PALEO PARK OF COMMERCE
A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

PLAT BOOK 44 PAGE 43
SHEET 1 OF 4 SHEETS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

PALEO PROPERTIES, INC., A FLORIDA CORPORATION, AND FRUITVILLE INVESTMENTS, L.L.C, A FLORIDA LIMITED LIABILITY COMPANY, CERTIFY OWNERSHIP BY SAID CORPORATION AND LIMITED LIABILITY COMPANY, OF PALEO PARK OF COMMERCE SHOWN AND DESCRIBED HEREON,

PUBLIC

SAID CORPORATION AND LIMITED LIABILITY COMPANY DO HEREBY DEDICATE AND SET APART TRACT C (PALEO DRIVE, VICELA DRIVE, ALAFIA DRIVE, CIBONEY DRIVE, AND UZITA DRIVE, ALL BEING PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT), TRACT D (EXCLUSIVE LIFT STATION UTILITY EASEMENT) TO AQUASOURCE UTILITY, INC. A FLORIDA CORPORATION, PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS, AND PUBLIC FLOWAGE EASEMENTS AS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA.

PRIVATE

SAID CORPORATION AND LIMITED LIABILITY COMPANY DO HEREBY DEDICATE AND SET APART ALL LANDSCAPE BUFFER EASEMENTS AND ALL OF THE FRONT, REAR AND SIDE LOT LINE NON-EXCLUSIVE UTILITY & DRAINAGE EASEMENTS, SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PALEO PARK OF COMMERCE OWNERS ASSOCIATION, INC., ITS SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES, AND CABLE TELEVISION 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 BY THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION AND LIMITED LIABILITY COMPANY HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 24th DAY OF June, A.D., 2004.

WITNESSES (AS TO BOTH)

ATTEST: ______
PRINT NAME: JEFFREY GREBE

ATTEST: April S. Miller
PRINT NAME: APRIL S. MILLER

PALEO PROPERTIES, INC.
BY: ______
RICHARD M. FISCHER, AS ITS PRESIDENT.

FRUITVILLE INVESTMENTS, L.L.C.
BY: ______
RICHARD M. FISCHER, AS ITS SOLE MEMBER.

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD M. FISCHER, PRESIDENT, OF PALEO PROPERTIES, INC., A FLORIDA CORPORATION, AND SOLE MEMBER OF FRUITVILLE INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID CORPORATION AND AS SOLE MEMBER FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY ______ THIS 24Th DAY OF June, A.D., 2004.

April S. Miller
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

APRIL S. MILLER
Notary Public, State of Florida
My Comm. Exp. July 11, 2005
No. DD041440

EASEMENT DEFINITIONS

LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF 10 FEET IN WIDTH ALONG EACH FRONT LOT LINE, 8 FEET IN WIDTH ALONG EACH REAR LOT LINE, AND 5 FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND UNDERGROUND 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 UTILITY EASEMENTS HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH SECTION 177.091(28), FLORIDA STATUTES.

DRAINAGE EASEMENTS

PALEO PROPERTIES, INC., A FLORIDA CORPORATION, AND FRUITVILLE INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY (COLLECTIVELY "DEVELOPER"), DO HEREBY GRANT TO PALEO PARK OF COMMERCE OWNERS ASSOCIATION, INC., A NONEXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE AND RETENTION PURPOSES OVER, UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT" OR "FLOWAGE EASEMENT."

UTILITY EASEMENTS

DEVELOPER DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS TO SARASOTA COUNTY, FLORIDA POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITY LINES AND FACILITIES OVER, UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

LANDSCAPE BUFFER EASEMENTS

DEVELOPER DOES HEREBY GRANT A NONEXCLUSIVE EASEMENT TO PALEO PARK OF COMMERCE OWNERS ASSOCIATION, INC. OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER EASEMENT" AS MORE FULLY DISCUSSED IN ARTICLE 16.2 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PALEO PARK OF COMMERCE (THE "PALEO PARK RESTRICTIONS").

PRIVATE ACCESS EASEMENTS

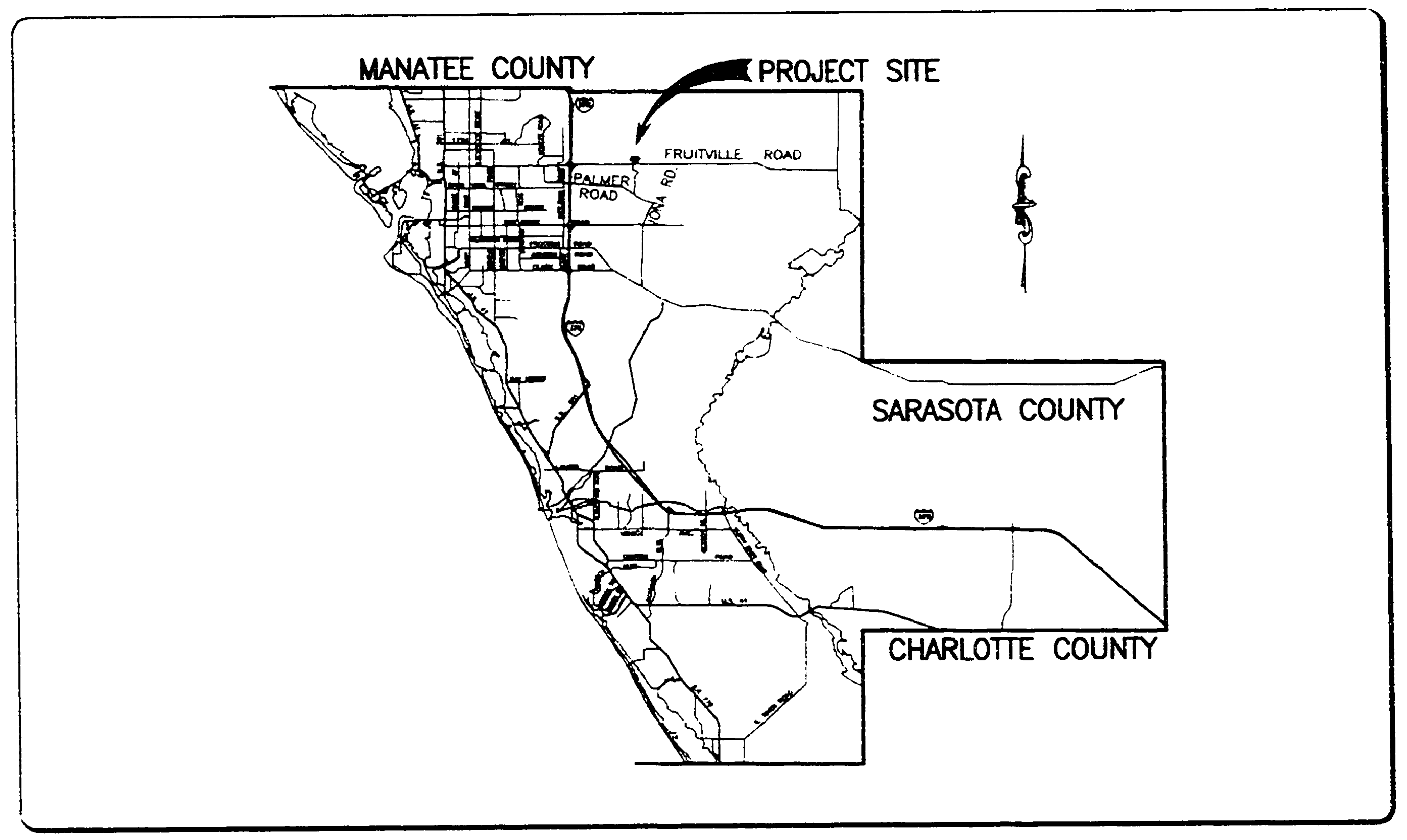
DEVELOPER DOES HEREBY GRANT A NONEXCLUSIVE EASEMENT OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE ACCESS EASEMENT" TO PALEO PARK OF COMMERCE OWNERS ASSOCIATION, INC. AND ALL LOT OWNERS IMPACTED BY EACH INDIVIDUAL PRIVATE ACCESS EASEMENT AS MORE FULLY DISCUSSED IN ARTICLE 16.3 OF THE PALEO PARK RESTRICTIONS.

TEMPORARY TURN-A-ROUND EASEMENT

DEVELOPER DOES HEREBY GRANT TO PALEO PARK OF COMMERCE OWNERS ASSOCIATION, INC., ALL AUTHORIZED UTILITY COMPANIES, ALL PROPERTY OWNERS OF PALEO PARK OF COMMERCE, AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AND INVITEES, AND THE GENERAL PUBLIC, A NON-EXCLUSIVE TEMPORARY VEHICULAR ACCESS EASEMENT OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "TEMPORARY TURN-A-ROUND EASEMENT"; PROVIDED, HOWEVER, SAID TEMPORARY TURN-A-ROUND EASEMENT SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ABUTTING PUBLIC RIGHT-OF-WAY (UZITA DRIVE) IS CONNECTED TO ANOTHER PUBLIC RIGHT-OF-WAY ABUTTING THE NORTHERLY TERMINUS LINE OF SAID UZITA DRIVE.

MAINTENANCE ACCESS EASEMENTS

ALL EASEMENTS CREATED ON THIS PLAT ARE THEREBY ALSO MAINTENANCE ACCESS EASEMENTS ACCESSIBLE BY APPROPRIATE PERSONNEL AND VEHICLES FOR THE PURPOSES OF THOSE EASEMENTS.



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

(PREPARED BY SAMPEY AND BURCHETT, INC.)

A PARCEL OF LAND BEING IN THAT PART OF PALMER FARMS, THIRD UNIT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 39, 39A AND 39B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST;
THENCE S.00°32'10"W. ALONG THE EASTERLY LINE OF SAID SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, A DISTANCE OF 1215.92 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD (FORMERLY KNOWN AS SARAPALMBEE TRAIL), 108.00 FEET WIDE, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 7 OF THE OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
THENCE S.89°22'10"W., A DISTANCE OF 1907.25 FEET TO THE EASTERLY LINE OF THE SARASOTA INTERNATIONAL TRADE CENTER, UNIT 1 AS RECORDED IN PLAT BOOK 29, PAGE 45 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING TWO (2) CALLS ARE ALONG A PORTION OF SAID SARASOTA INTERNATIONAL TRADE CENTER, UNIT 1);
THENCE N.00°25'23"E., A DISTANCE OF 1212.72 FEET TO THE NORTHERLY LINE OF SAID SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, THE SAME BEING THE NORTHERLY LINE OF AFOREMENTIONED PALMER FARMS, THIRD UNIT;
THENCE N.89°16'30"E. ALONG SAID NORTHERLY LINE OF SECTION 21, A DISTANCE OF 1909.71 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED LANDS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST;
THENCE S.00°32'10"W. ALONG THE EASTERLY LINE OF SAID SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, A DISTANCE OF 726.19 FEET TO THE POINT OF BEGINNING OF SAID LESS OUT PARCEL;

THENCE S.00°32'10"W., ALONG SAID EASTERLY LINE OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, A DISTANCE OF 489.73 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD (FORMERLY KNOWN AS SARAPALMBEE TRAIL), 108.00 FEET WIDE, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 7 OF THE OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89°22'10"W. ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 544.54 FEET; THENCE N.20°30'09"E., A DISTANCE OF 269.24 FEET; THENCE N.02°17'58"E., A DISTANCE OF 965.10 FEET TO THE NORTHERLY LINE OF SAID SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST; THENCE N.89°16'30"E. ALONG SAID NORTHERLY LINE, A DISTANCE OF 88.91 FEET TO THE EASTERLY LINE OF A DRAINAGE EASEMENT, 52.00 FEET IN WIDTH (PARCEL 150), AS RECORDED IN CHANCERY ORDER BOOK, PAGE 206 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.01°11'20"W. ALONG SAID EASTERLY LINE, A DISTANCE OF 718.88 FEET; THENCE S.89°27'50"E., A DISTANCE OF 342.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.2342 ACRES, MORE OR LESS.

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 LAND DEVELOPMENT REGULATIONS, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRMS), THE PERMANENT CONTROL POINTS (PCPS), LOT CORNERS, AND BENCH MARKS (BMS) WERE INSTALLED ON July 17, 2004.

SAMPEY & BURCHETT, INC.
LB 7009

BY: William R. Knight
WILLIAM R. KNIGHT, JR., PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION CERTIFICATE NO. 4554

SIGNING DATE: 6-23-04

NOTES:

1. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN RELATIVE TO THE NORTH LINE OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST BEING N.89°16'30"E.

2. BENCH MARK ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929, BEING A SARASOTA COUNTY BENCH MARK # 219C HAVING A PUBLISHED ELEVATION OF 36.33

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING), AS PER F.I.R.M. PANEL NO. 125144 0160 D, DATED AUGUST 3, 1992. (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP)

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.

5. THIS SUBDIVISION IS INTENDED AS AN INDUSTRIAL SUBDIVISION. BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS. ALL PARCELS WILL HAVE MINIMUM SETBACKS OF 25' FROM P.I.D. ABUTTING NON-RESIDENTIAL PROPERTIES AND 25' FROM LOCAL/COLLECTOR STREETS.

6. TRACT A AND E (BEING PRESERVATION AREAS), AND TRACT B (BEING A LAKE, OPEN SPACE AREA AND STORMWATER RETENTION AREA), ARE PART OF THE "COMMON AREAS" FOR THE SUBDIVISION UNDER THE TERMS OF PALEO PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY PALEO PARK OF COMMERCE OWNERS ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY PALEO PARK RESTRICTIONS.

7. EXCEPT FOR ACTIVITIES THAT MAY OTHERWISE BE PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND SARASOTA COUNTY, NO ACTIVITIES, INCLUDING FILLING, EXCAVATING, REMOVAL OF VEGETATION (BOTH TREES AND UNDERSTORY), AND STORAGE OF MATERIALS, MAY BE UNDERTAKEN OR PERFORMED WITHIN ANY AREA DEPICTED ON THIS PLAT AS A "PRESERVATION AREA."

8. ANY AREA DENOTED ON THIS PLAT AS A "LANDSCAPE BUFFER" MUST BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE PALEO PARK RESTRICTIONS, AND NO BUILDING, WALL, FENCE OR OTHER STRUCTURE SHALL BE INSTALLED OR MAINTAINED WITHIN A LANDSCAPE BUFFER UNLESS PERMITTED UNDER THE PALEO PARK RESTRICTIONS OR ASSOCIATED REGULATIONS.

9. UNLESS OTHERWISE INDICATED, EASEMENTS OF 10 FEET IN WIDTH ALONG EACH FRONT LOT LINE, 8 FEET IN WIDTH ALONG EACH REAR LOT LINE, AND 5 FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND UNDERGROUND 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 UTILITY EASEMENTS HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH SECTION 177.091(28), FLORIDA STATUTES.

10. TRACTS A AND E ARE ENCUMBERED BY A CONSERVATION EASEMENT IN FAVOR OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004087244, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

11. ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO, FILLING, EXCAVATING, STOCKPILING, ALTERATION OF VEGETATION (BOTH TREES AND UNDERSTORY), AND STORING OF MATERIALS SHALL BE PROHIBITED WITH PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM SARASOTA COUNTY'S RESOURCE PROTECTION OFFICE. IN ADDITION, THERE SHALL BE NO USE OF HEAVY EQUIPMENT OR MACHINERY DURING MAINTENANCE ACTIVITIES OF DRAINAGE EASEMENTS WITHIN PRESERVE AREAS. MAINTENANCE WITHIN THE PRESERVE AREAS SHALL BE CONDUCTED BY HAND OR WITH HAND-OPERATED TOOLS.

12. ALL LOTS CREATED BY THIS PLAT SHALL BE ACCESSED ONLY FROM INTERNAL STREETS. THE LANDSCAPE BUFFER EASEMENT ALONG FRUITVILLE ROAD IS CREATED FOR THIS PURPOSE.

13. THE PALEO PARK RESTRICTIONS ARE RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT # 2004205963, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

14. CONSENT TO DEDICATION BY MORTGAGE HOLDER IS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT # 2004205965 ______, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

15. NOTICE TO PURCHASER FOR THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT # 2004205964 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 26th DAY OF October, A.D., 2004.

APPROVED:

______
JON THAXTON, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

______
GAYLE M. FOSNESS, P.S.M., COUNTY SURVEYOR

______
FRANCISCO B. DOMINGO, P.E., COUNTY ENGINEER

______
COUNTY ATTORNEY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004205966 4 PGS
2004 OCT 27 09:57 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#540688

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 44, PAGE 43-43C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 27Th DAY OF OCTOBER A.D., 2004.

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

BY: Fred Miller
DEPUTY CLERK

S&B
Sampey & Burchett, Inc.
Professional Surveyors & Mappers
1588 Global Court, Sarasota, Florida 34240
Phone: 941-342-0349 Fax: 941-342-7490
LB 7009
PROJECT: 02-061

ALM

Jun 22, 2004 - 11:11:29 N:\survey2\2002\02-061\PLAT\02-061pl-1.dwg

PALEO PARK OF COMMERCE
A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

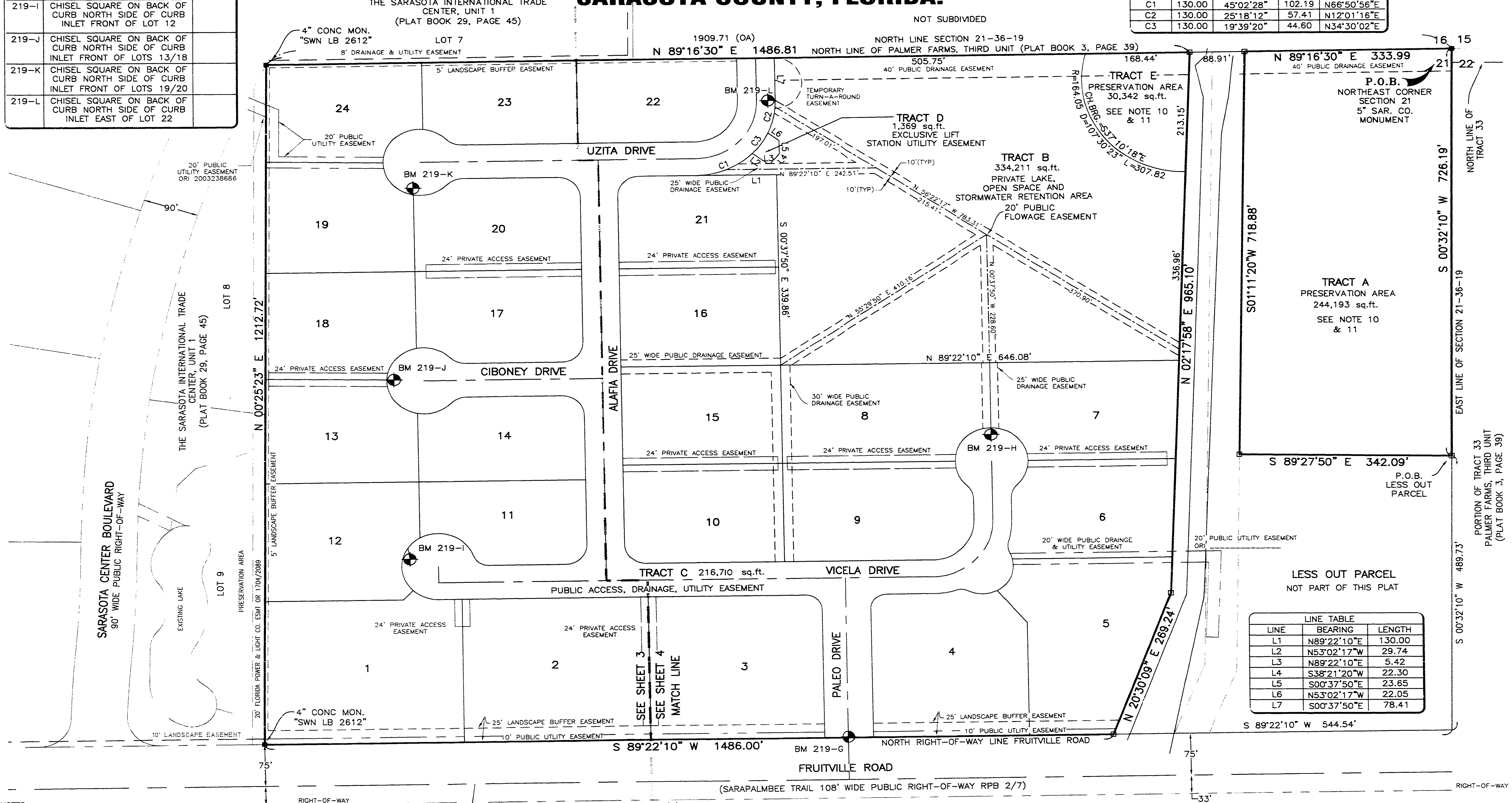
PLAT BOOK 44 PAGE 43A
SHEET 2 OF 4 SHEETS

BENCH MARK TABLE

NO.	DESCRIPTION	ELEV
219-G	CHISEL SQUARE ON BACK OF CURB SOUTH SIDE BULLNOSE OF MEDIAN	
219-H	CHISEL SQUARE ON BACK OF CURB WEST SIDE OF CURB INLET FRONT OF LOTS 7/8	
219-I	CHISEL SQUARE ON BACK OF CURB NORTH SIDE OF CURB INLET FRONT OF LOT 12	
219-J	CHISEL SQUARE ON BACK OF CURB NORTH SIDE OF CURB INLET FRONT OF LOTS 13/18	
219-K	CHISEL SQUARE ON BACK OF CURB NORTH SIDE OF CURB INLET FRONT OF LOTS 19/20	
219-L	CHISEL SQUARE ON BACK OF CURB NORTH SIDE OF CURB INLET EAST OF LOT 22	

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH. BRG.
C1	130.00	45°02'28"	102.19	N66°50'56"E
C2	130.00	25°18'12"	57.41	N12°01'16"E
C3	130.00	19°39'20"	44.60	N34°30'02"E


THE SARASOTA INTERNATIONAL TRADE CENTER, UNIT 1 (PLAT BOOK 29, PAGE 45)
LOT 7
NOT SUBDIVIDED
4" CONC MON. "SWN LB 2612"
8' DRAINAGE & UTILITY EASEMENT
1909.71 (OA)
N 89°16'30" E 1486.81
NORTH LINE SECTION 21-36-19
NORTH LINE OF PALMER FARMS, THIRD UNIT (PLAT BOOK 3, PAGE 39)
505.75'
40' PUBLIC DRAINAGE EASEMENT
168.44'
88.91'
N 89°16'30" E 333.99
40' PUBLIC DRAINAGE EASEMENT
16 15
21 22
P.O.B.
NORTHEAST CORNER SECTION 21 5" SAR. CO. MONUMENT
NORTH LINE OF TRACT 33
S 00°32'10" W 726.19'
TRACT A
PRESERVATION AREA
244,193 sq.ft.
SEE NOTE 10 & 11
S01°11'20"W 718.88'
EAST LINE OF SECTION 21-36-19
S 89°27'50" E 342.09'
P.O.B. LESS OUT PARCEL
PORTION OF TRACT 33 PALMER FARMS, THIRD UNIT (PLAT BOOK 3, PAGE 39)
LESS OUT PARCEL
NOT PART OF THIS PLAT
S 00°32'10" W 489.73'
S 89°22'10" W 544.54'
TRACT E
PRESERVATION AREA
30,342 sq.ft.
SEE NOTE 10 & 11
R=164.05 D=107°30'23" L=307.82
CH.BRG. S37°10'18"E
213.15'
336.96'
N 02°17'58" E 965.10'
N 20°30'09" E 269.24'
20' PUBLIC UTILITY EASEMENT ORI
5' LANDSCAPE BUFFER EASEMENT
BM 219-L
TEMPORARY TURN-A-ROUND EASEMENT
TRACT D
1,369 sq.ft.
EXCLUSIVE LIFT STATION UTILITY EASEMENT
C1 C2 C3 L1 L2 L3 L4 L5 L6 L7
197.01'
N 89°22'10" E 242.51'
10'(TYP)
N 56°22'17" W 783.31'
215.41'
TRACT B
334,211 sq.ft.
PRIVATE LAKE, OPEN SPACE AND STORMWATER RETENTION AREA
20' PUBLIC FLOWAGE EASEMENT
N 55°29'50" E 410.16'
N 00°37'50" W 228.60'
370.90'
N 89°22'10" E 646.08'
25' WIDE PUBLIC DRAINAGE EASEMENT
30' WIDE PUBLIC DRAINAGE EASEMENT
S 00°37'50" E 339.86'
20' PUBLIC UTILITY EASEMENT
UZITA DRIVE
BM 219-K
20' PUBLIC UTILITY EASEMENT ORI 2003238686
90'
24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
24' PRIVATE ACCESS EASEMENT
25' WIDE PUBLIC DRAINAGE EASEMENT
BM 219-J
CIBONEY DRIVE
ALAFIA DRIVE
BM 219-H
BM 219-I
TRACT C 216,710 sq.ft.
VICELA DRIVE
PUBLIC ACCESS, DRAINAGE, UTILITY EASEMENT
20' WIDE PUBLIC DRAINGE & UTILITY EASEMENT
PALEO DRIVE
SEE SHEET 3 SEE SHEET 4 MATCH LINE
N 00°25'23" E 1212.72'
THE SARASOTA INTERNATIONAL TRADE CENTER, UNIT 1 (PLAT BOOK 29, PAGE 45)
LOT 8
LOT 9
EXISTING LAKE
PRESERVATION AREA
20' FLORIDA POWER & LIGHT CO. ESMT OR 1704/2089
5' LANDSCAPE BUFFER EASEMENT
SARASOTA CENTER BOULEVARD 90' WIDE PUBLIC RIGHT-OF-WAY
10' LANDSCAPE EASEMENT
4" CONC MON. "SWN LB 2612"
25' LANDSCAPE BUFFER EASEMENT
10' PUBLIC UTILITY EASEMENT
S 89°22'10" W 1486.00'
BM 219-G
NORTH RIGHT-OF-WAY LINE FRUITVILLE ROAD
FRUITVILLE ROAD
75'
33'
RIGHT-OF-WAY
(SARAPALMBEE TRAIL 108' WIDE PUBLIC RIGHT-OF-WAY RPB 2/7)
DEBRECEN ROAD
50' WIDE PUBLIC RIGHT-OF-WAY (P)

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°22'10"E	130.00
L2	N53°02'17"W	29.74
L3	N89°22'10"E	5.42
L4	S38°21'20"W	22.30
L5	S00°37'50"E	23.65
L6	N53°02'17"W	22.05
L7	S00°37'50"E	78.41

NOTES:

1. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN RELATIVE TO THE NORTH LINE OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST BEING N.89°16'30"E.

2. BENCH MARK ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929, BEING A SARASOTA COUNTY BENCH MARK # 219C HAVING A PUBLISHED ELEVATION OF 36.33

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING), AS PER F.I.R.M. PANEL NO. 125144 0160 D, DATED AUGUST 3, 1992. (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP)

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.

5. THIS SUBDIVISION IS INTENDED AS AN INDUSTRIAL SUBDIVISION. BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS. ALL PARCELS WILL HAVE MINIMUM SETBACKS OF 25' FROM P.I.D. ABUTTING NON-RESIDENTIAL PROPERTIES AND 25' FROM LOCAL/COLLECTOR STREETS.

6. TRACT A AND E (BEING PRESERVATION AREAS), AND TRACT B (BEING A LAKE, OPEN SPACE AREA AND STORMWATER RETENTION AREA), ARE PART OF THE "COMMON AREAS" FOR THE SUBDIVISION UNDER THE TERMS OF PALEO PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY PALEO PARK OF COMMERCE OWNERS ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY PALEO PARK RESTRICTIONS.

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8. ANY AREA DENOTED ON THIS PLAT AS A "LANDSCAPE BUFFER" MUST BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE PALEO PARK RESTRICTIONS, AND NO BUILDING, WALL, FENCE OR OTHER STRUCTURE SHALL BE INSTALLED OR MAINTAINED WITHIN A LANDSCAPE BUFFER UNLESS PERMITTED UNDER THE PALEO PARK RESTRICTIONS OR ASSOCIATED REGULATIONS.

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12. ALL LOTS CREATED BY THIS PLAT SHALL BE ACCESSED ONLY FROM INTERNAL STREETS. THE LANDSCAPE BUFFER EASEMENT ALONG FRUITVILLE ROAD IS CREATED FOR THIS PURPOSE.

LEGEND

■	CMF (4" CONCRETE MONUMENT FOUND, NUMBER DENOTED)
⊠	CMF PERMANENT CONTROL POINT (PCP) NUMBER DENOTED
●	CIRF (CAPPED IRON ROD) FOUND SIZE AND NUMBER DENOTED
✦	NAIL & DISK FOUND (PCP) NUMBER DENOTED
⊙	IPF (IRON PIPE) FOUND SIZE AND NUMBER DENOTED
✢	FOUND CHISEL X
✦	FOUND RAILROAD SPIKE
◉	FOUND DRILL HOLE
◉	FOUND IRON ROD
◈	LIGHTERWOOD POST FOUND
☐	CMS (SET 4X4 CONCRETE MONUMENT, PRM LB 4509)
○	5/8" CAPPED IRON ROD SET W/ PLASTIC CAP LB 7009
✧	NAIL & DISK SET (PCP LB 7009)
⊕	BENCH MARK
R/W	RIGHT OF WAY
D	DELTA
R	RADIUS
∖―	CHANGE IN DIRECTION

CH.BRG.	CHORD BEARING
L	ARC LENGTH
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
(P)	PLAT DATA
(D)	DEED DATA
(F)	FIELD DATA
(C)	CALCULATED DATA
POL	POINT ON LINE
POB	POINT OF BEGINNING
BM	BENCHMARK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PRM	PERMANENT REFERENCE MONUMENT
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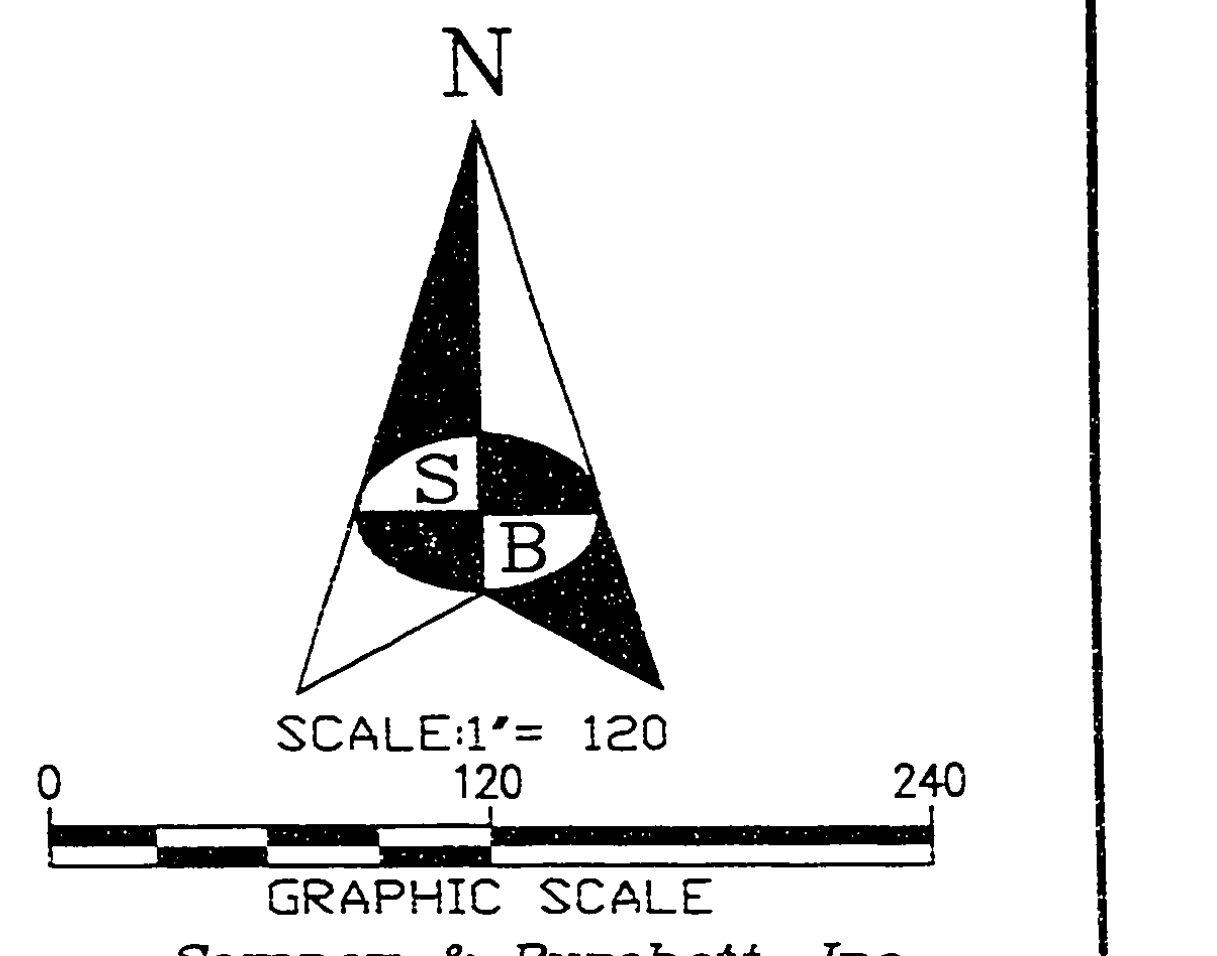
PB	PLAT BOOK AND PAGE
CL	CENTERLINE
C#	SEE CURVE DATA TABLE
L#	SEE LINE DATA TABLE
SQ.FT.	SQUARE FEET
AC.	ACRES



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PROJECT: 02-061

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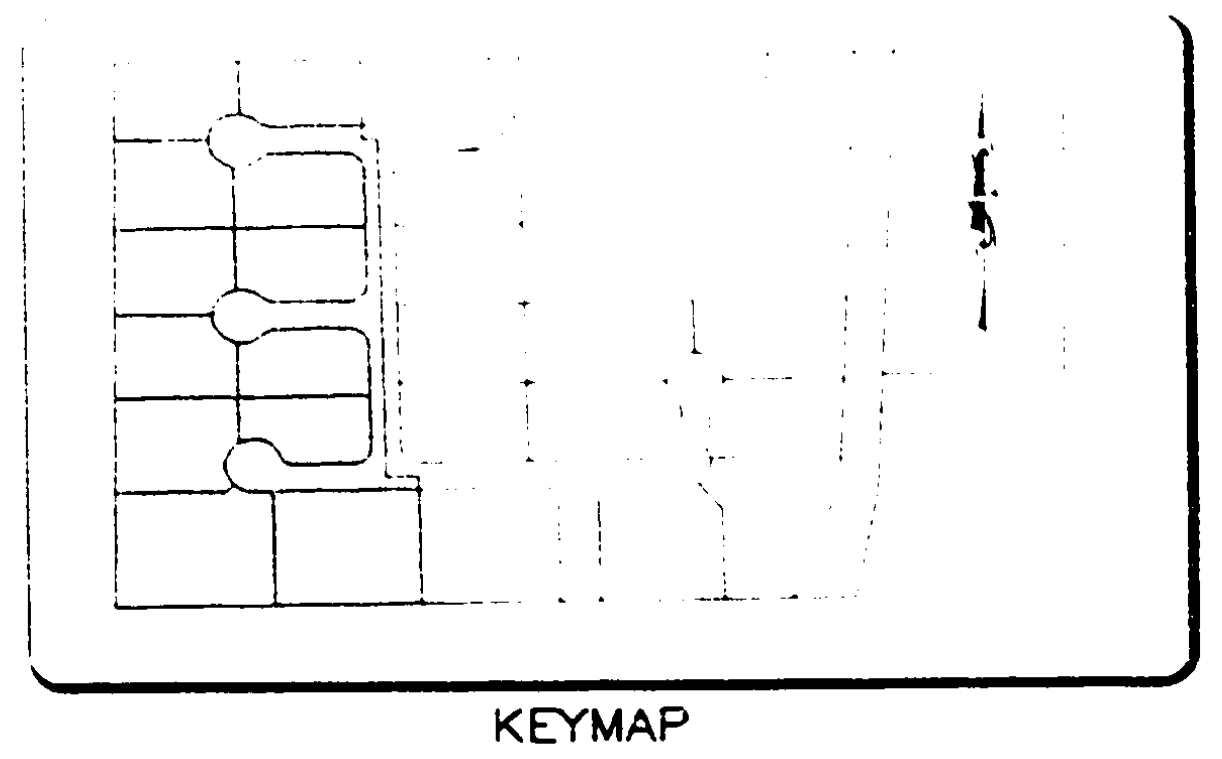
PALEO PARK OF COMMERCE
A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

PLAT BOOK 44 PAGE 43B
SHEET 3 OF 4 SHEETS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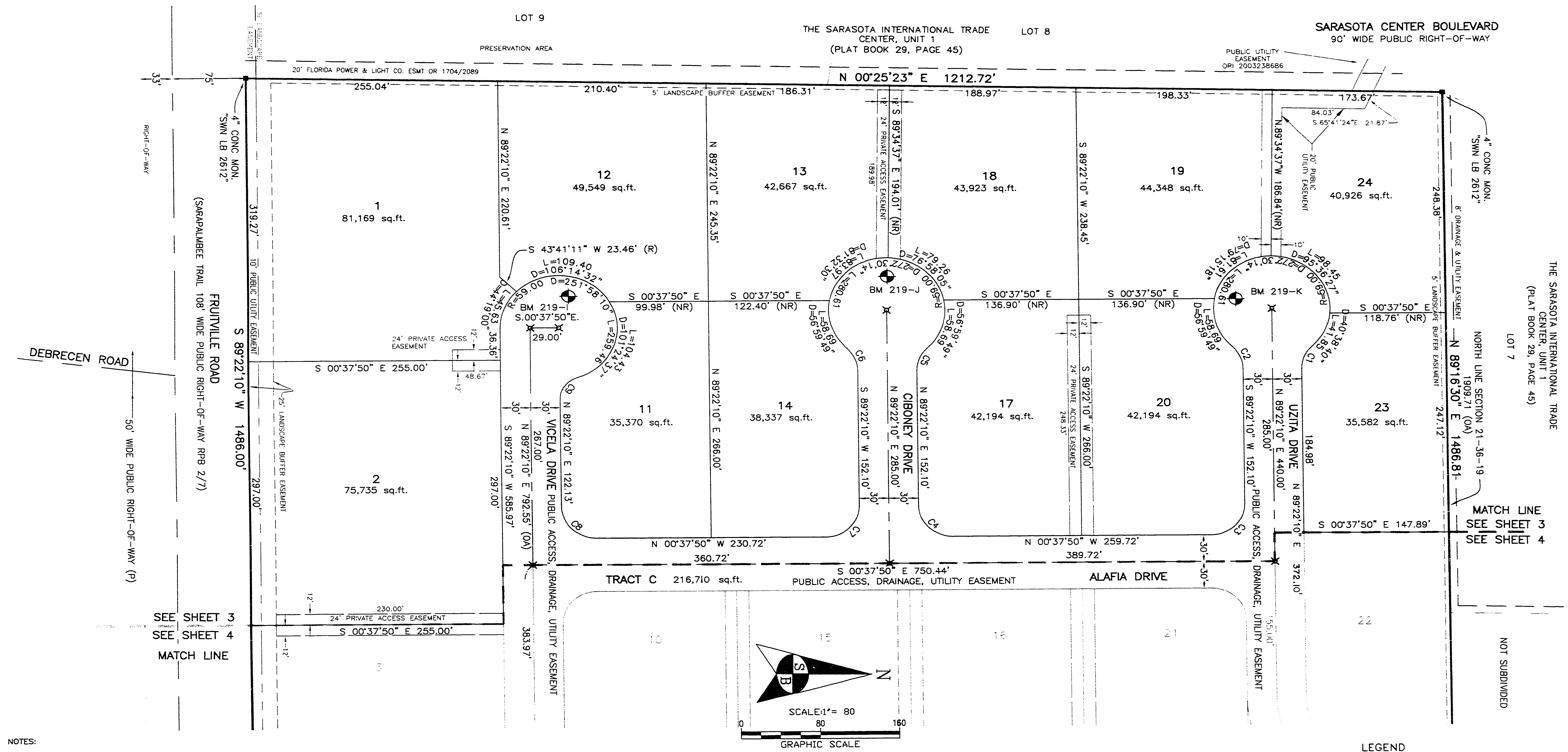

NOTES:

1. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN RELATIVE TO THE NORTH LINE OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST BEING N.89°16'30"E.

2. BENCH MARK ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929, BEING A SARASOTA COUNTY BENCH MARK # 219C HAVING A PUBLISHED ELEVATION OF 36.33

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING), AS PER F.I.R.M. PANEL NO. 125144 0160 D, DATED AUGUST 3, 1992. (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP)

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

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CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH. BRG.
C1	35.00	46°15'07"	28.25	S67°30'16"E
C2	35.00	46°15'07"	28.25	S66°14'37"W
C3	35.00	90°00'00"	54.98	N45°37'50"W
C4	35.00	90°00'00"	54.98	N44°22'10"E
C5	35.00	46°15'07"	28.25	S67°30'16"E
C6	35.00	46°15'07"	28.25	S66°14'37"W
C7	35.00	90°00'00"	54.98	N45°37'50"W
C8	35.00	90°00'00"	54.98	N44°22'10"E
C9	25.00	71°58'10"	31.40	S54°38'45"E

BENCH MARK TABLE

NO.	DESCRIPTION	ELEV
219-I	CHISEL SQUARE ON BACK OF CURB NORTH SIDE OF CURB INLET FRONT OF LOT 12	
219-J	CHISEL SQUARE ON BACK OF CURB NORTH SIDE OF CURB INLET FRONT OF LOTS 13/18	
219-K	CHISEL SQUARE ON BACK OF CURB NORTH SIDE OF CURB INLET FRONT OF LOTS 19/20	

LEGEND

■	CMF (4" CONCRETE MONUMENT FOUND, NUMBER DENOTED)
⊠	CMF PERMANENT CONTROL POINT (PCP) NUMBER DENOTED
●	CIRF (CAPPED IRON ROD) FOUND SIZE AND NUMBER DENOTED
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⊗	FOUND IRON ROD
◈	LIGHTERWOOD POST FOUND
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○	5/8" CAPPED IRON ROD SET W/ PLASTIC CAP LB 7009
⌖	NAIL & DISK SET (PCP LB 7009)
⊕	BENCH MARK
R/W	RIGHT OF WAY
D	DELTA
R	RADIUS
⟋	CHANGE IN DIRECTION
CH.BRG.	CHORD BEARING
L	ARC LENGTH
(R)	RADIAL LINE
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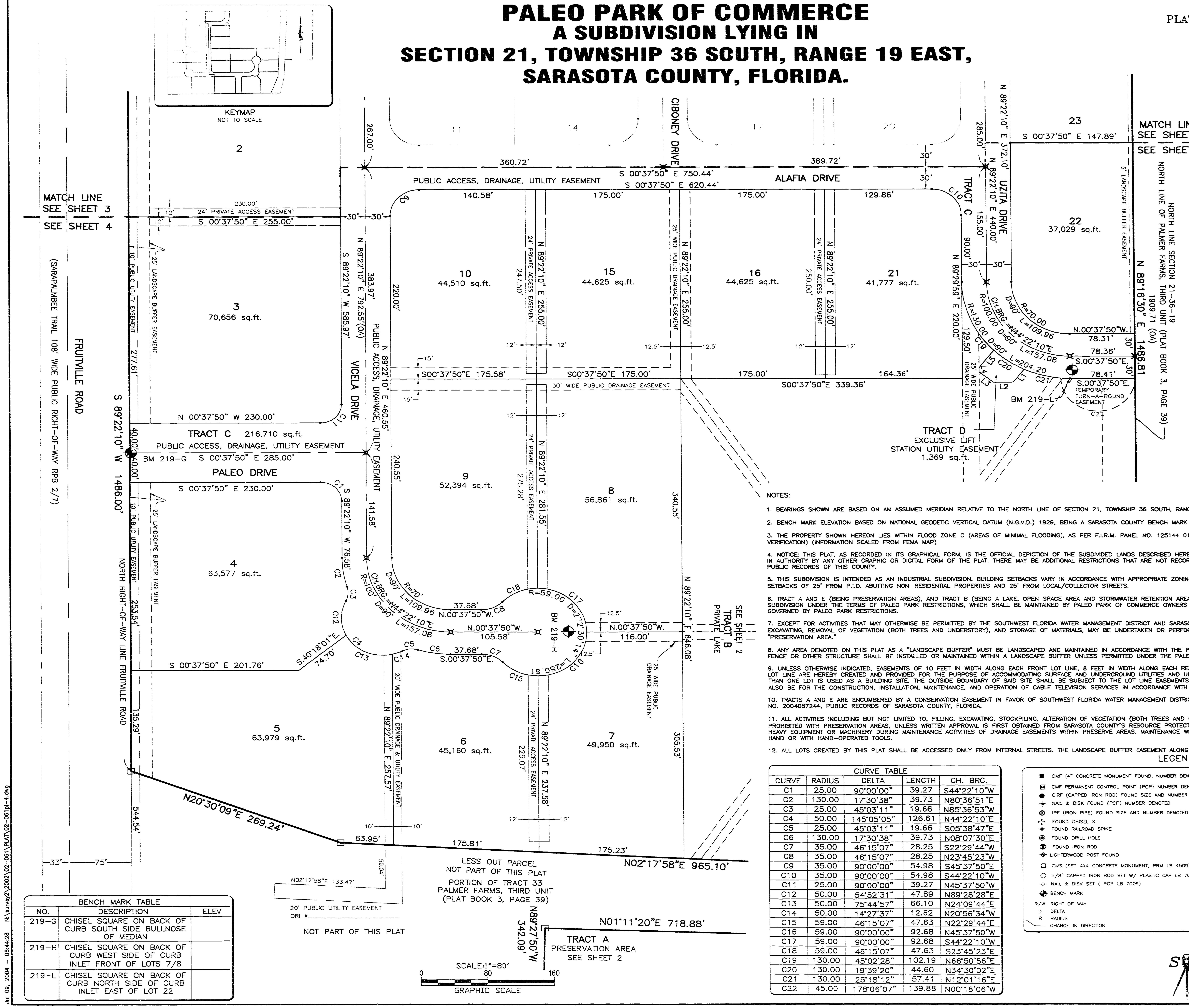
A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

PLAT BOOK 44 PAGE 43C
SHEET 4 OF 4 SHEETS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°02'17"E	22.05
L2	S00°37'50"E	23.65
L3	S38°21'20"W	22.30
L4	S89°22'10"W	5.42
L5	N53°02'17"W	29.74

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BENCH MARK TABLE		
NO.	DESCRIPTION	ELEV
219-G	CHISEL SQUARE ON BACK OF CURB SOUTH SIDE BULLNOSE OF MEDIAN	
219-H	CHISEL SQUARE ON BACK OF CURB WEST SIDE OF CURB INLET FRONT OF LOTS 7/8	
219-L	CHISEL SQUARE ON BACK OF CURB NORTH SIDE OF CURB INLET EAST OF LOT 22	

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CH. BRG.
C1	25.00	90°00'00"	39.27	S44°22'10"W
C2	130.00	17°30'38"	39.73	N80°36'51"E
C3	25.00	45°03'11"	19.66	N85°36'53"W
C4	50.00	145°05'05"	126.61	N44°22'10"E
C5	25.00	45°03'11"	19.66	S05°38'47"E
C6	130.00	17°30'38"	39.73	N08°07'30"E
C7	35.00	46°15'07"	28.25	S22°29'44"W
C8	35.00	46°15'07"	28.25	N23°45'23"W
C9	35.00	90°00'00"	54.98	S45°37'50"E
C10	35.00	90°00'00"	54.98	S44°22'10"W
C11	25.00	90°00'00"	39.27	N45°37'50"W
C12	50.00	54°52'31"	47.89	N89°28'28"E
C13	50.00	75°44'57"	66.10	N24°09'44"E
C14	50.00	14°27'37"	12.62	N20°56'34"W
C15	59.00	46°15'07"	47.63	N22°29'44"E
C16	59.00	90°00'00"	92.68	N45°37'50"W
C17	59.00	90°00'00"	92.68	S44°22'10"W
C18	59.00	46°15'07"	47.63	S23°45'23"E
C19	130.00	45°02'28"	102.19	N66°50'56"E
C20	130.00	19°39'20"	44.60	N34°30'02"E
C21	130.00	25°18'12"	57.41	N12°01'16"E
C22	45.00	178°06'07"	139.88	N00°18'06"W

LEGEND

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