BOCA ROYALE UNIT 6 PHASE 1-A

A SUBDIVISION IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999033047 4 PGS
1999 MAR 10 02:26 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#084419

NOTICE:

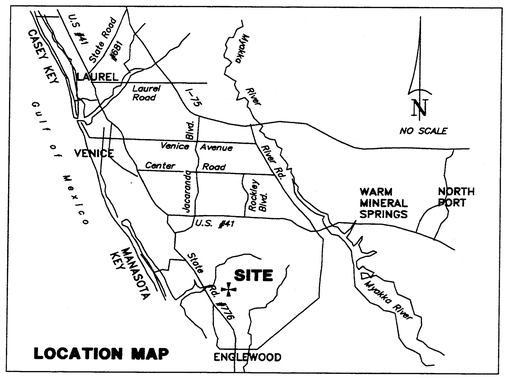
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Sarasota County.

PRIVATE ROADWAYS

All streets or roads designated hereon as private streets or roads are hereby specifically set aside for the use of abutting property owners only, and in no way constitute a dedication to the General Public or the County of Sarasota, it being specifically understood that no obligation is imposed upon the County , nor shall any request be ever entertained by the County to maintain or improve said private streets or roads.

LOT LINE EASEMENTS:

Unless otherwise indicated, easements of ten (10') feet in width along each front lot line, eight (8') feet in width along each rear lot line, are hereby created and provided for the purpose of accommodating overhead 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

State of Florida)
County of Sarasota) ss

Englewood Golf, Inc., a Florida corporation authorized to do business in the State of Florida, by it's President, Andrew M. Thompson and Vice President George R. Thompson, Jr, acting by and with authority of its board of directors, certifies ownership by said Corporation of BOCA ROYALE UNIT 6 PHASE I-A,, shown and described hereon.

PRIVATE

Englewood Golf, Inc., does hereby dedicate and set apart all of the private ingress-egress, utility and drainage easements (Tracts "A" and "B"); front and rear lot line utility, including cable television, and drainage easements; Private Drainage Easements (Tracts "C" and "D"); Private Lake Maintenance Easements; Buffer Easements (Tracts "E" and "F"); and other easements shown on this plat for said uses Private Drainage and Maintenance and purposes to the Englewood Golf Property Owners Association, Inc., their successors, assigns, respective guests, licensees, invitees, utilities serving the Subdivision including Sarasota County Utilities,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 by this Plat.

PUBLIC

Englewood Golf, Inc., does further dedicate and set apart the Public Drainage Easement shown and described on this plat to the Public, forever.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the above mentioned President and Vice President, this 17th *day of* February, *A.D., 1999.*

WITNESSES AS TO BOTH PARTIES

ENGLEWOOD GOLF, INC.

Witness: Lyn Britt *BY:* Andrew M. Thompson

Print Name: LYN BRITT *Andrew M. Thompson, President*

Witness: Lyn Britt *BY:* George R. Thompson Jr.

Print Name: LYN BRITT *George R. Thompson, Jr, Vice President*

State of Florida)
County of Sarasota) ss

BEFORE ME, the undersigned Notary Public, personally appeared Andrew M. Thompson, President, and George R. Thompson, Jr., Vice President of Englewood Golf, Inc., a Florida Corporation authorized to do business in the State of Florida, to me known to be the individuals described in and who executed the foregoing Certificate of Dedication, and they each duly acknowledged before me that they executed the same, as such officers, for and in behalf of said Corporation.

WITNESS my hand and official seal at Sarasota County, Florida, this 17th *day of* February, *A.D., 1999.*

11-19-99 *My Commission Expires:*

Sandra B. Culpepper *NOTARY PUBLIC, State of Florida at Large*

Sandra B. Culpepper
Notary Public, State of Florida
Commission No. CC 510418
My Commission Expires 11/19/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

ENGLEWOOD GOLF, INC. CORPORATE SEAL 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 Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 40, *Pages* 30-30C, *Public Records of Sarasota County, Florida, this* 10 *day of* March, *A.D., 1999*

Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida

BY: Elaine M. Hamm *Deputy Clerk*

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 9th *day of* MARCH, *A.D., 1999.*

Approved:

Chairman, Board of County Commissioners

County Surveyor

Deputy Transportation Director

County Attorney

NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

Consent to dedication is simultaneously recorded in Official Records Instrument Number 1999033043, *Public Records of Sarasota County, Florida.*

The notice to Purchaser is simultaneously recorded in Official Records Instrument Number 1999033042, *Public Records of Sarasota County, Florida.*

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.

The Declaration of Restrictions of Englewood Golf Property Owners Association, Inc., is recorded in Official Records Instrument Number 1999033045, *Public Records of Sarasota County, Florida.*

There shall be no direct vehicular access of Lots 1 and 22 from Grande Park Drive. All lots shown on this plat shall be accessed from Grand Palms Boulevard.

The Release Agreement and Covenant Running with the land is recorded in Officials Records Instrument Number 1999033044, *Public Records of Sarasota County, Florida.*

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Florida Licensed and Registered Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Florida Statutes and the Sarasota County Land Development Regulations, as amended and that the Permanent Reference Monuments (PRM's) were installed on 8-31-98. *The permanent Control Points (PCP's) and Bench Marks (BM's) installation date will be certified by a recorded affidavit.*

Date: 2/17/99

Randall E. Britt
Registered Land Surveyor
Florida Certificate No. 3979

RANDALL E. BRITT CERTIFICATE NO. 3979 STATE OF FLORIDA

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
1400 OGDEN ROAD SUITE "B" VENICE, FLORIDA 34292 (941)493-1396
6398 DANNER DRIVE UNIT #3 SARASOTA, FLORIDA 34240 (941)377-8454

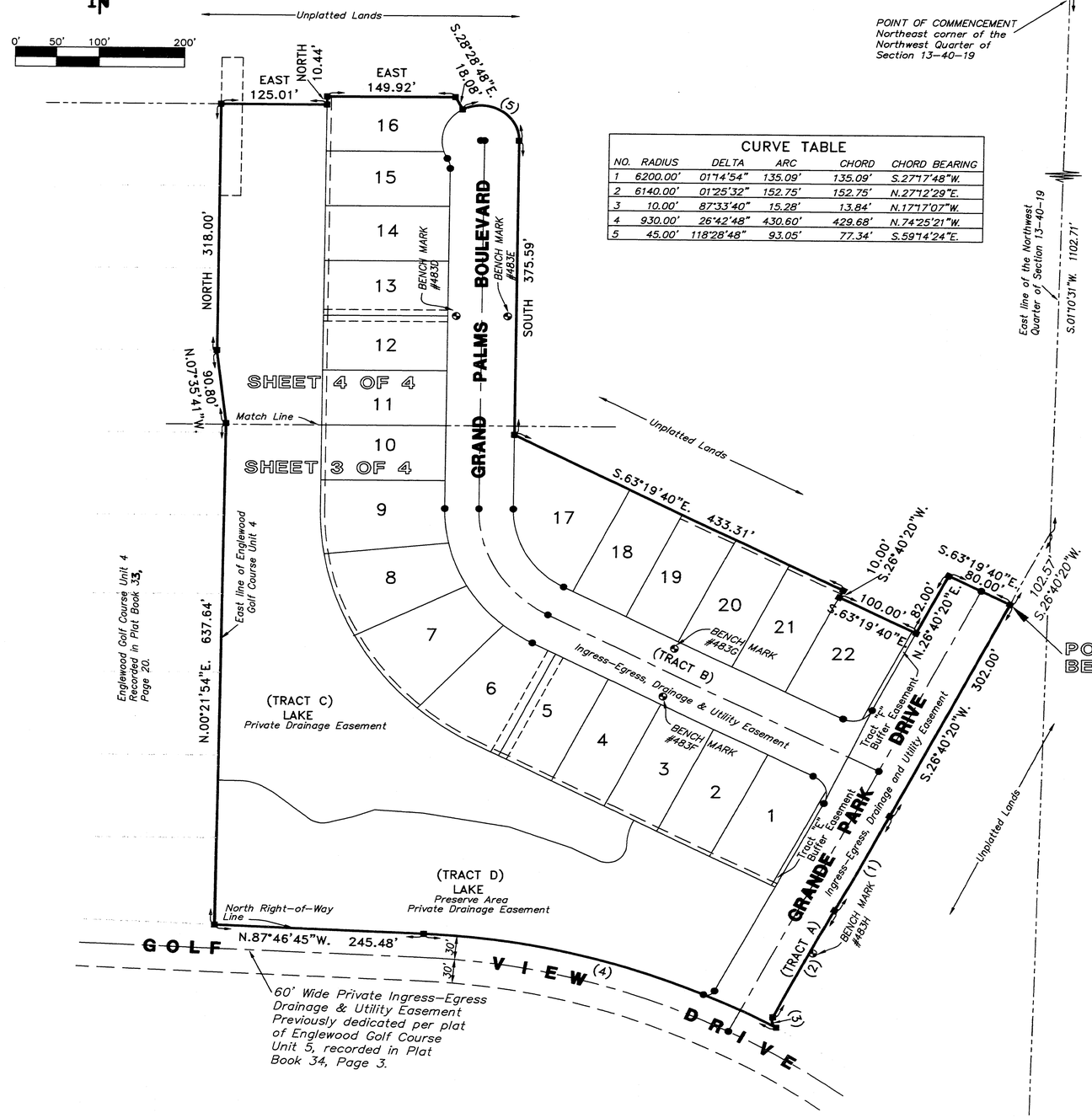
BOCA ROYALE UNIT 6 PHASE 1-A

A SUBDIVISION IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA.

PLAT BOOK 40 PAGE 30A
SHEET 2 OF 4

SCALE: 1" = 100'

0' 50' 100' 200'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	6200.00'	01°14'54"	135.09'	135.09'	S.27°17'48"W.
2	6140.00'	01°25'32"	152.75'	152.75'	N.27°12'29"E.
3	10.00'	87°33'40"	15.28'	13.84'	N.17°17'07"W.
4	930.00'	26°42'48"	430.60'	429.68'	N.74°25'21"W.
5	45.00'	118°28'48"	93.05'	77.34'	S.59°14'24"E.

DESCRIPTION:

A portion of the Northwest Quarter of Section 13, Township 40 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of the Northwest Quarter of Section 13, Township 40 South, Range 19 East, Sarasota County, Florida; thence S.01°10'31"W., along the East line of said Northwest Quarter of Section 13, a distance of 1102.71 feet; thence leaving said East line of the Northwest Quarter S.26°40'20"W., a distance of 102.57 feet to the POINT OF BEGINNING; thence S.26°40'20"W., a distance of 302.00 feet to the point of curvature of a curve to the right, having: a radius of 6200.00 feet, a central angle of 01°14'54", a chord bearing of S.27°17'48"W. and a chord length of 135.09 feet; thence along the arc of said curve, an arc length of 135.09 feet to the point of reverse curvature of a curve to the left, having: a radius of 6140.00 feet, a central angle of 01°25'32", a chord bearing of S.27°12'29"W. and a chord length of 152.75 feet; thence along the arc of said curve, an arc length of 152.75 feet to the point of compound curvature of a curve to the left, having: a radius of 10.00 feet, a central angle of 87°33'39", a chord bearing of S.17°17'07"E. and a chord length of 13.84 feet; thence along the arc of said curve, an arc length of 15.28 feet to the northerly right of way line of Golf View Drive, a 60 foot wide Private Ingress-Egress and Utility Easement, dedicated per plat of Englewood Golf Course Unit 5, recorded in Plat Book 34, Page 3, Public Records of Sarasota County, Florida, same being a point on a curve to the left, having: a radius of 930.00 feet, a central angle of 26°42'48", a chord bearing of N.74°25'21"W. and a chord length of 429.68 feet; thence along said northerly right of way line of Golf View Drive, same being the arc of said curve, an arc length of 433.60 feet to the point of tangency of said curve; thence continue along said northerly right of way line of Golf View Drive, N.87°46'45"W., a distance of 245.48 feet to the Southeast corner of Englewood Golf Course Unit 4, recorded in Plat Book 32, Page 20, Public Records of Sarasota County, Florida; thence along the East line of said Englewood Golf Course Unit 3, N.00°21'54"E., a distance of 637.64 feet; thence continue along said East line of Englewood Golf Course Unit 4, N.07°35'41"W., a distance of 90.80 feet; thence continue along said East line of said Englewood Golf Course Unit 4, a bearing of NORTH , a distance of 318.00 feet to the Northeast corner of said Plat of Englewood Golf Course Unit 4; thence EAST , a distance of 125.01 feet; thence NORTH , a distance of 10.44 feet; thence EAST , a distance of 149.92 feet; thence S.28°28'48"E., a distance of 18.08 feet to a point on a curve to the right, having: a radius of 45.00 feet, a central angle of 118°28'48", a chord bearing of S.59°14'24"E. and a chord length of 77.34 feet; thence along the arc of said curve, an arc length of 93.05 feet to the point of tangency of said curve; thence SOUTH , a distance of 375.59 feet; thence S.63°19'40"E., a distance of 433.31 feet; thence S.26°40'20"W., a distance of 10.00 feet; thence S.63°19'40"E., a distance of 100.00 feet; thence N.26°40'20"E., a distance of 82.00 feet; thence S.63°19'40"E., a distance of 80.00 feet to the POINT OF BEGINNING.

Parcel contains 625642.75 square feet or 14.3628 acres, more or less.

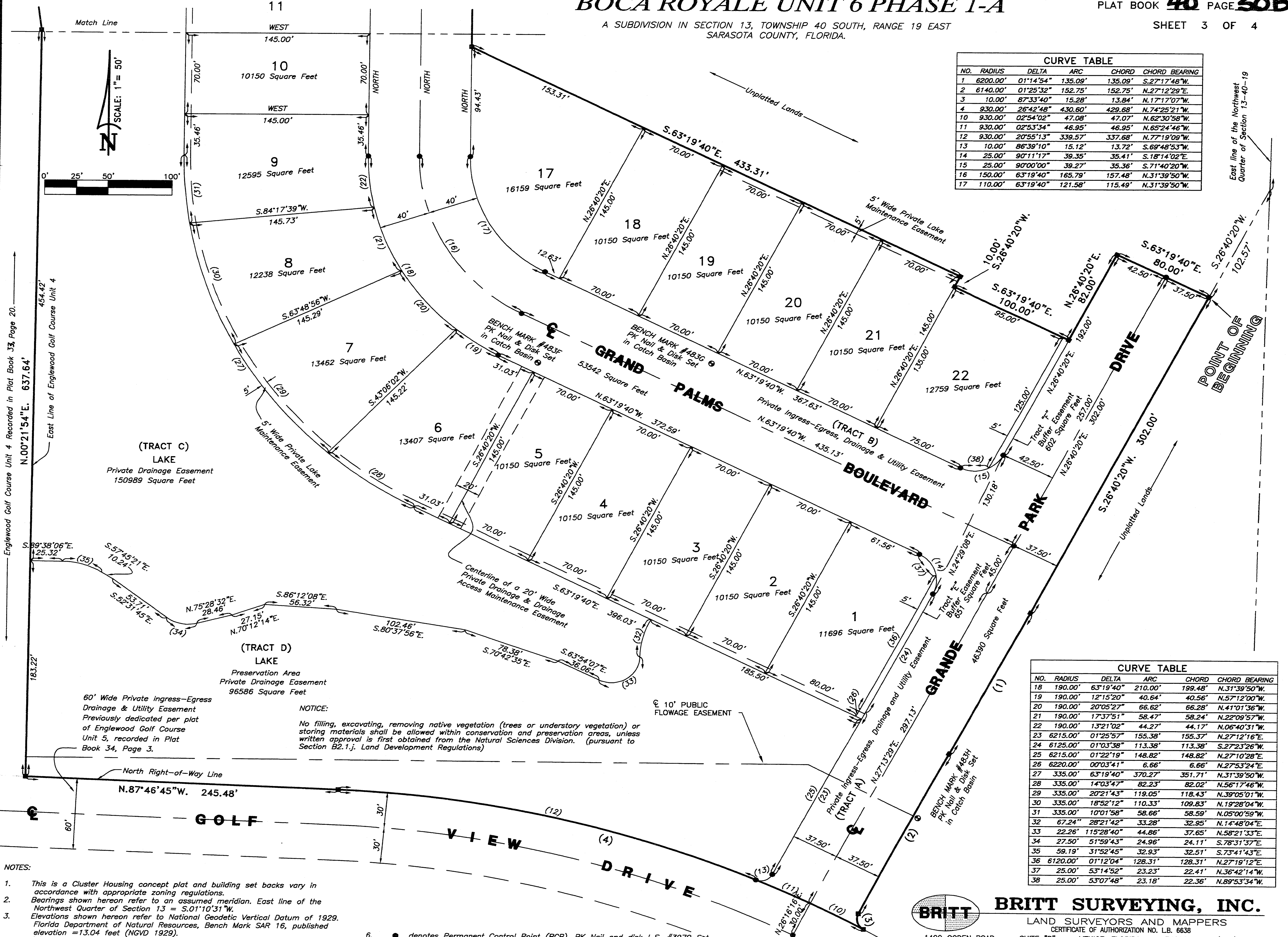
NOTES:

1. This is a Cluster Housing concept plat and building set backs vary in accordance with appropriate zoning regulations.
2. Bearings shown hereon refer to an assumed meridian. East line of the Northwest Quarter of Section 13 = S.01°10'31"W.
3. Elevations shown hereon refer to National Geodetic Vertical Datum of 1929. Florida Department of Natural Resources, Bench Mark SAR 16, published elevation =13.04 feet (NGVD 1929).
4. (3) denotes curve number, see curve data table.
5. ■ denotes Permanent Reference Monument (PRM), 4" concrete monument L.S. #3979 Set, unless otherwise indicated.
6. ● denotes Permanent Control Point (PCP), PK Nail and disk L.S. #3979 Set or Iron Rod and Cap L.S. #3979 Set
7. ⊙ denotes Bench Mark. PK Nail & Disk L.S. #3979 Set in Catch Basin, Stamped "BM".

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
1400 OGDEN ROAD SUITE "B" VENICE, FLORIDA 34292 (941)493-1396
6398 DANNER DRIVE UNIT #3 SARASOTA, FLORIDA 34240 (941)377-8454

BOCA ROYALE UNIT 6 PHASE 1-A

A SUBDIVISION IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA.



CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	6200.00'	01°14'54"	135.09'	135.09'	S.27°17'48"W.
2	6140.00'	01°25'32"	152.75'	152.75'	N.27°12'29"E.
3	10.00'	87°33'40"	15.28'	13.84'	N.17°17'07"W.
4	930.00'	26°42'48"	430.60'	429.68'	N.74°25'21"W.
10	930.00'	02°54'02"	47.08'	47.07'	N.62°30'58"W.
11	930.00'	02°53'34"	46.95'	46.95'	N.65°24'46"W.
12	930.00'	20°55'13"	339.57'	337.68'	N.77°19'09"W.
13	10.00'	86°39'10"	15.12'	13.72'	S.69°48'53"W.
14	25.00'	90°11'17"	39.35'	35.41'	S.18°14'02"E.
15	25.00'	90°00'00"	39.27'	35.36'	S.71°40'20"W.
16	150.00'	63°19'40"	165.79'	157.48'	N.31°39'50"W.
17	110.00'	63°19'40"	121.58'	115.49'	N.31°39'50"W.

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
18	190.00'	63°19'40"	210.00'	199.48'	N.31°39'50"W.
19	190.00'	12°15'20"	40.64'	40.56'	N.57°12'00"W.
20	190.00'	20°05'27"	66.62'	66.28'	N.41°01'36"W.
21	190.00'	17°37'51"	58.47'	58.24'	N.22°09'57"W.
22	190.00'	13°21'02"	44.27'	44.17'	N.06°40'31"W.
23	6215.00'	01°25'57"	155.38'	155.37'	N.27°12'16"E.
24	6125.00'	01°03'38"	113.38'	113.38'	S.27°23'26"W.
25	6215.00'	01°22'19"	148.82'	148.82'	N.27°10'28"E.
26	6220.00'	00°03'41"	6.66'	6.66'	N.27°53'24"E.
27	335.00'	63°19'40"	370.27'	351.71'	N.31°39'50"W.
28	335.00'	14°03'47"	82.23'	82.02'	N.56°17'46"W.
29	335.00'	20°21'43"	119.05'	118.43'	N.39°05'01"W.
30	335.00'	18°52'12"	110.33'	109.83'	N.19°28'04"W.
31	335.00'	10°01'58"	58.66'	58.59'	N.05°00'59"W.
32	67.24"	28°21'42"	33.28'	32.95'	N.14°48'04"E.
33	22.26'	115°28'40"	44.86'	37.65'	N.58°21'33"E.
34	27.50'	51°59'43"	24.96'	24.11'	S.78°31'37"E.
35	59.19'	31°52'45"	32.93'	32.51'	S.73°41'43"E.
36	6120.00'	01°12'04"	128.31'	128.31'	N.27°19'12"E.
37	25.00'	53°14'52"	23.23'	22.41'	N.36°42'14"W.
38	25.00'	53°07'48"	23.18'	22.36'	N.89°53'34"W.

NOTICE:

No filling, excavating, removing native vegetation (trees or understory vegetation) or storing materials shall be allowed within conservation and preservation areas, unless written approval is first obtained from the Natural Sciences Division. (pursuant to Section B2.1.j. Land Development Regulations)

NOTES:

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7. ⊗ denotes Bench Mark. PK Nail & Disk L.S. #3979 Set in Catch Basin, Stamped "BM".

BRITT

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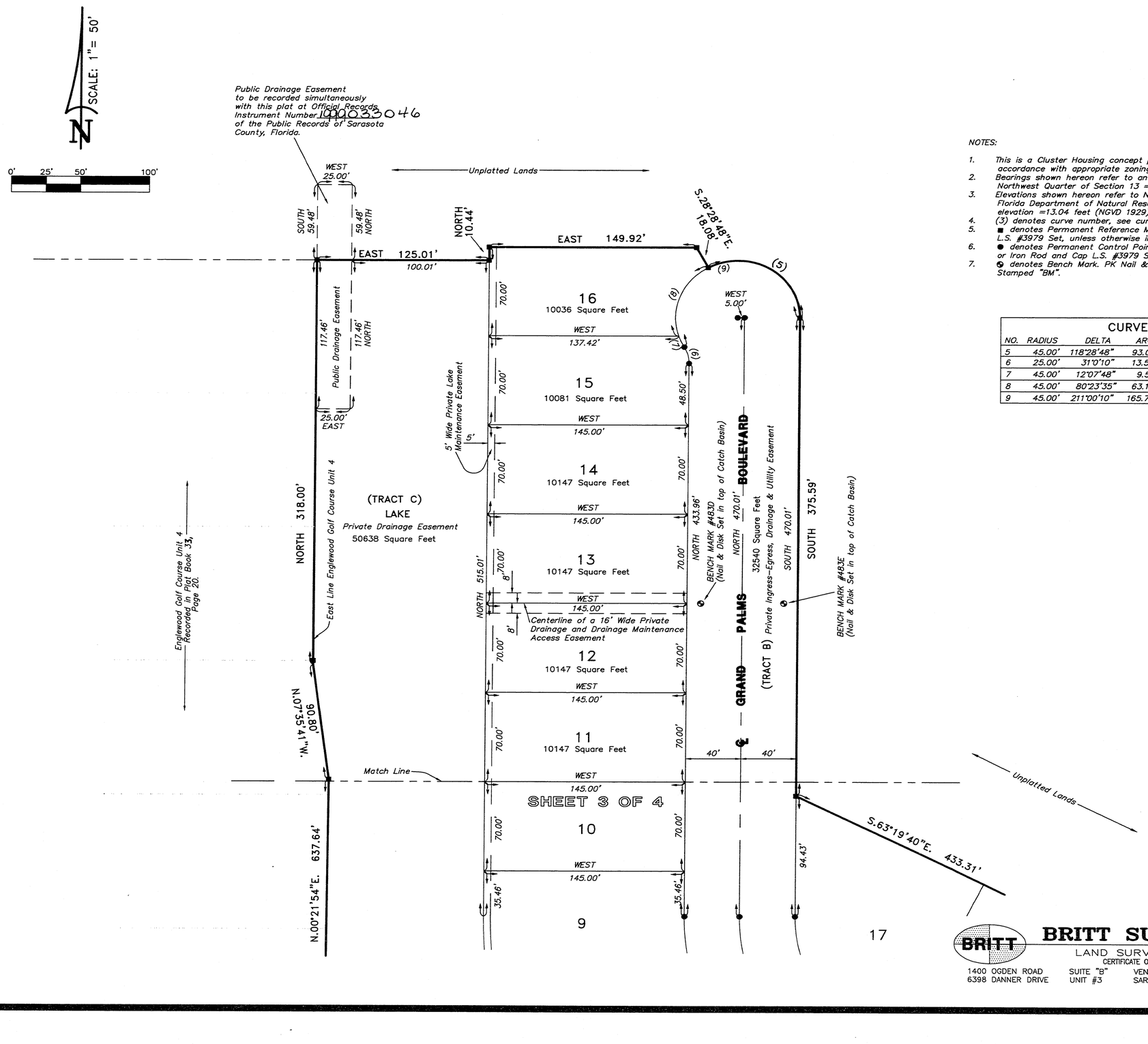
JG

BOCA ROYALE UNIT 6 PHASE 1-A

A SUBDIVISION IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA.

PLAT BOOK 40 PAGE 30C

SHEET 4 OF 4



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CURVE TABLE

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6	25.00'	31°0'10"	13.53'	13.36'	S.15°30'05"E.
7	45.00'	12°07'48"	9.53'	9.51'	N.24°56'16"W.
8	45.00'	80°23'35"	63.14'	58.09'	N.21°19'25"E.
9	45.00'	211°00'10"	165.72'	86.73'	N.74°29'55"E.

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