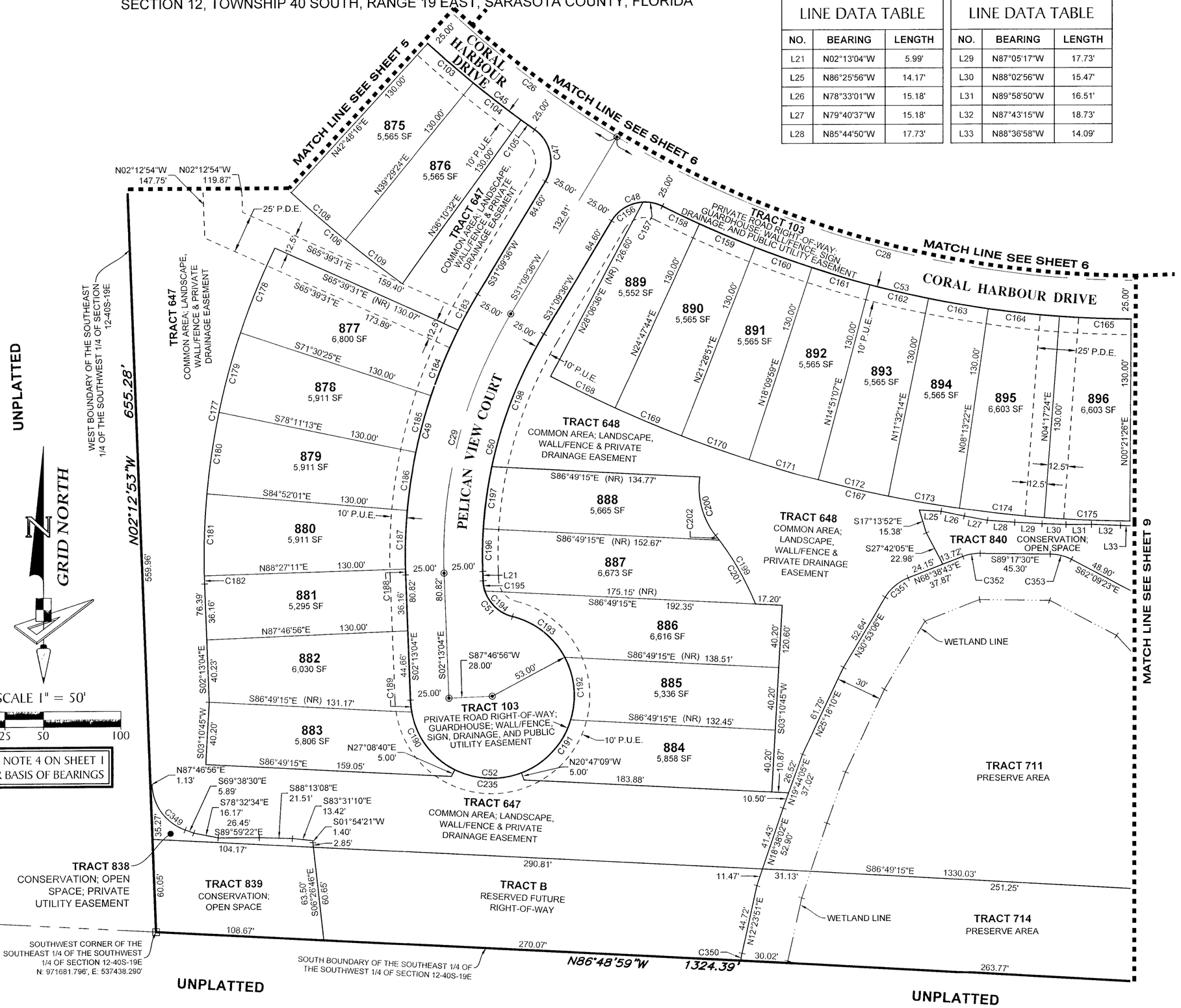
BEACHWALK BY MANASOTA KEY, PHASE 2C

A REPLAT OF TRACT 302, TRACT 303, TRACT 304 AND TRACT 646A OF THE PLAT OF BEACHWALK BY MANASOTA KEY, PHASES 2A & 2B REPLAT, AS RECORDED IN PLAT BOOK 57, PAGES 296 THROUGH 333, AND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C26	650.00'	48°03'53"	545.28'	529.43'	S34°48'27"E
C28	650.00'	33°13'11"	376.87'	371.61'	S75°26'59"E
C29	300.00'	33°22'40"	174.77'	172.31'	S14°28'16"W
C45	675.00'	59°41'17"	703.18'	671.82'	S24°53'59"E
C47	25.00'	85°54'14"	37.48'	34.07'	S11°47'31"E
C48	25.00'	85°54'14"	37.48'	34.07'	S74°06'43"W
C49	325.00'	33°22'40"	189.33'	186.66'	S14°28'16"W
C50	275.00'	33°22'40"	160.20'	157.95'	S14°28'16"W
C51	25.00'	73°37'02"	32.12'	29.96'	S39°01'35"E
C52	53.00'	253°37'02"	234.60'	84.87'	N50°58'25"E
C53	675.00'	29°07'25"	343.11'	339.42'	S77°29'52"E
C103	675.00'	3°18'52"	39.05'	39.04'	S48°51'10"E
C104	675.00'	3°18'52"	39.05'	39.04'	S52°10'02"E
C105	675.00'	0°55'10"	10.83'	10.83'	S54°17'03"E
C106	805.00'	9°56'37"	139.71'	139.53'	S48°51'10"E
C108	805.00'	3°18'52"	46.57'	46.56'	S48°51'10"E
C109	805.00'	3°18'52"	46.57'	46.56'	S52°10'02"E
C156	25.00'	56°12'31"	24.53'	23.55'	S59°15'52"W
C157	25.00'	29°41'43"	12.96'	12.81'	N77°47'01"W
C158	675.00'	2°16'07"	26.73'	26.72'	S64°04'13"E
C159	675.00'	3°18'52"	39.05'	39.04'	S66°51'42"E
C160	675.00'	3°18'52"	39.05'	39.04'	S70°10'35"E
C161	675.00'	3°18'52"	39.05'	39.04'	S73°29'27"E
C162	675.00'	3°18'52"	39.05'	39.04'	S76°48'20"E
C163	675.00'	3°18'52"	39.05'	39.04'	S80°07'12"E
C164	675.00'	3°55'58"	46.33'	46.32'	S83°44'37"E
C165	675.00'	3°55'58"	46.33'	46.32'	S87°40'35"E
C167	805.00'	30°10'11"	423.88'	419.00'	S76°58'29"E
C168	805.00'	3°18'52"	46.57'	46.56'	S63°32'50"E
C169	805.00'	3°18'52"	46.57'	46.56'	S66°51'42"E
C170	805.00'	3°18'52"	46.57'	46.56'	S70°10'35"E
C171	805.00'	3°18'52"	46.57'	46.56'	S73°29'27"E
C172	805.00'	3°18'52"	46.57'	46.56'	S76°48'20"E
C173	805.00'	3°18'52"	46.57'	46.56'	S80°07'12"E
C174	805.00'	3°55'58"	55.25'	55.24'	S83°44'37"E
C175	805.00'	3°55'58"	55.25'	55.24'	S87°40'35"E
C177	455.00'	28°08'00"	223.41'	221.18'	S11°50'56"W
C178	455.00'	7°25'21"	58.94'	58.90'	S22°12'16"W
C179	455.00'	6°40'48"	53.05'	53.02'	S15°09'11"W
C180	455.00'	6°40'48"	53.05'	53.02'	S08°28'23"W
C181	455.00'	6°40'48"	53.05'	53.02'	S01°47'35"W
C182	455.00'	0°40'15"	5.33'	5.33'	S01°52'57"E
C183	325.00'	4°36'52"	26.17'	26.17'	S28°51'10"W
C184	325.00'	8°03'09"	45.68'	45.64'	S22°31'10"W
C185	325.00'	6°40'48"	37.89'	37.87'	S15°09'11"W
C186	325.00'	6°40'48"	37.89'	37.87'	S08°28'23"W
C187	325.00'	6°40'48"	37.89'	37.87'	S01°47'35"W
C188	325.00'	0°40'15"	3.81'	3.81'	S01°52'57"E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	N02°13'04"W	5.99'
L25	N86°25'56"W	14.17'
L26	N78°33'01"W	15.18'
L27	N79°40'37"W	15.18'
L28	N85°44'50"W	17.73'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L29	N87°05'17"W	17.73'
L30	N88°02'56"W	15.47'
L31	N89°58'50"W	16.51'
L32	N87°43'15"W	18.73'
L33	N88°36'58"W	14.09'



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

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C189	53.00'	8°34'43"	7.94'	7.93'	S06°30'26"E
C190	53.00'	52°03'33"	48.16'	46.52'	S36°49'34"E
C191	53.00'	52°03'33"	48.16'	46.52'	N43°11'04"E
C192	53.00'	45°06'20"	41.72'	40.65'	N05°23'52"W
C193	53.00'	47°53'04"	44.29'	43.02'	N51°53'35"W
C194	25.00'	57°59'11"	25.30'	24.24'	S46°50'31"E
C195	25.00'	15°37'52"	6.82'	6.80'	S10°02'00"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C196	217.12'	7°17'55"	27.66'	27.64'	S00°54'28"W
C197	256.98'	8°59'55"	40.36'	40.32'	S07°34'55"W
C198	275.00'	19°12'21"	92.18'	91.75'	S21°33'25"W
C199	183.00'	16°12'20"	51.76'	51.59'	S30°00'49"E
C200	50.00'	46°09'07"	40.28'	39.20'	S15°02'25"E
C201	183.00'	14°58'46"	47.84'	47.71'	N29°24'02"W
C202	183.00'	1°13'34"	3.92'	3.92'	N37°30'12"W

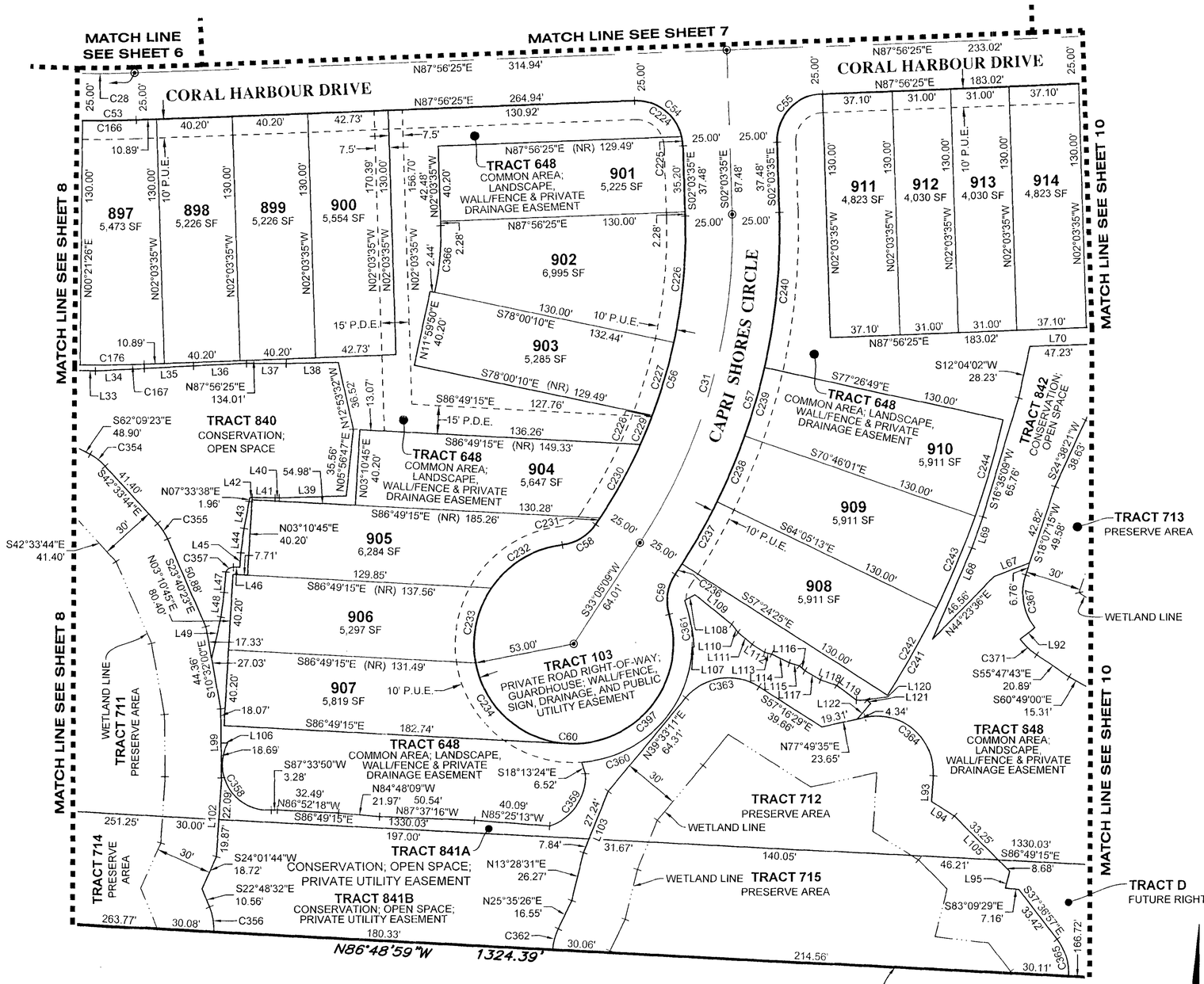
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C349	32.09'	68°54'09"	38.59'	36.31'	S35°58'09"E
C350	30.00'	8°51'28"	4.64'	4.63'	N07°57'43"E
C351	30.00'	37°45'37"	19.77'	19.42'	N49°45'55"E
C352	30.00'	22°03'47"	11.55'	11.48'	N79°40'36"E
C353	30.00'	27°08'07"	14.21'	14.08'	S75°43'27"E

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 2C

A REPLAT OF TRACT 302, TRACT 303, TRACT 304 AND TRACT 646A OF THE PLAT OF BEACHWALK BY MANASOTA KEY, PHASES 2A & 2B REPLAT, AS RECORDED IN PLAT BOOK 57, PAGES 296 THROUGH 333, AND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



UNPLATTED

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C28	650.00'	33°13'11"	376.87'	371.61'	S75°26'59"E
C31	300.00'	35°08'44"	184.02'	181.15'	S15°30'47"W
C53	675.00'	29°07'25"	343.11'	339.42'	S77°29'52"E
C54	25.00'	90°00'00"	39.27'	35.36'	S47°03'35"E
C55	25.00'	90°00'00"	39.27'	35.36'	N42°56'25"E
C56	275.00'	36°06'08"	173.28'	170.43'	S15°59'29"W
C57	325.00'	35°49'15"	203.19'	199.89'	N15°51'03"E
C58	25.00'	49°08'29"	21.44'	20.79'	S58°36'48"W
C59	25.00'	50°49'49"	22.18'	21.46'	N08°20'45"E
C60	53.00'	280°15'12"	259.24'	67.96'	S56°56'33"E
C166	675.00'	2°25'01"	28.47'	28.47'	N89°08'56"E
C167	805.00'	30°10'11"	423.88'	419.00'	S76°58'29"E
C176	805.00'	2°25'01"	33.96'	33.95'	N89°08'56"E
C224	25.00'	78°27'47"	34.24'	31.62'	N52°49'41"W
C225	25.00'	11°32'13"	5.03'	5.03'	N07°49'41"W
C226	275.00'	14°03'25"	67.47'	67.30'	N04°58'08"E
C227	275.00'	8°24'21"	40.34'	40.31'	N16°12'00"E
C228	275.00'	0°10'56"	0.88'	0.88'	N20°29'39"E
C229	275.00'	3°18'25"	15.87'	15.87'	N22°14'19"E
C230	275.00'	9°16'42"	44.53'	44.48'	N28°31'53"E
C231	275.00'	0°52'19"	4.19'	4.19'	N33°36'24"E
C232	53.00'	48°52'28"	45.21'	43.85'	S58°44'49"W
C233	53.00'	45°06'20"	41.72'	40.65'	S11°45'24"W
C234	53.00'	75°49'26"	70.14'	65.13'	S48°42'29"E
C236	325.00'	1°10'05"	6.63'	6.63'	N33°10'37"E
C237	325.00'	6°40'48"	37.89'	37.87'	N29°15'11"E
C238	325.00'	6°40'48"	37.89'	37.87'	N22°34'23"E
C239	325.00'	6°40'48"	37.89'	37.87'	N15°53'35"E
C240	325.00'	14°36'46"	82.89'	82.66'	N05°14'48"E
C241	455.00'	20°02'24"	159.14'	158.33'	S22°34'23"W
C242	455.00'	6°40'48"	53.05'	53.02'	N29°15'11"E
C243	455.00'	6°40'48"	53.05'	53.02'	N22°34'23"E
C244	455.00'	6°40'48"	53.05'	53.02'	N15°53'35"E
C354	30.00'	19°35'38"	10.26'	10.21'	S52°21'34"E
C355	30.00'	18°53'22"	9.89'	9.85'	S33°07'03"E
C356	30.00'	25°41'20"	13.45'	13.34'	S09°57'52"E
C357	4.33'	65°49'39"	4.98'	4.71'	N58°16'01"E
C358	24.45'	121°26'33"	51.83'	42.66'	S32°52'38"E
C359	27.71'	74°24'00"	35.98'	33.50'	N34°22'17"E
C360	63.00'	84°02'19"	92.41'	84.34'	N43°54'33"E
C361	93.19'	15°34'32"	25.33'	25.25'	N11°45'35"W
C362	30.00'	22°07'07"	11.58'	11.51'	N14°31'05"E
C363	30.00'	82°11'40"	43.04'	39.44'	N81°37'41"E
C364	30.00'	105°36'27"	55.30'	47.79'	S49°22'11"E
C365	30.00'	40°36'15"	21.26'	20.82'	S17°21'49"E
C366	145.00'	14°03'25"	35.57'	35.48'	N04°58'08"E
C367	30.00'	56°35'05"	29.63'	28.44'	S10°10'18"E
C371	40.00'	17°19'52"	12.10'	12.05'	S47°07'47"E
C397	53.00'	110°26'57"	102.17'	87.07'	N38°09'20"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L33	N88°36'58"W	14.09'
L34	S87°00'56"W	25.97'
L35	S86°39'34"W	26.24'
L36	S87°31'17"W	28.24'
L37	N89°39'17"W	21.05'
L38	S89°03'08"W	27.70'
L39	N88°28'42"E	35.54'
L40	N89°01'46"E	2.20'
L41	S88°30'59"E	12.21'
L42	N80°50'23"E	1.34'
L43	N10°35'38"E	14.68'
L44	N07°12'00"E	13.16'
L45	N03°25'01"E	7.52'
L46	N89°59'33"E	3.41'
L47	N04°24'55"E	10.94'
L48	N07°25'01"E	13.27'

LINE DATA TABLE

NO.	BEARING	LENGTH
L49	N12°20'52"E	22.65'
L67	N69°16'45"E	20.15'
L68	S23°10'30"W	52.66'
L69	S18°56'40"W	17.73'
L70	N88°27'34"E	81.98'
L92	S51°32'10"W	10.00'
L93	S03°26'02"W	13.76'
L94	S57°27'03"E	14.42'
L99	S00°47'48"E	36.76'
L102	S03°29'51"W	41.96'
L103	N21°51'56"E	35.08'
L105	S44°42'04"E	41.93'
L106	S89°26'22"W	3.50'
L107	S77°36'24"W	1.07'
L108	S60°43'56"W	6.29'
L109	N51°15'00"W	25.21'

LINE DATA TABLE

NO.	BEARING	LENGTH
L110	N38°06'07"W	5.50'
L111	N49°27'53"W	9.91'
L112	N57°32'06"W	7.75'
L113	N75°26'17"W	3.84'
L114	N63°16'29"W	10.47'
L115	N74°26'26"W	5.74'
L116	N46°45'26"W	3.99'
L117	N60°11'16"W	9.56'
L118	N70°50'24"W	9.08'
L119	N53°54'53"W	13.07'
L120	N88°20'14"W	5.85'
L121	N44°54'30"W	2.55'
L122	N41°07'36"E	10.98'

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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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

GRID NORTH

SCALE 1" = 50'
0 25 50 100

SEE NOTE 4 ON SHEET 1 FOR BASIS OF BEARINGS

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')

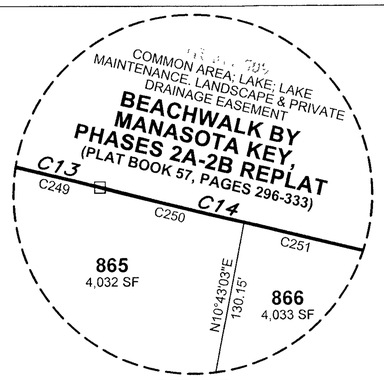
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BEACHWALK BY MANASOTA KEY, PHASE 2C

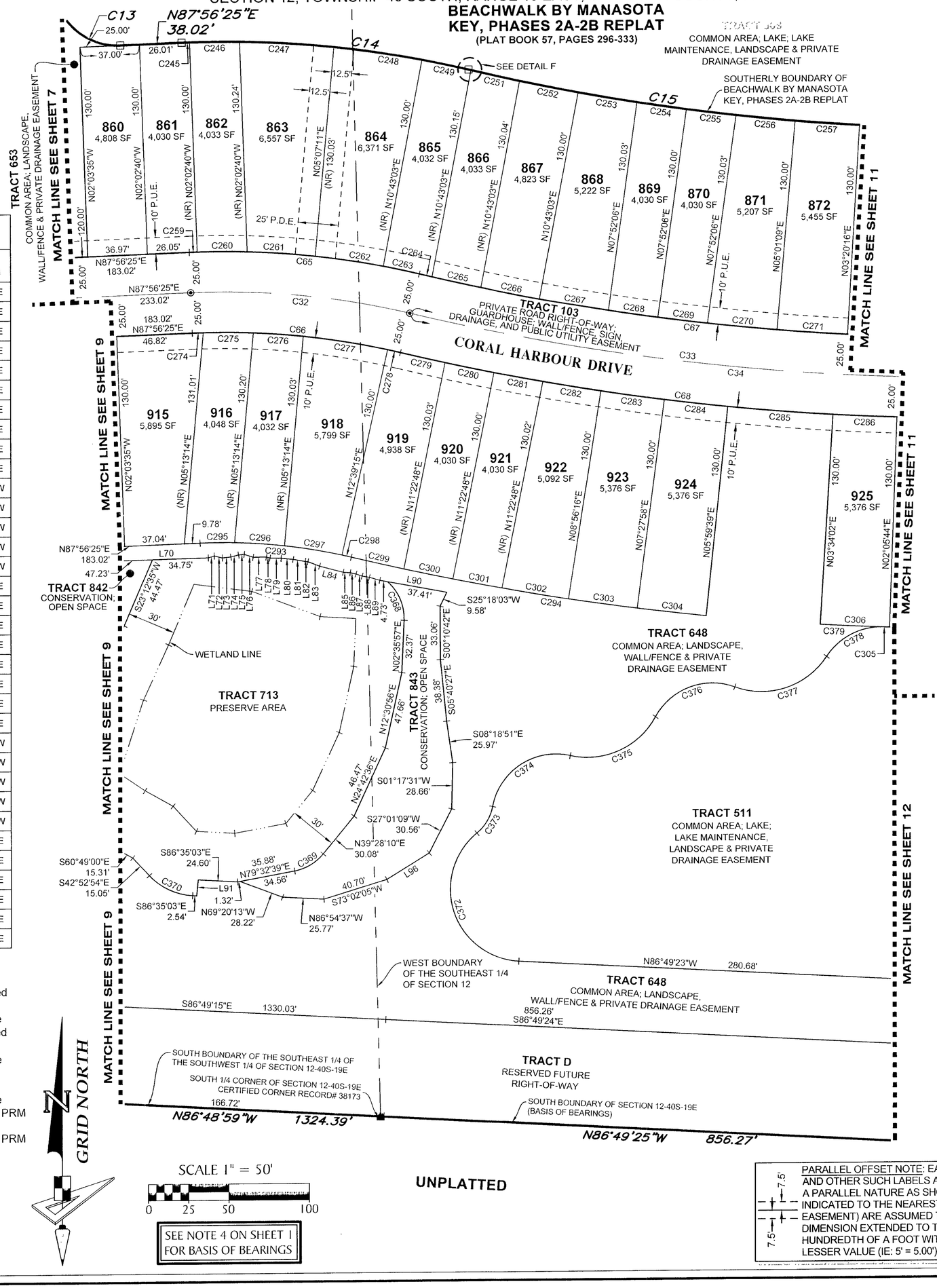
A REPLAT OF TRACT 302, TRACT 303, TRACT 304 AND TRACT 646A OF THE PLAT OF BEACHWALK BY MANASOTA KEY, PHASES 2A & 2B REPLAT, AS RECORDED IN PLAT BOOK 57, PAGES 296 THROUGH 333, AND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 58 PAGE 245

SHEET 10 OF 12 SHEETS



DETAIL F
(NOT TO SCALE)



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C13	40.00'	90°00'00"	62.83'	56.57'	S47°03'35"E
C14	655.00'	15°41'56"	179.47'	178.91'	S84°12'37"E
C15	1365.00'	11°58'58"	285.47'	284.95'	S82°21'08"E
C32	500.00'	15°41'56"	137.00'	136.57'	S84°12'37"E
C33	1520.00'	15°54'41"	422.11'	420.75'	S84°18'59"E
C34	1520.00'	26°38'38"	706.84'	700.48'	S89°40'58"E
C65	525.00'	15°41'56"	143.85'	143.40'	S84°12'37"E
C66	475.00'	15°41'56"	130.15'	129.74'	S84°12'37"E
C67	1495.00'	13°57'43"	364.31'	363.41'	S83°20'31"E
C68	1545.00'	23°25'17"	631.56'	627.18'	S88°04'17"E
C245	655.00'	0°26'10"	4.99'	4.99'	S88°09'30"W
C246	655.00'	2°42'48"	31.02'	31.01'	S89°43'59"W
C247	655.00'	5°07'24"	58.57'	58.55'	N86°20'55"W
C248	655.00'	4°50'34"	55.36'	55.34'	N81°21'56"W
C249	655.00'	2°35'00"	29.53'	29.53'	N77°39'09"W
C250	1365.00'	0°03'44"	1.48'	1.48'	S76°23'31"E
C251	1365.00'	1°18'08"	31.02'	31.02'	S77°04'27"E
C252	1365.00'	1°33'26"	37.10'	37.10'	S78°30'14"E
C253	1365.00'	1°33'01"	36.93'	36.93'	S80°03'27"E
C254	1365.00'	1°18'05"	31.00'	31.00'	S81°29'00"E
C255	1365.00'	1°18'05"	31.00'	31.00'	S82°47'05"E
C256	1365.00'	1°32'44"	36.82'	36.82'	S84°12'29"E
C257	1365.00'	1°40'53"	40.05'	40.05'	S85°49'18"E
C259	525.00'	0°32'25"	4.95'	4.95'	S88°12'38"W
C260	525.00'	3°23'10"	31.03'	31.02'	N89°49'35"W
C261	525.00'	4°37'02"	42.31'	42.30'	N85°49'29"W
C262	525.00'	4°39'20"	42.66'	42.65'	N81°11'18"W
C263	525.00'	2°29'59"	22.90'	22.90'	N77°36'38"W
C264	1495.00'	0°18'40"	8.12'	8.12'	S76°30'59"E
C265	1495.00'	1°11'20"	31.02'	31.02'	S77°15'59"E
C266	1495.00'	1°25'18"	37.10'	37.10'	S78°34'18"E
C267	1495.00'	1°39'48"	43.40'	43.40'	S80°06'51"E
C268	1495.00'	1°11'17"	31.00'	31.00'	S81°32'23"E
C269	1495.00'	1°11'17"	31.00'	31.00'	S82°43'41"E

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C270	1495.00'	1°39'32"	43.28'	43.28'	S84°09'05"E
C271	1495.00'	1°40'53"	43.87'	43.87'	S85°49'18"E
C274	475.00'	0°49'23"	6.82'	6.82'	S88°21'07"W
C275	475.00'	3°45'07"	31.10'	31.10'	N89°21'38"W
C276	475.00'	3°44'25"	31.01'	31.00'	N85°36'52"W
C277	475.00'	6°23'54"	53.04'	53.02'	N80°32'42"W
C278	475.00'	0°59'06"	8.17'	8.17'	N76°51'12"W
C279	1545.00'	1°03'08"	28.38'	28.37'	S76°53'13"E
C280	1545.00'	1°08'59"	31.00'	31.00'	S77°59'17"E
C281	1545.00'	1°08'59"	31.00'	31.00'	S79°08'15"E
C282	1545.00'	1°20'59"	36.40'	36.40'	S80°23'14"E
C283	1545.00'	1°28'18"	39.69'	39.69'	S81°47'53"E
C284	1545.00'	1°28'18"	39.69'	39.69'	S83°16'12"E
C285	1545.00'	2°25'37"	65.44'	65.44'	S85°13'09"E
C286	1545.00'	1°28'18"	39.69'	39.69'	S87°10'07"E
C293	345.00'	15°41'56"	94.53'	94.23'	S84°12'37"E
C294	1675.00'	7°38'42"	223.50'	223.33'	S80°11'00"E
C295	345.00'	3°33'16"	21.40'	21.40'	S89°43'03"W
C296	345.00'	5°09'04"	31.02'	31.01'	N85°55'47"W
C297	345.00'	6°00'30"	36.18'	36.16'	N80°21'00"W
C298	345.00'	0°59'06"	5.93'	5.93'	N76°51'12"W
C299	1675.00'	1°08'45"	33.50'	33.50'	S76°56'02"E
C300	1675.00'	1°03'38"	31.00'	31.00'	S78°02'13"E
C301	1675.00'	1°03'38"	31.00'	31.00'	S79°05'51"E
C302	1675.00'	1°26'04"	41.94'	41.94'	S80°20'42"E
C303	1675.00'	1°28'18"	43.03'	43.03'	S81°47'53"E
C304	1675.00'	1°28'18"	43.03'	43.03'	S83°16'12"E
C305	1675.00'	6°58'42"	204.00'	203.88'	N88°44'45"E
C306	1675.00'	1°28'18"	43.03'	43.03'	S87°10'07"E
C368	30.00'	51°48'55"	27.13'	26.22'	N23°18'31"W
C369	30.00'	40°04'29"	20.98'	20.56'	N59°30'24"E
C370	39.84'	43°42'09"	30.39'	29.66'	S64°49'26"E
C372	45.00'	137°34'01"	108.04'	83.90'	N18°02'22"W
C373	28.00'	39°34'34"	19.34'	18.96'	N30°57'22"E
C374	40.00'	91°51'32"	64.13'	57.48'	N57°05'51"E
C375	48.00'	74°11'01"	62.15'	57.90'	N65°56'06"E
C376	40.00'	81°48'58"	57.12'	52.39'	N69°45'05"E
C377	48.00'	77°12'50"	64.69'	59.90'	N72°03'09"E
C378	40.00'	58°47'22"	41.04'	39.27'	N62°50'25"E
C379	1675.00'	1°19'56"	38.95'	38.95'	S87°05'56"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L70	N88°27'34"E	81.98'
L71	S72°17'32"W	3.81'
L72	N75°56'28"W	5.17'
L73	S84°29'06"W	5.35'
L74	S75°21'25"W	4.94'
L75	S84°10'25"W	3.57'
L76	N71°01'48"W	5.84'
L77	S88°49'54"W	8.14'
L78	N71°50'45"W	2.36'
L79	N89°00'28"W	6.94'
L80	N83°48'18"W	7.48'
L81	N79°47'43"W	7.68'

LINE DATA TABLE

NO.	BEARING	LENGTH
L82	N84°20'08"W	1.66'
L83	N68°48'17"W	7.73'
L84	N74°58'23"W	15.13'
L85	N85°42'12"W	4.39'
L86	N77°27'36"W	3.61'
L87	N70°53'01"W	4.06'
L88	N79°49'51"W	4.57'
L89	N73°26'53"W	6.77'
L90	S79°29'07"E	42.14'
L91	N05°24'10"E	10.01'
L96	S58°24'37"W	31.01'

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.

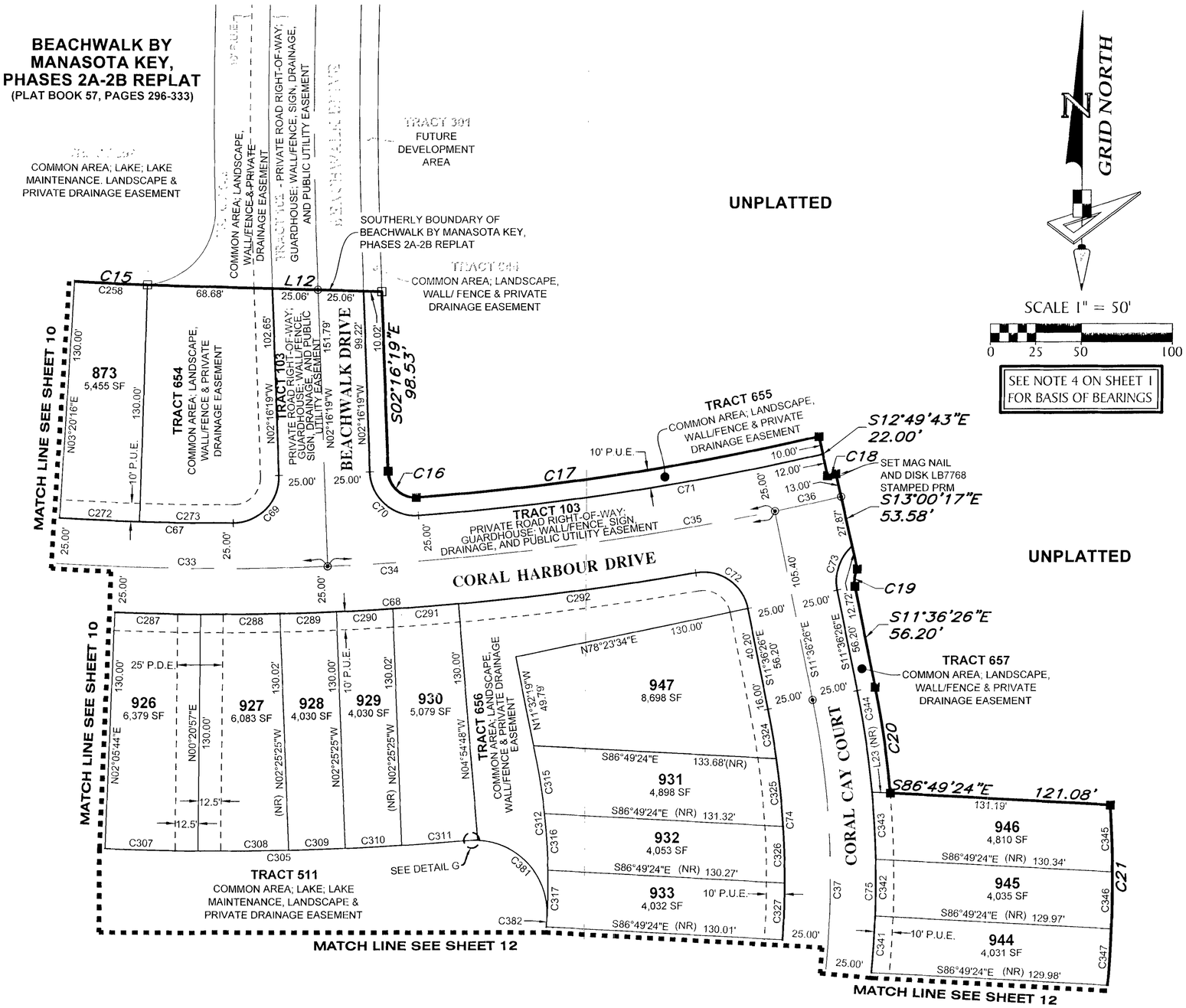
O.R.I. ----- Official Records Instrument
(NR) ----- Non-Radial
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PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED 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 2C

A REPLAT OF TRACT 302, TRACT 303, TRACT 304 AND TRACT 646A OF THE PLAT OF BEACHWALK BY MANASOTA KEY, PHASES 2A & 2B REPLAT, AS RECORDED IN PLAT BOOK 57, PAGES 296 THROUGH 333, AND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

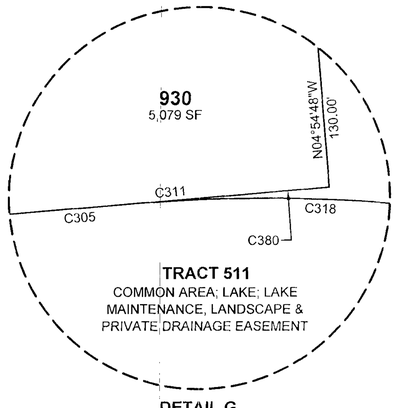


CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C15	1365.00'	11°58'58"	285.47'	284.95'	S82°21'08"E
C16	15.00'	89°38'04"	23.47'	21.15'	S47°05'21"E
C17	1431.66'	8°57'11"	223.71'	223.48'	N81°29'23"E
C18	1507.00'	0°10'34"	4.63'	4.63'	N77°05'00"E
C19	15.00'	37°16'10"	9.76'	9.59'	S07°01'39"W
C20	535.00'	6°18'44"	58.94'	58.91'	S08°27'04"E
C21	655.00'	11°12'02"	128.04'	127.84'	S01°51'57"W
C33	1520.00'	15°54'41"	422.11'	420.75'	S84°18'59"E
C34	1520.00'	26°38'38"	706.84'	700.48'	S89°40'58"E
C35	1520.00'	9°20'06"	247.65'	247.38'	N83°03'38"E
C36	1520.00'	1°23'51"	37.08'	37.08'	N77°41'39"E
C37	500.00'	29°52'54"	260.77'	257.82'	S03°20'02"W
C67	1495.00'	13°57'43"	364.31'	363.41'	S83°20'31"E
C68	1545.00'	23°25'17"	631.56'	627.18'	S88°04'17"E
C69	25.00'	91°56'57"	40.12'	35.95'	N43°42'09"E
C70	25.00'	91°56'57"	40.12'	35.95'	N48°14'48"W
C71	1495.00'	8°36'27"	224.59'	224.38'	S81°28'30"W
C72	25.00'	88°10'30"	38.47'	34.79'	S55°41'41"E
C73	25.00'	60°40'01"	26.47'	25.25'	S18°43'35"W
C74	475.00'	22°37'28"	187.56'	186.35'	S00°17'42"E
C75	525.00'	23°21'15"	213.99'	212.51'	S00°04'12"W
C258	1365.00'	1°40'53"	40.05'	40.05'	S87°30'10"E
C272	1495.00'	1°40'53"	43.87'	43.87'	S87°30'10"E
C273	1495.00'	1°58'46"	51.65'	51.64'	S89°19'59"E
C287	1545.00'	1°44'47"	47.09'	47.09'	S88°46'40"E
C288	1545.00'	1°37'07"	43.65'	43.65'	N89°32'23"E
C289	1545.00'	1°08'59"	31.00'	31.00'	N88°09'20"E
C290	1545.00'	1°08'59"	31.00'	31.00'	N87°00'21"E
C291	1545.00'	1°20'39"	36.25'	36.25'	N85°45'32"E
C292	1545.00'	4°52'08"	131.29'	131.25'	N82°39'08"E
C305	1675.00'	6°58'42"	204.00'	203.88'	N88°44'45"E
C307	1675.00'	1°44'47"	51.05'	51.05'	S88°46'40"E
C308	1675.00'	1°42'30"	49.94'	49.94'	N89°29'42"E
C309	1675.00'	1°03'38"	31.00'	31.00'	N88°06'38"E
C310	1675.00'	1°03'38"	31.00'	31.00'	N87°03'01"E
C311	1675.00'	1°25'59"	41.90'	41.90'	N85°48'12"E
C312	345.00'	15°44'51"	94.82'	94.52'	N04°47'52"W
C315	345.00'	6°18'07"	37.95'	37.93'	N09°31'14"W
C316	345.00'	5°11'18"	31.24'	31.23'	N03°46'32"W
C317	345.00'	5°09'09"	31.03'	31.01'	N01°23'41"E
C324	475.00'	3°20'36"	27.72'	27.71'	N09°56'08"W
C325	475.00'	4°31'20"	37.49'	37.48'	N06°00'10"W
C326	475.00'	3°45'16"	31.13'	31.12'	N01°51'52"W
C327	475.00'	3°44'27"	31.01'	31.01'	N01°53'00"E
C341	525.00'	3°23'02"	31.01'	31.00'	N03°39'58"E
C342	525.00'	3°23'17"	31.04'	31.04'	N00°16'49"E
C343	525.00'	4°02'38"	37.05'	37.05'	N03°26'08"W
C344	525.00'	6°08'58"	56.35'	56.32'	N08°31'56"W
C345	655.00'	3°14'00"	36.96'	36.96'	N02°07'04"W
C346	549.46'	3°14'08"	31.03'	31.02'	N00°56'41"E
C347	464.67'	3°49'24"	31.01'	31.00'	N03°39'19"E
C380	1675.00'	0°10'12"	4.97'	4.97'	N85°10'18"E
C381	40.00'	97°49'09"	68.29'	60.29'	S45°50'01"E
C382	345.00'	1°06'00"	6.62'	6.62'	N03°37'33"E

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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- ◉ ----- 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



DETAIL G
(NOT TO SCALE)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	S88°20'37"E	128.82'
L23	S86°49'24"E	10.11'

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')

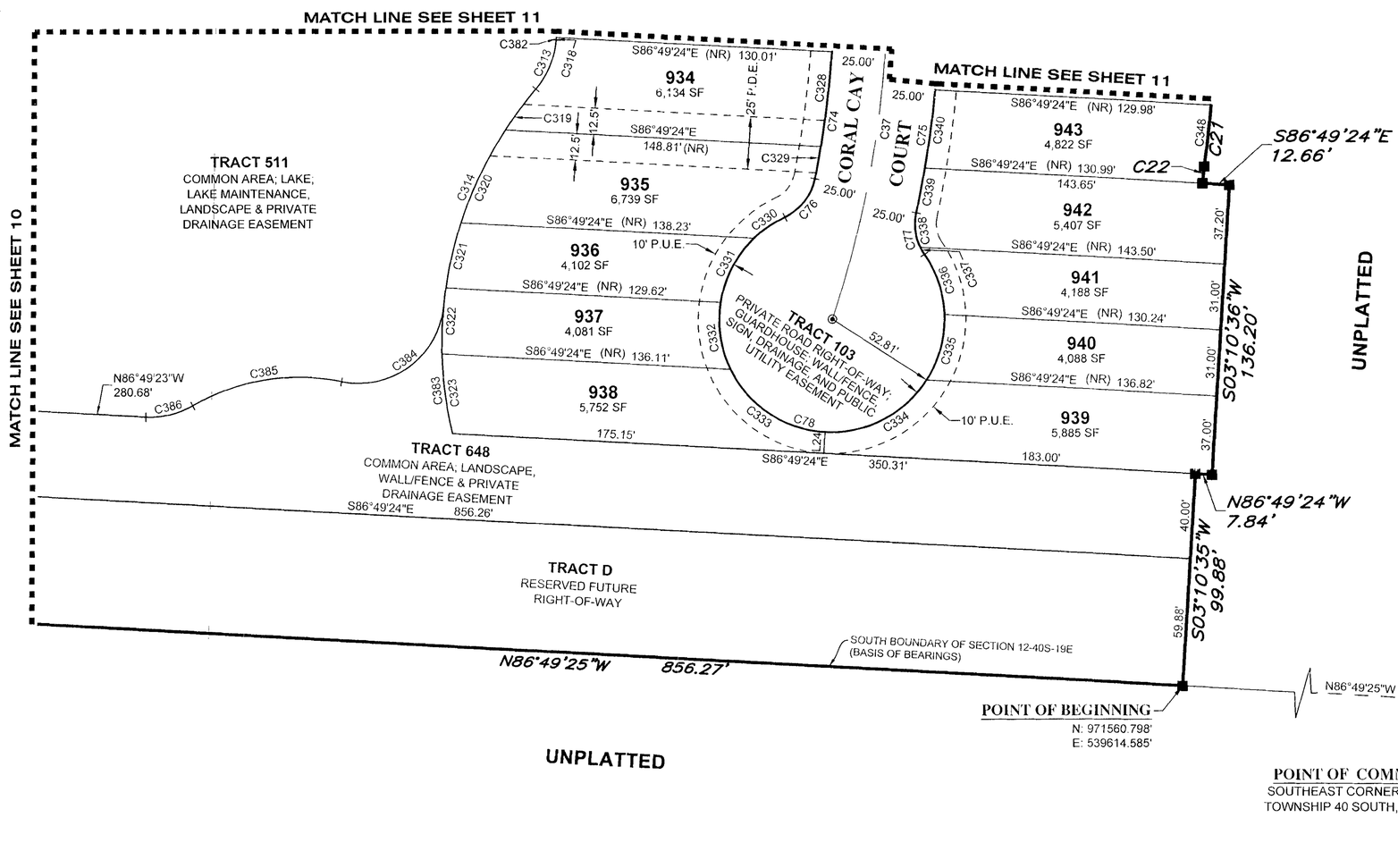
GeoPoint Surveying, Inc.
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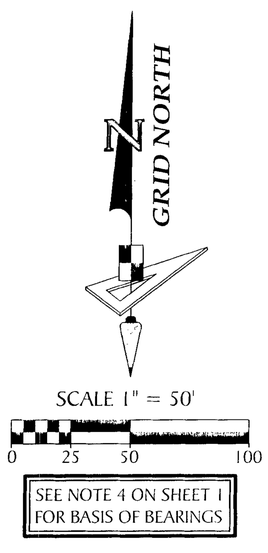
BEACHWALK BY MANASOTA KEY, PHASE 2C

A REPLAT OF TRACT 302, TRACT 303, TRACT 304 AND TRACT 646A OF THE PLAT OF BEACHWALK BY MANASOTA KEY, PHASES 2A & 2B REPLAT, AS RECORDED IN PLAT BOOK 57, PAGES 296 THROUGH 333, AND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C21	655.00'	11°12'02"	128.04'	127.84'	S01°51'57"W
C22	100.00'	4°35'01"	8.00'	8.00'	S05°10'28"W
C37	500.00'	29°52'54"	260.77'	257.82'	S03°20'02"W
C74	475.00'	22°37'28"	187.56'	186.35'	S00°17'42"E
C75	525.00'	23°21'15"	213.99'	212.51'	S00°04'12"W
C76	25.00'	54°02'41"	23.58'	22.72'	S38°02'22"W
C77	25.00'	46°45'23"	20.40'	19.84'	S11°37'52"E
C78	53.00'	280°04'16"	259.07'	68.08'	S74°58'26"E
C313	40.00'	36°12'48"	25.28'	24.86'	N22°16'57"E
C314	183.00'	35°08'58"	112.27'	110.51'	S22°48'53"W
C318	345.00'	0°12'17"	1.23'	1.23'	N04°04'25"E
C319	183.00'	7°30'05"	23.96'	23.94'	S36°38'19"W
C320	183.00'	15°09'10"	48.40'	48.26'	S25°18'42"W
C321	183.00'	9°51'24"	31.48'	31.44'	S12°48'25"W
C322	183.00'	9°43'03"	31.04'	31.00'	S03°01'11"W
C323	183.00'	11°49'09"	37.75'	37.68'	S07°44'55"E
C328	475.00'	5°24'10"	44.79'	44.77'	N06°27'18"E
C329	475.00'	1°51'39"	15.43'	15.43'	N10°05'12"E
C330	53.00'	19°06'01"	17.67'	17.59'	S55°30'42"W
C331	53.00'	37°22'17"	34.57'	33.96'	S27°16'33"W
C332	53.00'	34°47'28"	32.18'	31.69'	S08°48'20"E
C333	53.00'	60°37'12"	56.07'	53.50'	S56°30'40"E
C334	53.00'	60°37'28"	56.08'	53.50'	N62°52'01"E
C335	53.00'	34°47'28"	32.18'	31.69'	N15°09'33"E
C336	53.00'	32°46'22"	30.32'	29.90'	N18°37'23"W
C337	25.00'	8°55'18"	3.89'	3.89'	S30°32'55"E
C338	25.00'	37°50'06"	16.51'	16.21'	S07°10'14"E
C339	525.00'	2°20'21"	21.43'	21.43'	N10°34'39"E
C340	525.00'	4°02'59"	37.11'	37.10'	N07°22'59"E
C348	438.36'	3°47'48"	29.05'	29.04'	N06°00'32"E
C382	345.00'	1°06'00"	6.62'	6.62'	N03°37'33"E
C383	183.00'	18°53'54"	60.36'	60.09'	S04°12'33"E
C384	40.00'	96°28'38"	67.35'	59.67'	S53°28'43"W
C385	100.00'	41°32'09"	72.49'	70.92'	S80°56'57"W
C386	40.00'	32°59'45"	23.04'	22.72'	S76°40'45"W





LINE DATA TABLE

NO.	BEARING	LENGTH
L24	N03°10'45"E	10.00'

LEGEND:

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