TIBURON SARASOTA

BEING A REPLAT OF TIBURON - REPLAT, AS RECORDED IN PLAT BOOK 57, PAGE 412, LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024118515 8 PG(S)
August 29, 2024 12:23:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

TAYLOR MORRISON OF FLORIDA, INC., OWNER, CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED TIBURON SARASOTA, AS SHOWN AND DESCRIBED HEREON TO BE MADE, AND SUBJECT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR TAYLOR MORRISON OF FLORIDA, INC ("DECLARATION"), DO HEREBY DEDICATE THE FOLLOWING:

PRIVATE

OWNERS DO HEREBY DEDICATE AND SET APART TRACTS A, B, C, D-1, E, F, G-1, G-2, G-3, H, I, J, K, L-1, L-2, L-3, L-4, M, N, O, P, R-1, R-2, R-3, R-4, AND ALL PRIVATE DRAINAGE EASEMENTS AS SHOWN AND DESCRIBED HEREON, FOR SAID USES AND PURPOSES TO TIBURON SARASOTA COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITH RESPONSIBILITY FOR MAINTENANCE, AND ITS GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL 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

OWNERS DO HEREBY DEDICATE AND SET APART PUBLIC UTILITY EASEMENTS FOR ABOVEGROUND, SURFACE AND UNDERGROUND UTILITIES (WATER AND SEWER), AND ANY OTHER PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO THE COUNTY OF SARASOTA, FLORIDA FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 24th DAY OF July A.D. 2024.

WITNESSES:

SIGNATURE OF WITNESS

RONALD SCHWIED
PRINT NAME OF WITNESS

SIGNATURE OF WITNESS

Donald E. Ray
PRINT NAME OF WITNESS

BY: TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

BY: JOHN WOLLARD, VICE PRESIDENT

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION BY JOHN WOLLARD AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., WHO IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF July, A.D., 2024

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2/28/2027

BECKY E HOPKINS
Notary Public - State of Florida
Commission # HH 361592
My Comm. Expires Feb 28, 2027
Bonded through National Notary Assn.

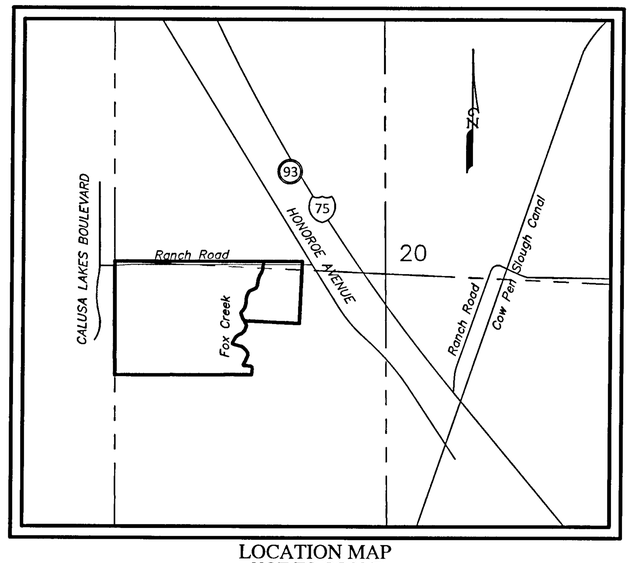
CERTIFICATE OF APPROVAL OF COUNTY CLERK:

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 343, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 29 DAY OF August, A.D., 2024.

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

BY: _____
DEPUTY CLERK



LOCATION MAP
NOT TO SCALE
SARASOTA COUNTY, 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.

CERTIFICATE OF SURVEYOR

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 JANUARY 5TH, 2023. THE PERMANENT CONTROL POINTS (PCP'S), AND LOT CORNERS INSTALLATION DATE 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

07/23/2024
DAVID W. MAXWELL DATE
PROFESSIONAL LAND SURVEYOR NO. LS7311
CERTIFICATE OF AUTHORIZATION NO. LB7768

DAVID W. MAXWELL
LS7311
STATE OF FLORIDA
Professional Surveyor & Mapper

RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, ALL PLATTED 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, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON. FLORIDA POWER AND LIGHT MAY NOT INSTALL REGIONAL TRANSMISSIONS OR ABOVE GROUND FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED TO TECO PEOPLES GAS COMPANY, A DIVISION OF TAMPA ELECTRIC COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO COMCAST OF COLORADO / FLORIDA / MICHIGAN / NEW MEXICO / PENNSYLVANIA / WASHINGTON, LLC, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY RESERVED TO TIBURON SARASOTA COMMUNITY ASSOCIATION AND ALL ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS NON-EXCLUSIVE EASEMENTS FOR ACCESS AND MAINTENANCE OVER TRACTS A, B, C, D-1, E, F, G-1, G-2, G-3, H, I, J, K, L-1, L-2, L-3, L-4, M, N, O, P, R-1, R-2, R-3, & R-4.

THERE IS HEREBY RESERVED TO SARASOTA COUNTY AND ALL ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS A PERMANENT EXCLUSIVE 30' BY 30' PUBLIC UTILITY EASEMENT FOR TRACT D-2.

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.

LOT LINE EASEMENTS

EASEMENTS TEN (10') FEET IN WIDTH ALONG EACH FRONT AND FIVE (5') FEET (UNLESS OTHERWISE NOTED ON PLAT) IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5') FEET (UNLESS OTHERWISE NOTED ON PLAT) IN WIDTH ALONG EACH SIDE LOT LINE AS THE CENTER LINE WITH TWO AND A HALF (2.5') FEET ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE, ABOVEGROUND 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.

THIS PLAT IS SUBJECT TO:

RIGHT-OF-WAY AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 353, PAGE 691; GRANT OF EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1206, PAGE 502; GRANT OF EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1317, PAGE 932; NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1478, PAGE 1767; EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2715, PAGE 1132; PERMANENT SEWER UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2008050994; PERMANENT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2008163153; PERMANENT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2008163154; ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2011137905; ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2013070241; EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2023029129; EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2023029130; EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2023029131; EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2023071918; EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2008075194.

NOTES:

THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR TIBURON SARASOTA ("DECLARATION") FOR THE TIBURON SARASOTA COMMUNITY ASSOCIATION IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2023111561, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE NOTICE TO PURCHASER IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2024118514, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE FLOODPLAIN DELINEATION MAPS ARE RECORDED IN MISCELLANEOUS MAP BOOK 7, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A DECLARATION OF RESTRICTIVE COVENANT FOR OPEN SPACE IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2023155794, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO CERTAIN RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW ACCORDING TO THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1142, PAGE 529.

THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE UNIFIED DEVELOPMENT CODE (UDC) REGULATIONS.

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 27 DAY OF August, A.D., 2024

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

COUNTY ATTORNEY

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: _____ DATE: 7·26·24
TERI S. OWEN, PSM 5928
SARASOTA COUNTY SURVEYOR

5928
STATE OF FLORIDA
Professional Surveyor & Mapper

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

TIBURON SARASOTA

BEING A REPLAT OF TIBURON - REPLAT, AS RECORDED IN PLAT BOOK 57, PAGE 412, LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

DESCRIPTION

Being a replat of Tiburon, as recorded in Plat Book 57, Page 376, of the Public Records of Sarasota County, Florida, lying in Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of the Southwest 1/4 of Section 20, Township 38 South, Range 19 East, run thence N.89°55'17"E., a distance of 1864.70 feet; thence S.02°31'41"W., a distance of 614.78 feet; thence N.87°28'56"W., a distance of 494.23 feet to a point that will hereon be referred to as "Point A"; thence continue, N.87°28'56"W., a distance of 52 feet more or less to the approximate Centerline of Fox Creek; thence Southerly along said Centerline, a distance of 772 feet more or less to a point on the North boundary of UPPAKRIK as recorded in Plat Book 41, Page 49, of the Public Records of Sarasota County, Florida; thence along said North boundary, S.89°50'12"W., a distance of 27 feet, more or less to a point that will hereon be referred to as "Point B" (The Reference line between Point A and Point B is for closure purposes only; said line bears S.00°33'14"W. with a distance of 531.96'); thence continue along the North boundary of said UPPAKRIK and of MISSION VALLEY ESTATES, as recorded in Plat Book 13, Page 7, of the Public Records of Sarasota County, Florida, S.89°50'12"W., a distance of 1331.70 feet to a point on the West boundary of said Section 20; thence along said West boundary, N.00°21'21"W., a distance of 1125.67 feet to the **POINT OF BEGINNING**.

Containing 40.989 acres, more or less.

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 MONUMENT, **"I75 83 A34"**.
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 GEODETIC SURVEY DISK SET IN TOP OF CONCRETE MONUMENT, STAMPED: "I75 83 A34", PUBLISHED ELEVATION = 29.35 FEET (NAVD 88).
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. HAVING A GRID BEARING OF N00°21'21"W.

TRACT DESIGNATION TABLE

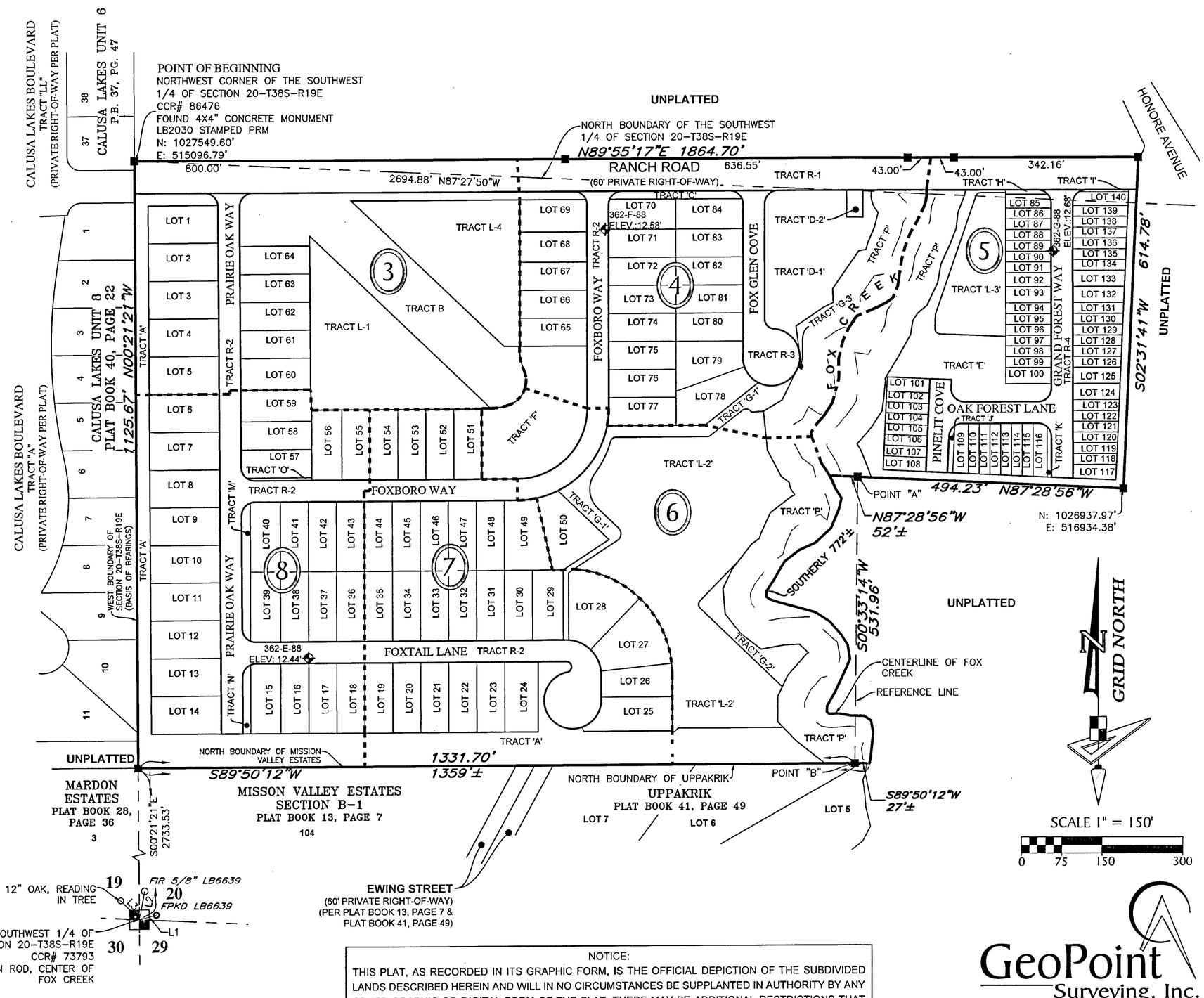
TRACT	TRACT USE	MAINTENANCE/ RESPONSIBLITY	SQUARE FEET +/-
A	OPEN SPACE	HOA	63,104
B	OPEN SPACE, DRAINAGE, AND SIGN EASEMENT	HOA	70,675
C	OPEN SPACE	HOA	3,495
D-1	OPEN SPACE/AMENITY CENTER	HOA	39,342
D-2	LIFT STATION	HOA	1,514
E	OPEN SPACE	HOA	48,429
F	DOG PARK	HOA	36,103
G-1	OPEN SPACE	HOA	17,539
G-2	OPEN SPACE	HOA	8,847
G-3	OPEN SPACE	HOA	68
H	OPEN SPACE	HOA	577
I	OPEN SPACE AND P.U.E.	HOA	333
J	OPEN SPACE	HOA	812
K	OPEN SPACE	HOA	708
L-1	LAKE AND DRAINAGE EASEMENT	HOA	54,029
L-2	LAKE AND DRAINAGE EASEMENT	HOA	135,664
L-3	LAKE AND DRAINAGE EASEMENT	HOA	25,812
L-4	LAKE AND DRAINAGE EASEMENT	HOA	46,622
M	OPEN SPACE	HOA	3,834
N	OPEN SPACE	HOA	1,803
O	OPEN SPACE	HOA	582
P	WETLAND AND WATERCOURSE BUFFER PRESERVATION AREA	HOA	156,922
R-1	PRIVATE RIGHT-OF-WAY AND P.U.E.	HOA	111,792
R-2	PRIVATE RIGHT-OF-WAY AND P.U.E.	HOA	123,463
R-3	PRIVATE RIGHT-OF-WAY AND P.U.E.	HOA	19,992
R-4	PRIVATE RIGHT-OF-WAY AND P.U.E.	HOA	36,577

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 75°22'20" W	32.35'
L2	S 10°43'11" W	52.91'
L3	S 45°00'59" E	49.14'

BENCHMARK TABLE

362-E-88	SET MAG NAIL AND DISK, STAMPED 362-E-88
362-F-88	SET MAG NAIL AND DISK, STAMPED 362-F-88
362-G-88	SET MAG NAIL AND DISK, STAMPED 362-G-88



LEGEND:

(12) --- DETAIL SHEET NUMBER

CCR --- CERTIFIED CORNER RECORD
PSM --- PROFESSIONAL SURVEYOR & MAPPER
FIR --- FOUND IRON ROD
FPKD --- FOUND PK NAIL AND DISK
■ ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT, STAMPED LB7768 PRM, UNLESS OTHERWISE NOTED.

PLAT BENCHMARK INFORMATION:

BM ----- BENCHMARK (ELEVATION REFERENCE)
⊕ ----- BENCHMARK LOCATION
ELEV. ----- ELEVATION

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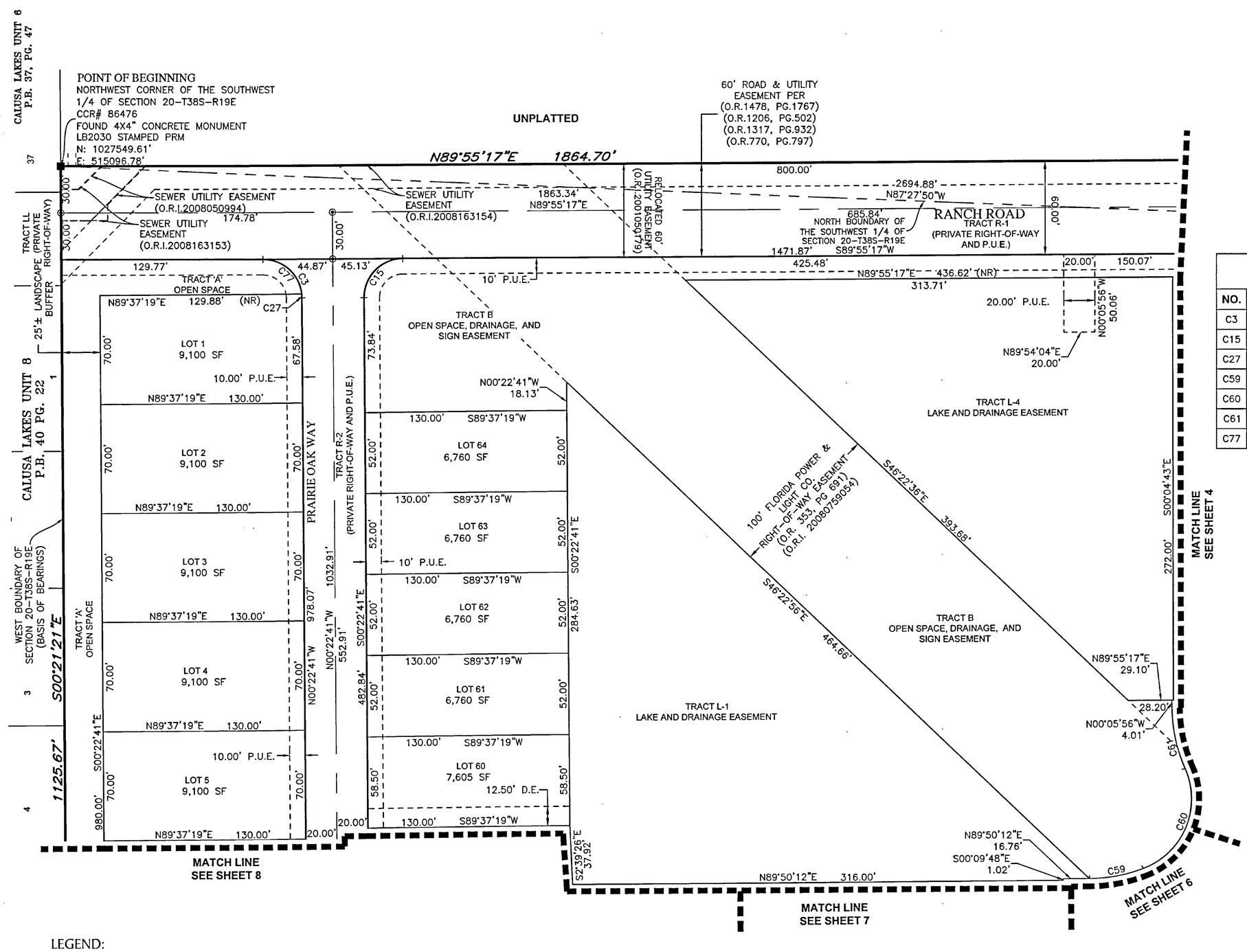
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

TIBURON SARASOTA

BEING A REPLAT OF TIBURON - REPLAT, AS RECORDED IN PLAT BOOK 57, PAGE 412, LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C3	25.00'	89°42'02"	39.14'	35.26'	N 45°13'42" W
C15	25.00'	90°17'58"	39.40'	35.45'	S 44°46'18" W
C27	25.00'	5°32'51"	2.42'	2.42'	S 03°09'06" E
C59	100.00'	20°22'06"	35.55'	35.36'	N 79°39'10" E
C60	47.67'	93°11'25"	77.54'	69.27'	N 22°52'24" E
C61	100.00'	23°37'22"	41.23'	40.94'	N 11°54'37" W
C77	25.00'	84°09'11"	36.72'	33.51'	N 48°00'07" W

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- ◉ ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- SF ----- Square Feet
- P.U.E. ----- Public Utility Easement
- D.E. ----- Private Drainage Easement
- CCR ----- Certified Corner Record
- P.B. ----- Plat Book
- PG. ----- Page
- O.R. ----- Official Records Book
- O.R.I. ----- Official Records Instrument
- (NR) ----- Non-Radial
- (O/A) ----- Overall
- FPL ----- Florida Power & Light
- P.L.M.A.E. ----- Private Landscape Maintenance & Access Easement

SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

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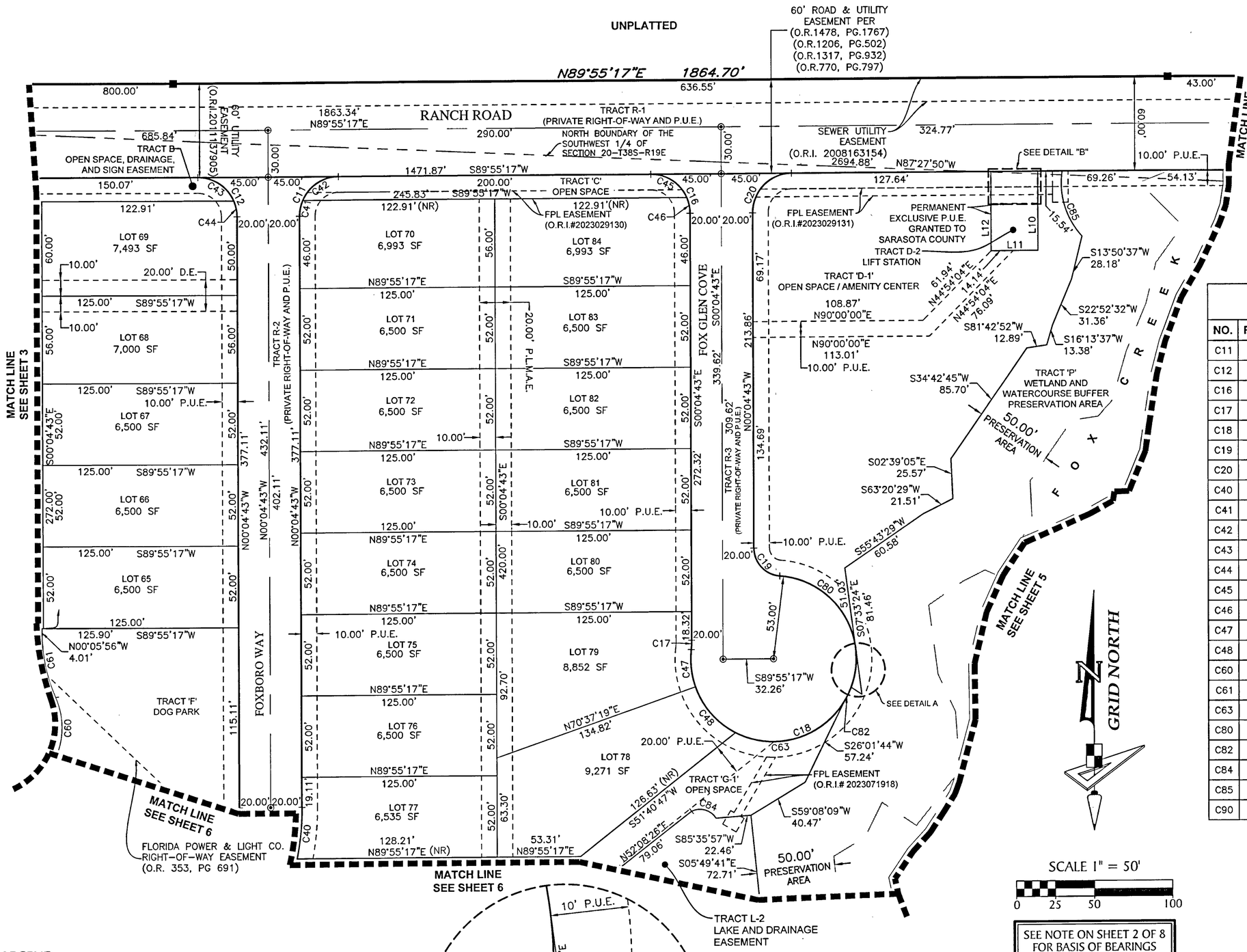


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C11	25.00'	90°00'00"	39.27'	35.36'	S 44°55'17" W
C12	25.00'	90°00'00"	39.27'	35.36'	N 45°04'43" W
C16	25.00'	90°00'00"	39.27'	35.36'	N 45°04'43" W
C17	50.00'	6°51'42"	5.99'	5.98'	N 03°21'08" E
C18	53.00'	272°13'35"	251.82'	73.48'	N 50°40'12" E
C19	18.00'	85°21'53"	26.82'	24.41'	S 42°45'39" E
C20	25.00'	90°00'00"	39.27'	35.36'	S 44°55'17" W
C40	170.00'	11°09'16"	33.10'	33.04'	N 05°29'55" E
C41	25.00'	23°34'41"	10.29'	10.22'	N 11°42'38" E
C42	25.00'	66°25'19"	28.98'	27.39'	N 56°42'38" E
C43	25.00'	66°25'19"	28.98'	27.39'	S 56°52'04" E
C44	25.00'	23°34'41"	10.29'	10.22'	S 11°52'04" E
C45	25.00'	66°25'19"	28.98'	27.39'	S 56°52'04" E
C46	25.00'	23°34'41"	10.29'	10.22'	S 11°52'04" E
C47	53.00'	26°09'40"	24.20'	23.99'	S 06°17'51" E
C48	53.00'	43°10'05"	39.93'	38.99'	S 40°57'43" E
C60	47.67'	93°11'25"	77.54'	69.27'	N 22°52'24" E
C61	100.00'	23°37'22"	41.23'	40.94'	N 11°54'37" W
C63	53.00'	85°54'41"	79.47'	72.23'	N 74°29'54" E
C80	53.00'	77°53'11"	72.05'	66.63'	N 46°30'00" W
C82	53.00'	11°01'40"	10.20'	10.19'	N 26°01'44" E
C84	12.03'	84°44'08"	17.80'	16.22'	N 73°40'38" W
C85	50.00'	51°32'27"	44.98'	43.48'	S 16°54'29" E
C90	53.00'	28°04'18"	25.97'	25.71'	N 06°28'45" E

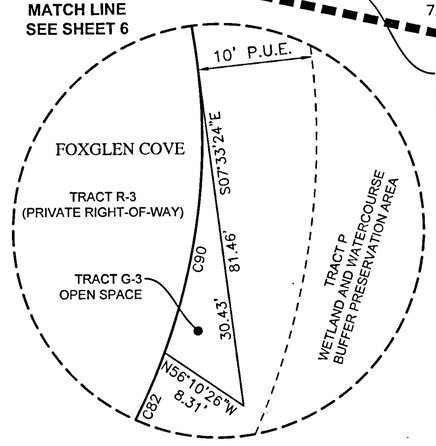
SCALE 1" = 50'

0 25 50 100

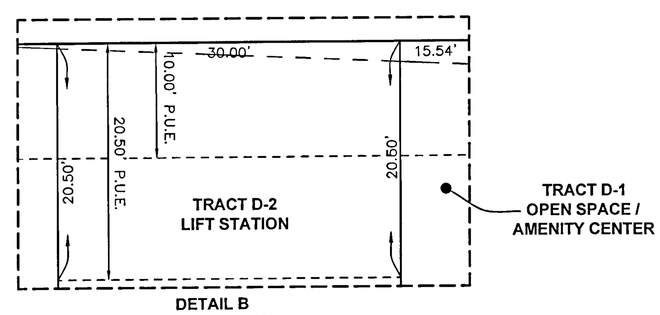
SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

LINE DATA TABLE

NO.	BEARING	LENGTH
L10	N 00°05'56" W	50.50'
L11	S 89°54'04" W	30.00'
L12	N 00°05'56" W	50.50'



DETAIL A
SCALE: 1" = 10'



DETAIL B
SCALE: 1" = 10'

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- ◉ ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- SF ----- Square Feet
- P.U.E. ----- Public Utility Easement
- D.E. ----- Private Drainage Easement
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TIBURON SARASOTA

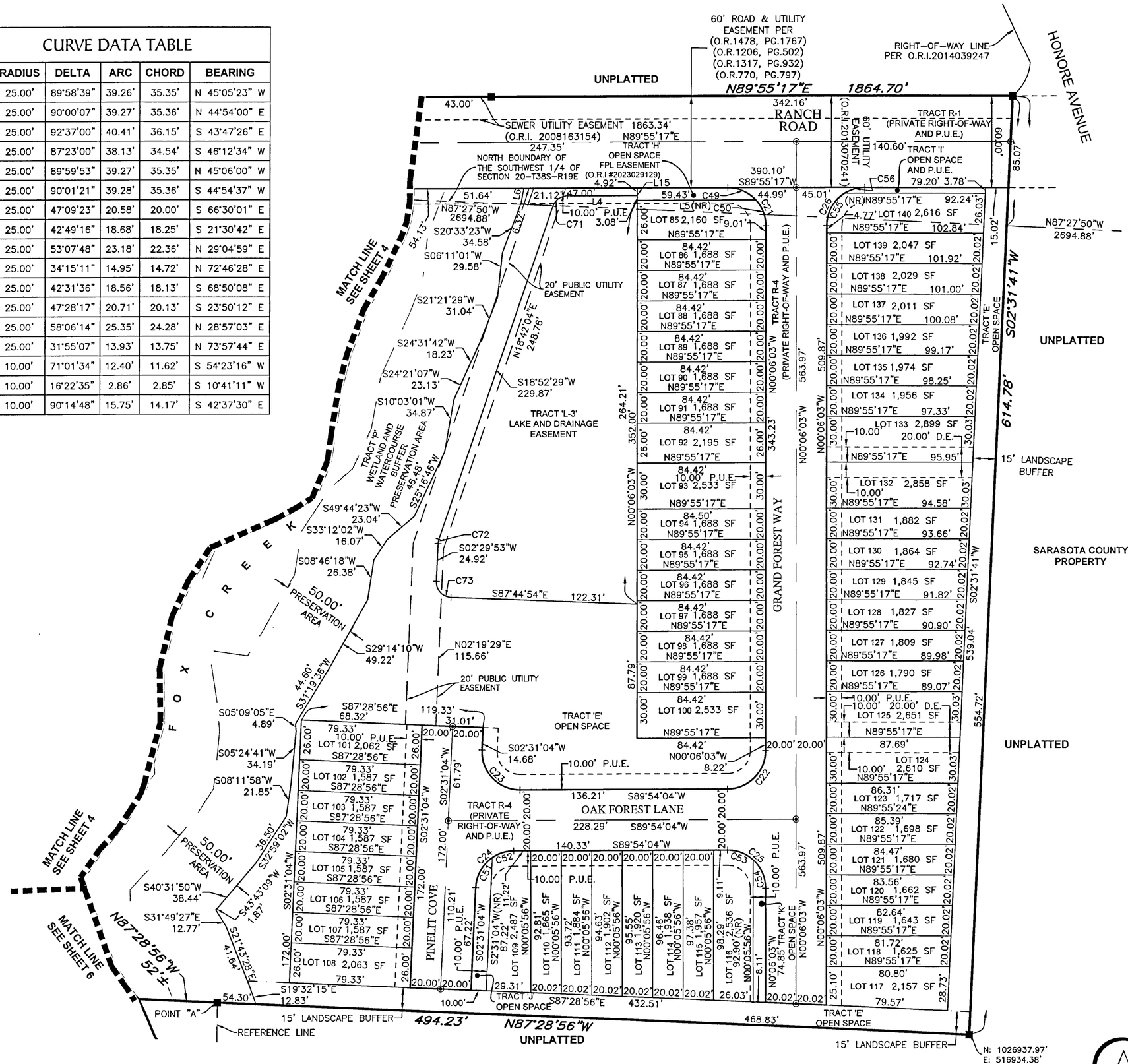
BEING A REPLAT OF TIBURON - REPLAT, AS RECORDED IN PLAT BOOK 57, PAGE 412, LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C21	25.00'	89°58'39"	39.26'	35.35'	N 45°05'23" W
C22	25.00'	90°00'07"	39.27'	35.36'	N 44°54'00" E
C23	25.00'	92°37'00"	40.41'	36.15'	S 43°47'26" E
C24	25.00'	87°23'00"	38.13'	34.54'	S 46°12'34" W
C25	25.00'	89°59'53"	39.27'	35.35'	N 45°06'00" W
C26	25.00'	90°01'21"	39.28'	35.36'	S 44°54'37" W
C49	25.00'	47°09'23"	20.58'	20.00'	S 66°30'01" E
C50	25.00'	42°49'16"	18.68'	18.25'	S 21°30'42" E
C51	25.00'	53°07'48"	23.18'	22.36'	N 29°04'59" E
C52	25.00'	34°15'11"	14.95'	14.72'	N 72°46'28" E
C53	25.00'	42°31'36"	18.56'	18.13'	S 68°50'08" E
C54	25.00'	47°28'17"	20.71'	20.13'	S 23°50'12" E
C55	25.00'	58°06'14"	25.35'	24.28'	N 28°57'03" E
C56	25.00'	31°55'07"	13.93'	13.75'	N 73°57'44" E
C71	10.00'	71°01'34"	12.40'	11.62'	S 54°23'16" W
C72	10.00'	16°22'35"	2.86'	2.85'	S 10°41'11" W
C73	10.00'	90°14'48"	15.75'	14.17'	S 42°37'30" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L4	S 89°54'03" W	45.92'
L5	N 89°55'17" E	77.76'
L6	S 10°38'53" W	9.79'
L15	N 00°04'43" W	8.00'



GRID NORTH

SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- ◉ ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
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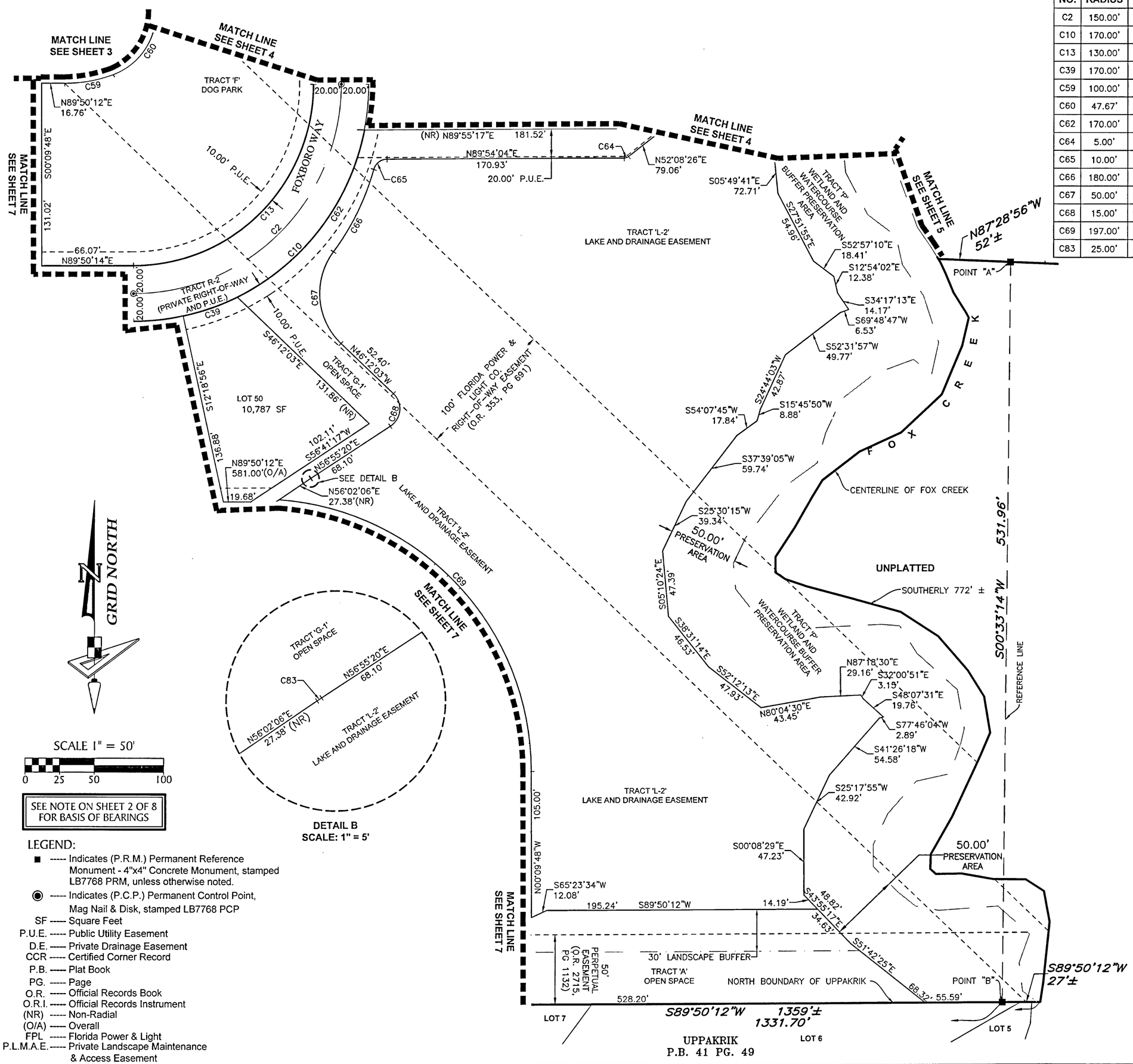
BEING A REPLAT OF TIBURON - REPLAT, AS RECORDED IN PLAT BOOK 57, PAGE 412, LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C2	150.00'	89°54'55"	235.40'	211.98'	N 44°52'45" E
C10	170.00'	89°54'55"	266.78'	240.24'	N 44°52'45" E
C13	130.00'	89°54'55"	204.01'	183.71'	N 44°52'45" E
C39	170.00'	13°58'25"	41.46'	41.36'	N 70°41'51" E
C59	100.00'	20°22'06"	35.55'	35.36'	N 79°39'10" E
C60	47.67'	93°11'25"	77.54'	69.27'	N 22°52'24" E
C62	170.00'	52°38'06"	156.17'	150.74'	N 37°23'36" E
C64	5.00'	37°45'38"	3.30'	3.24'	N 71°01'15" E
C65	10.00'	74°13'56"	12.96'	12.07'	N 52°47'06" E
C66	180.00'	21°00'21"	65.99'	65.62'	N 26°10'19" E
C67	50.00'	82°52'32"	72.32'	66.18'	N 04°45'47" W
C68	15.00'	103°07'23"	27.00'	23.50'	N 05°21'38" E
C69	197.00'	85°30'34"	294.01'	267.47'	N 42°55'05" W
C83	25.00'	0°53'13"	0.39'	0.39'	N 56°28'43" E



LEGEND:

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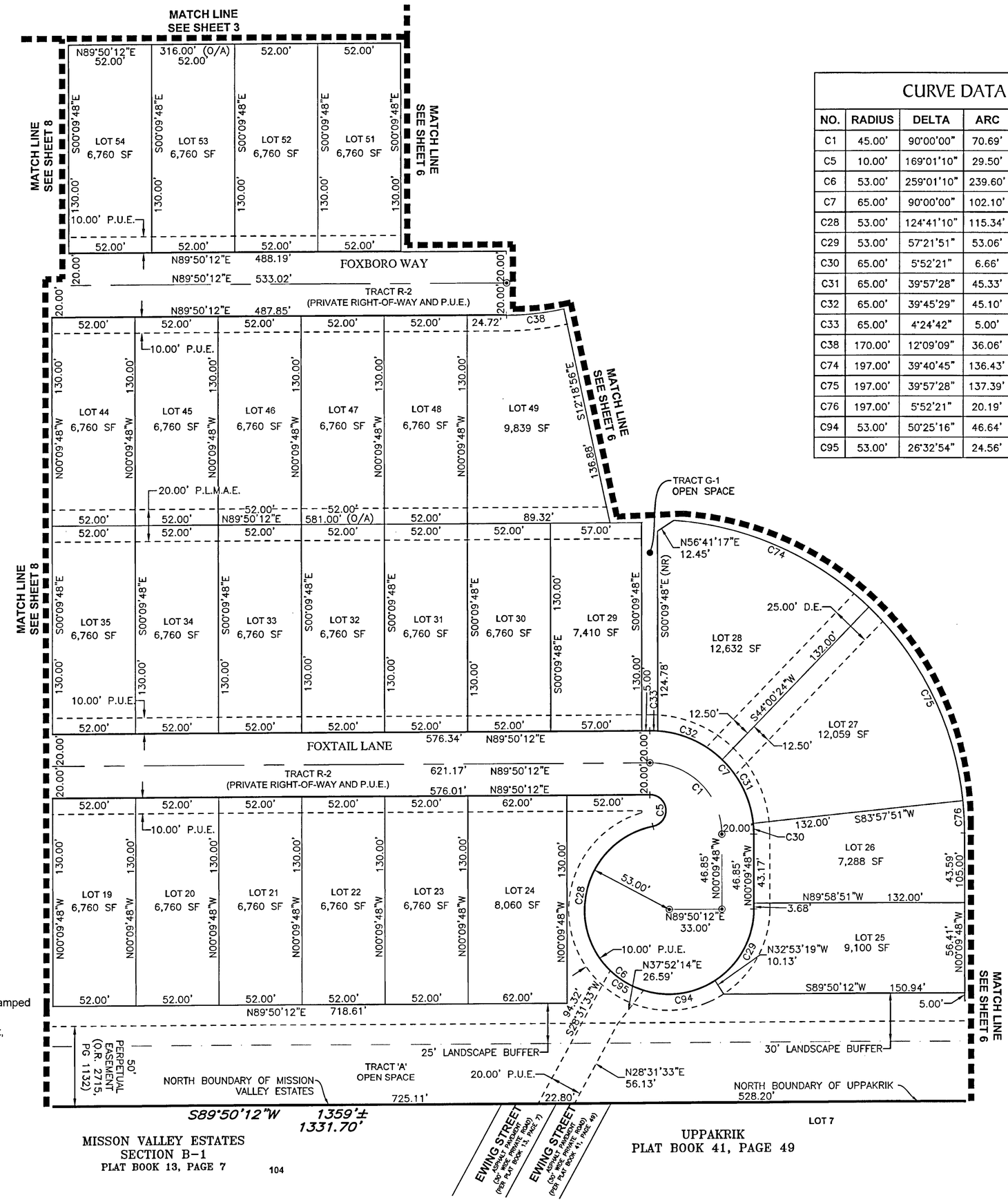

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	45.00'	90°00'00"	70.69'	63.64'	N 45°09'48" W
C5	10.00'	169°01'10"	29.50'	19.91'	N 05°39'13" W
C6	53.00'	259°01'10"	239.60'	81.78'	S 50°39'13" E
C7	65.00'	90°00'00"	102.10'	91.92'	N 45°09'48" W
C28	53.00'	124°41'10"	115.34'	93.89'	S 16°30'48" W
C29	53.00'	57°21'51"	53.06'	50.87'	N 28°31'08" E
C30	65.00'	5°52'21"	6.66'	6.66'	S 03°05'58" E
C31	65.00'	39°57'28"	45.33'	44.42'	S 26°00'53" E
C32	65.00'	39°45'29"	45.10'	44.20'	N 65°52'21" W
C33	65.00'	4°24'42"	5.00'	5.00'	N 87°57'26" W
C38	170.00'	12°09'09"	36.06'	35.99'	N 83°45'38" E
C74	197.00'	39°40'45"	136.43'	133.72'	S 65°49'59" E
C75	197.00'	39°57'28"	137.39'	134.62'	S 26°00'53" E
C76	197.00'	5°52'21"	20.19'	20.18'	S 03°05'58" E
C94	53.00'	50°25'16"	46.64'	45.15'	N 82°24'41" E
C95	53.00'	26°32'54"	24.56'	24.34'	S 59°06'14" E

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
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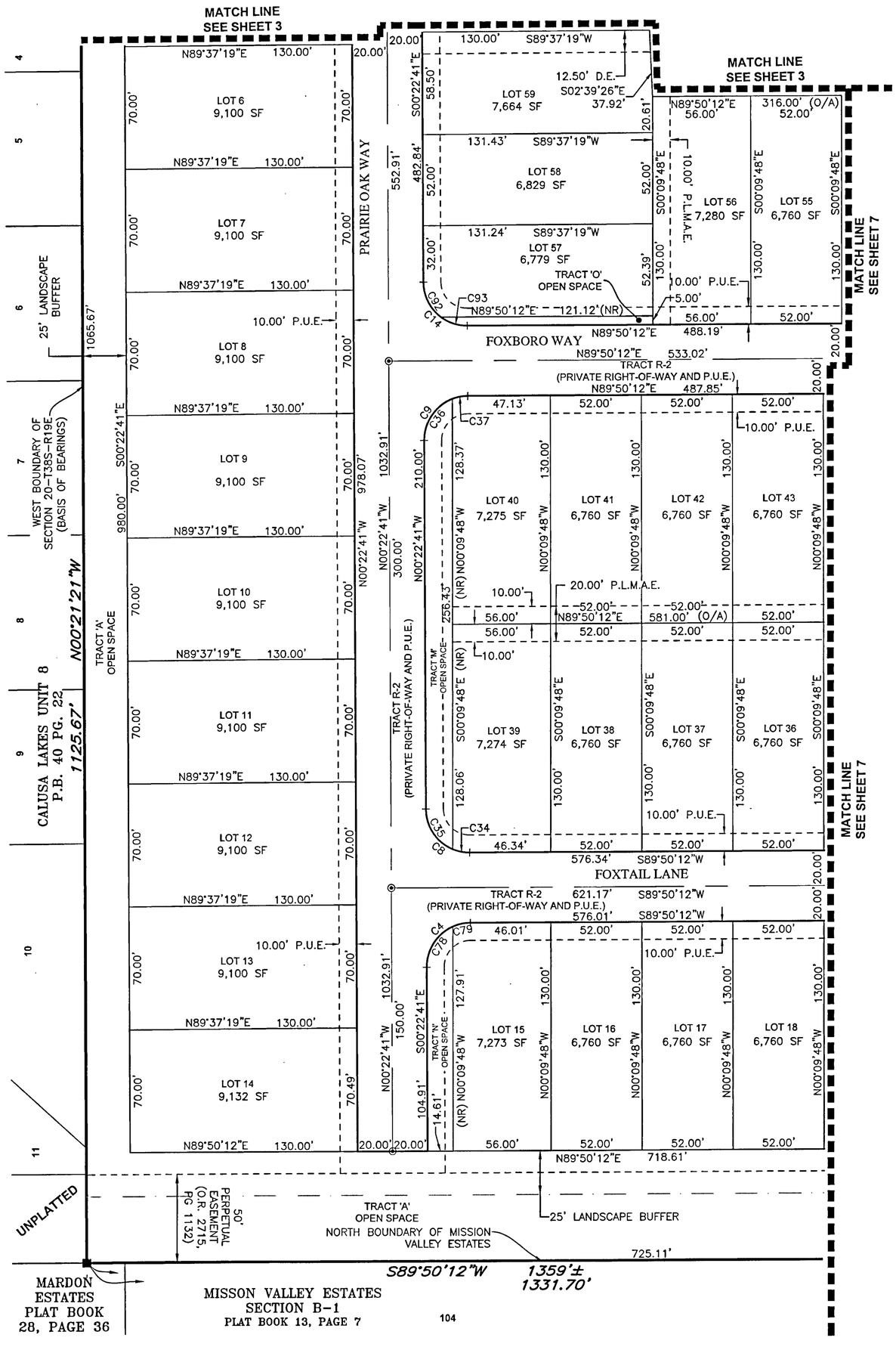

SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C4	25.00'	90°12'53"	39.36'	35.42'	S 44°43'46" W
C8	25.00'	89°47'07"	39.18'	35.29'	S 45°16'14" E
C9	25.00'	90°12'53"	39.36'	35.42'	S 44°43'46" W
C14	25.00'	89°47'07"	39.18'	35.29'	S 45°16'14" E
C34	25.00'	22°43'31"	9.92'	9.85'	S 78°48'02" E
C35	25.00'	67°03'36"	29.26'	27.62'	S 33°54'29" E
C36	25.00'	69°25'56"	30.30'	28.48'	N 34°20'17" E
C37	25.00'	20°46'57"	9.07'	9.02'	N 79°26'44" E
C78	25.00'	66°38'55"	29.08'	27.47'	N 32°56'47" E
C79	25.00'	23°33'58"	10.28'	10.21'	N 78°03'13" E
C92	25.00'	52°54'55"	23.09'	22.28'	S 26°50'08" E
C93	25.00'	36°52'12"	16.09'	15.81'	S 71°43'42" E

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
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