ISLANDWALK AT THE WEST VILLAGES – PHASE 2A

PLAT BOOK 47 PAGE 30
SHEET 1 OF 5 SHEETS

A SUBDIVISION AND REPLAT OF TRACTS 115, 401 AND 701 OF ISLANDWALK AT THE WEST VILLAGES, PHASE 1A, AS RECORDED IN PLAT BOOK 45, PAGES 37 THRU 37P
LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 20 EAST
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009160171 5 PGS
2009 DEC 29 02:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1234700

RESERVATIONS OF EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE AND WITH IN, TRACTS A, B, & C, ALL AS SHOWN HEREON, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATION OF SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THERE ARE HEREBY EXPRESSLY RESERVED TO FLORIDA POWER & LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN TRACTS A, B, & C, AND WITHIN ALL FRONT LOT LINE EASEMENTS, AND WITHIN OTHER UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO VERIZON FLORIDA INC. LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON - EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN TRACTS AND WITH IN ALL FRONT LOT LINE EASEMENTS, AND WITHIN OTHER UTILITY EASEMENTS ALL AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO COMCAST CABLE TELEVISION OF WEST FLORIDA INC., LICENSEES, AGENTS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN TRACTS A, B, & C, WITHIN ALL FRONT LOT LINE EASEMENTS AND WITHIN OTHER UTILITY EASEMENTS ALL AS SHOWN HEREON.

PRESERVATION AREA

TRACTS P-1, P-2, AND P-3 (PRESERVATION AREA) AS SHOWN HEREON AS A PRESERVATION AREA TO BE PERPETUALLY MAINTAINED IN ITS EXISTING (OR RESTORED) NATIVE CONDITION. ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO: FILLING EXCAVATING, ALTERATION OF VEGETATION AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN IN THE PRESERVATION AREA. CERTAIN MAINTENANCE ACTIVITIES SHALL BE CONDUCTED BY HAND-OPERATED TOOLS ONLY. THERE SHALL BE NO USE OF HEAVY EQUIPMENT OR MACHINERY DURING MAINTENANCE ACTIVITIES WITHIN PRESERVATION AREA, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM THE CITY OF NORTH PORT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

DIVOSTA HOMES L.P. A DELAWARE LIMITED PARTNERSHIP, ITS VICE PRESIDENT CERTIFIES OWNERSHIP OF ISLANDWALK AT THE WEST VILLAGES, PHASE 2A AS SHOWN AND DESCRIBED HEREON.

PRIVATE

SAID LIMITED PARTNERSHIP DOES HEREBY DEDICATE AND SET APART TRACTS A, B, C, LK-1, LK-2, LK-3, P-1, P-2, P-3, AND PRIVATE DRAINAGE EASEMENTS, AND LAKE MAINTENANCE EASEMENTS AND OTHER EASEMENTS SHOWN OR DESCRIBED HEREON FOR SAID USES AND PURPOSES TO ISLANDWALK AT THE WEST VILLAGES HOME OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND GUESTS, LICENSEES, INVITES, UTILITIES SERVING THE SUBDIVISION AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER; SUBJECT HOWEVER TO ANY RIGHTS DEDICATED TO THE CITY OF NORTH PORT, BY THIS PLAT

PUBLIC

SAID LIMITED PARTNERSHIP FURTHER DEDICATES AND SETS APART PUBLIC UTILITY EASEMENTS AS SO DESIGNATED AND DESCRIBED ON THIS PLAT SOLELY FOR SAID USES AND PURPOSES TO THE CITY OF NORTH PORT.

IN WITNESS WHEREOF, THE UNDERSIGNED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS Vice President THIS 8th DAY OF December 2009

PULTE HOMES

Felipe Gonzalez — SIGNATURE OF WITNESS #1
CHRIS HASTY — SIGNATURE OF WITNESS #2

BY: Richard H. McCormick
RICHARD H. McCORMICK, ATTORNEY IN FACT

Felipe Gonzalez — PRINTED NAME OF WITNESS #1
CHRIS HASTY — PRINTED NAME OF WITNESS #2

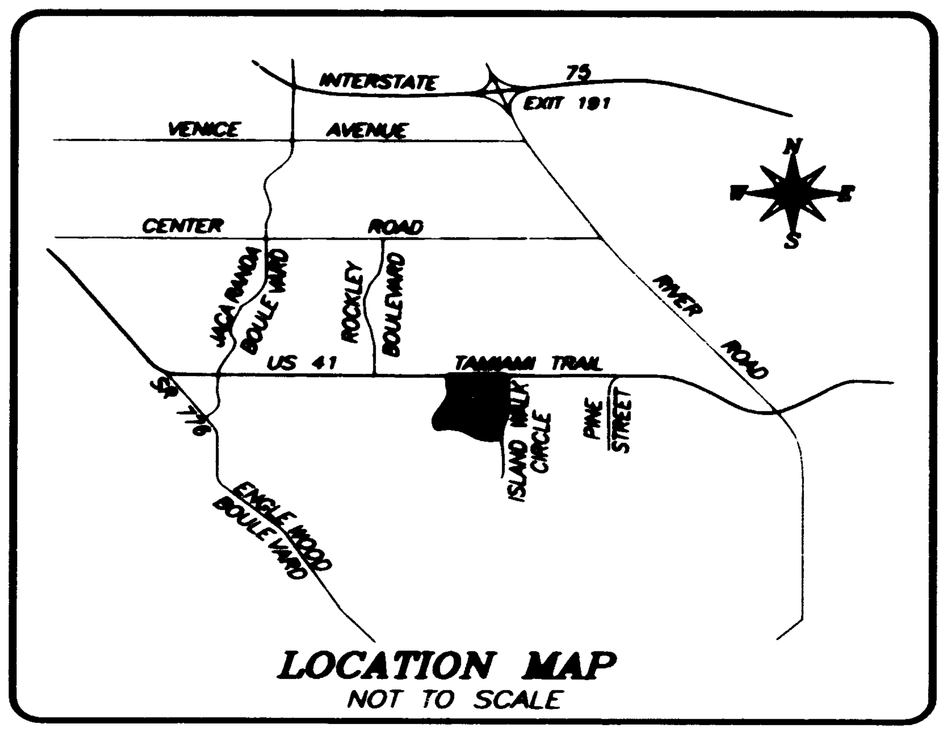
STATE OF FLORIDA
COUNTY OF SARASOTA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF DECEMBER, 2009 A.D. BY RICHARD H. McCORMICK, ATTORNEY IN FACT, DIVOSTA HOMES L.P., ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

12.8.09
DATE

Robert L Butler
NOTARY PUBLIC

MY COMMISSION EXPIRES:



LOCATION MAP
NOT TO SCALE

TRACT DESIGNATIONS AND EASEMENTS

TRACT A – PRIVATE ROAD; DRAINAGE; PUBLIC UTILITY EASEMENT

TRACTS B AND C – OPEN SPACE; COMMON AREA; LANDSCAPE; ACCESS, DRAINAGE & UTILITY EASEMENT.

TRACTS LK-1, LK-2, AND LK-3 – LAKE; LAKE MAINTENANCE, DRAINAGE; UTILITY; LANDSCAPING; PEDESTRIAN BRIDGES; AND ACCESS EASEMENT.

TRACTS P-1, P-2, AND P-3 – PRIVATE PRESERVATION AREA

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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

KNOWN 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 THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE CITY OF NORTH PORT, UNIFIED LAND DEVELOPMENT CODE, "SUBDIVISION REGULATIONS", AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S), PERMANENT CONTROL POINTS (PCP'S), LOT AND/OR TRACT BOUNDARY CORNERS AND BENCHMARKS (BM'S) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT AT TIME OF INSTALLATION.

4 NOVEMBER 2009
DATE

RANDALL L. REVERA
FL LICENSED SURVEYOR & MAPPER # 6691
G. GRADY MINOR & ASSOCIATES, P.A.
LICENSED SURVEYOR BUSINESS NO. 5151

CERTIFICATE OF APPROVAL OF CITY ATTORNEY:

STATE OF FLORIDA
COUNTY OF SARASOTA } SS:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS 9th DAY OF December 2009.

DATE: 12-14-09 BY: Robert L Nolan
CITY ATTORNEY

CERTIFICATE OF APPROVAL CITY SURVEYOR & MAPPER:

STATE OF FLORIDA
COUNTY OF SARASOTA } SS:

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND, IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT AND CHAPTER 177, PART 1, OF THE FLORIDA STATUTES.

DATE: 11-18-09 BY: Alan K. Fish
ALAN K. FISH, P.S.M.
REGISTERED PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5151

CERTIFICATE OF APPROVAL CITY ENGINEER:

STATE OF FLORIDA
COUNTY OF SARASOTA } SS:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS 14th DAY OF December 2009.

DATE: 12-14-09 BY:
CITY ENGINEER

CERTIFICATE OF APPROVAL CITY PLANNING AND ZONING ADVISORY BOARD

STATE OF FLORIDA
COUNTY OF SARASOTA } SS:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS 15th DAY OF December 2009.

DATE: 12-16-09 BY:
CHAIRPERSON
CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

CERTIFICATE OF APPROVAL OF THE CITY COMMISSION:

STATE OF FLORIDA
COUNTY OF SARASOTA } SS:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE NORTH PORT CITY COMMISSION OF THE COUNTY OF SARASOTA THIS 14 DAY OF December, 2009.

DATE: 12/14/09 BY:
DAVID J. BUSHMAN
CHAIRPERSON NORTH PORT CITY COMMISSION

ATTEST:
CITY CLERK

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 RECORDING IN PLAT BOOK ____ PAGE(S) ____ THROUGH ____ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THIS ____ DAY OF ____, 2009.

BY: ____
KAREN E. RUSHING
CLERK OF COURTS, SARASOTA COUNTY, FLORIDA

BY: ____
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY:
RANDALL L. REVERA, PSM

GradyMinor
11940 FAIRWAY LAKES DRIVE, SUITE 6
FORT MYERS, FL 33913
Civil Engineers • Land Surveyors • Planners • Landscape Architects
CERT. OF AUTH. EB 0005151 CERT. OF AUTH. LB 0005151 BUSINESS LIC 2000006
www.GradyMinor.com © Grady Minor and Associates, P.A.
Bonita Springs 239.947.1144
Fort Myers 239.690.4300
North Port 941.426.3858
Naples 239.444.2367

TECH: ANDREW R. CROAK JOB CODE: PWPHWMSCP FILE: R-0157-1.DWG

R:\PROJ-SURVEY\ISLANDWALK - PHWMS\DWG\R-0157-1.DWG

ISLANDWALK AT THE WEST VILLAGES – PHASE 2A

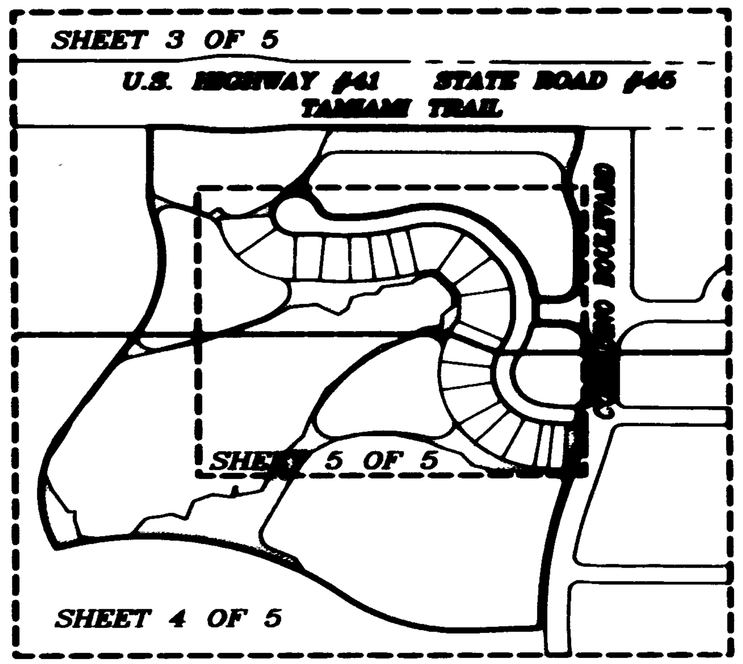
A SUBDIVISION AND REPLAT OF TRACTS 115, 401 AND 701 OF ISLANDWALK AT THE WEST VILLAGES, PHASE 1A, AS RECORDED IN PLAT BOOK 45, PAGES 37 THRU 37P LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 20 EAST CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PROPERTY DESCRIPTION

ALL THAT CERTAIN PORTION OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, INCLUDING TRACTS 115, 401 AND 701 OF THE ISLANDWALK AT THE WEST VILLAGES, PHASE 1A SUBDIVISION, PLAT BOOK 45, PAGES 37 THRU 37P OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, STATE ROAD 45, TAMIAMI TRAIL AT THE NORTHWEST CORNER OF TRACT 301 OF SAID PLAT, RUN ALONG THE WESTERLY LINE OF SAID TRACT 301 THE FOLLOWING 10 COURSES AND DISTANCES, 1) S 00°21'29" W A DISTANCE OF 5.35 FEET TO A POINT OF CURVE; 2) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 19°03'34", THE ARC DISTANCE OF 77.51 FEET (CHORD OF SAID ARC BEARING S 09°53'16" W A DISTANCE OF 77.15 FEET) TO A POINT OF TANGENCY; 3) S 19°25'03" W A DISTANCE OF 35.22 FEET TO A POINT OF CURVE; 4) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 36°13'14", THE ARC DISTANCE OF 94.83 FEET (CHORD OF SAID ARC BEARING S 01°18'26" W A DISTANCE OF 92.25 FEET) TO A POINT OF TANGENCY; 5) S 16°48'11" E A DISTANCE OF 43.77 FEET TO A POINT OF CURVE; 6) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17°09'40", THE ARC DISTANCE OF 59.90 FEET (CHORD OF SAID ARC BEARING S 08°13'21" E A DISTANCE OF 59.68 FEET) TO A POINT OF TANGENCY; 7) S 00°21'29" W A DISTANCE OF 147.53 FEET TO A POINT OF CURVE; 8) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 90°02'05", THE ARC DISTANCE OF 83.28 FEET (CHORD OF SAID ARC BEARING S 45°22'31" W A DISTANCE OF 74.98 FEET) TO A POINT OF TANGENCY; 9) N 89°36'26" W A DISTANCE OF 57.00 FEET; 10) S 00° 23'34" W A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY LINE OF TRACT 108 OF THE ISLANDWALK AT THE WEST VILLAGES, PHASE 1A SUBDIVISION; THENCE RUN ALONG THE WESTERLY LINE OF SAID TRACT 108 THE FOLLOWING 6 COURSES AND DISTANCES, 1) S 89°36'26" E A DISTANCE OF 62.12 FEET TO A POINT OF TANGENCY; 2) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 73.00 FEET, A CENTRAL ANGLE OF 89°57'55", THE ARC DISTANCE OF 114.62 FEET (CHORD OF SAID ARC BEARING S 44°37'28" E A DISTANCE OF 103.21 FEET) TO A POINT OF TANGENCY; 3) S 00°21'29" W A DISTANCE OF 129.25 FEET TO A POINT OF TANGENCY; 4) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 02°18'56", THE ARC DISTANCE OF 18.59 FEET (CHORD OF SAID ARC BEARING S 01°30'57" W A DISTANCE OF 18.59 FEET) TO A POINT OF COMPOUND CURVE; 5) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 87°41'04", THE ARC DISTANCE OF 22.96 FEET (CHORD OF SAID ARC BEARING S 46°30'47" W A DISTANCE OF 20.78 FEET) TO A POINT OF TANGENCY; 6) N 89°38'31" W A DISTANCE OF 6.48 FEET; THENCE LEAVING TRACT 108 ALONG THE ARC OF A NON-TANGENTIAL CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 439.39 FEET, A CENTRAL ANGLE OF 09°15'00", THE ARC DISTANCE OF 70.94 FEET (CHORD OF SAID ARC BEARING S 09°17'16" W A DISTANCE OF 70.86 FEET TO A POINT ON THE WESTERLY LINE OF TRACT 109 OF THE ISLANDWALK AT THE WEST VILLAGES, PHASE 1A SUBDIVISION; THENCE RUN ALONG THE WESTERLY LINE OF SAID TRACT 109 THE FOLLOWING 5 COURSES AND DISTANCES, 1) ALONG A NON RADIAL LINE S 89°38'31" E A DISTANCE OF 1.92 FEET TO A POINT OF TANGENCY; 2) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 105°22'27", THE ARC DISTANCE OF 27.59 FEET (CHORD OF SAID ARC BEARING S 36°57'18" E A DISTANCE OF 23.86 FEET) TO A POINT OF COMPOUND CURVE; 3) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 00°27'08", THE ARC DISTANCE OF 3.63 FEET (CHORD OF SAID ARC BEARING S 15°57'30" W A DISTANCE OF 3.63 FEET) TO A POINT OF TANGENCY; 4) S 16°11'03" W, A DISTANCE OF 205.08 FEET TO A POINT OF TANGENCY; 5) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 1265.00 FEET, A CENTRAL ANGLE OF 16°48'17", THE ARC DISTANCE OF 371.02 FEET (CHORD OF SAID ARC BEARING S 07°46'55" W A DISTANCE OF 369.69 FEET); THENCE LEAVING THE WESTERLY LINE OF TRACT 109 OF SAID PLAT, ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 34°51'22", THE ARC DISTANCE OF 15.21 FEET (CHORD OF SAID ARC BEARING S 70°23'22" W A DISTANCE OF 14.98 FEET) TO A POINT OF TANGENCY; THENCE S 87°49'03" W A DISTANCE OF 168.81 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 41°22'58", THE ARC DISTANCE OF 339.47 FEET (CHORD OF SAID ARC BEARING N 71°29'28" W A DISTANCE OF 332.13 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 56°17'42", THE ARC DISTANCE OF 761.46 FEET (CHORD OF SAID ARC BEARING N 78°56'50" W A DISTANCE OF 731.20 FEET); THENCE ALONG THE ARC OF A NON-TANGENTIAL CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 61°28'16", THE ARC DISTANCE OF 364.78 FEET (CHORD OF SAID ARC BEARING N 02°54'06" E A DISTANCE OF 347.53 FEET) TO A POINT OF TANGENCY; THENCE N 33°38'14" E A DISTANCE OF 335.69 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 15°40'21", THE ARC DISTANCE OF 352.85 FEET (CHORD OF SAID ARC BEARING N 08°58'56" E A DISTANCE OF 342.07 FEET) TO A POINT OF TANGENCY; THENCE N 15°40'21" W, A DISTANCE OF 22.60 FEET TO A POINT OF TANGENCY; THENCE ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 21°16'48", THE ARC DISTANCE OF 92.85 FEET (CHORD OF SAID ARC BEARING N 05°01'57" W A DISTANCE OF 92.32 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 5°14'57", THE ARC DISTANCE OF 17.41 FEET (CHORD OF SAID ARC BEARING N 02°58'58" E A DISTANCE OF 17.40 FEET) TO A POINT OF TANGENCY; THENCE N 00°21'29" E, A DISTANCE OF 147.57 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES AND DISTANCES 1) S 89°37'46" E A DISTANCE OF 69.13 FEET; 2) S 83°55'08" E A DISTANCE OF 100.50; 3) S 89°37'46" E A DISTANCE OF 80.00 FEET; 4) N 84°39'36" E A DISTANCE OF 100.50 FEET; 5) S 89°37'46" E A DISTANCE OF 731.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.64 ACRES, MORE OF LESS.



KEY MAP
SCALE: 1"= 400'

LEGEND

POC	POINT OF COMMENCEMENT	(P)	PLAT
POB	POINT OF BEGINNING	(M)	MEASURED
FBD○	FOUND BRASS DISK	(C)	CALCULATED
FIR ○	FOUND IRON ROD	PB	PLAT BOOK
SIR ●	SET 5/8" IRON ROD WITH CAP, L.B. #5151	PG	PAGE
		R.O.W.	RIGHT-OF-WAY
FCM□	FOUND CONCRETE MONUMENT	LB	LICENSED BUSINESS
PRM■	PERMANENT REFERENCE MONUMENT (SET 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM CAP P.R.M., L.B.#5151)	CHW	CONCRETE HEAD WALL
		UPU	WOOD UTILITY POLE
		PSM	PROFESSIONAL SURVEYOR AND MAPPER
FPK△	FOUND PARKER KALON NAIL		
SPK▲	SET PARKER KALON NAIL WITH P.R.M. DISK, L.B.# 5151	(NR)	NON-RADIAL
		(R)	RADIAL
FDH○	FOUND DRILL HOLE	A.E.	ACCESS EASEMENT
PCP●	PERMANENT CONTROL POINT (SET P.K NAIL AND DISK, P.C.P., L.B.#5151)	D.E.	DRAINAGE EASEMENT
		L.B.E.	LANDSCAPE BUFFER EASEMENT
FMN○	FOUND MAG NAIL	L.M.E.	LAKE MAINTENANCE EASEMENT
FND	FOUND	P.U.E.	PUBLIC UTILITY EASEMENT

A MONUMENT [AS DEFINED BY FLORIDA STATUTES, SECTION 177.031(22)] SHALL BE SET, WHERE DENOTED BY SYMBOL SHOWN, AND ALL P.C.P.'S SHALL BE SET, WHERE DENOTED BY SYMBOL SHOWN, SO AS TO COMPLY WITH FLORIDA STATUTES, SECTION 177.091(9). MONUMENTS AND P.C.P.'S SHALL BE SET PRIOR TO THE EXPIRATION OF THE APPROVED SURETY INSTRUMENT.

GradyMinor
11940 FAIRWAY LAKES DRIVE, SUITE 6
FORT MYERS, FL 33913

Bonita Springs 239.947.1144
Fort Myers 239.689.4300
North Port 941.426.2838
Naples 239.444.2387

Civil Engineers • Land Surveyors • Planners • Landscape Architects
CERT. OF AUTH. EB 0005151 CERT. OF AUTH. LB 0005151 BUSINESS LC 26000366
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TECH: ANDREW R. CROAK JOB CODE: PHWWWMCP FILE: R-0157-1.DWG

I:\PROJ-SURVEY\ISLANDWALK - PHWWS\DWG\R-0157-1.DWG

ISLANDWALK AT THE WEST VILLAGES – PHASE 2A

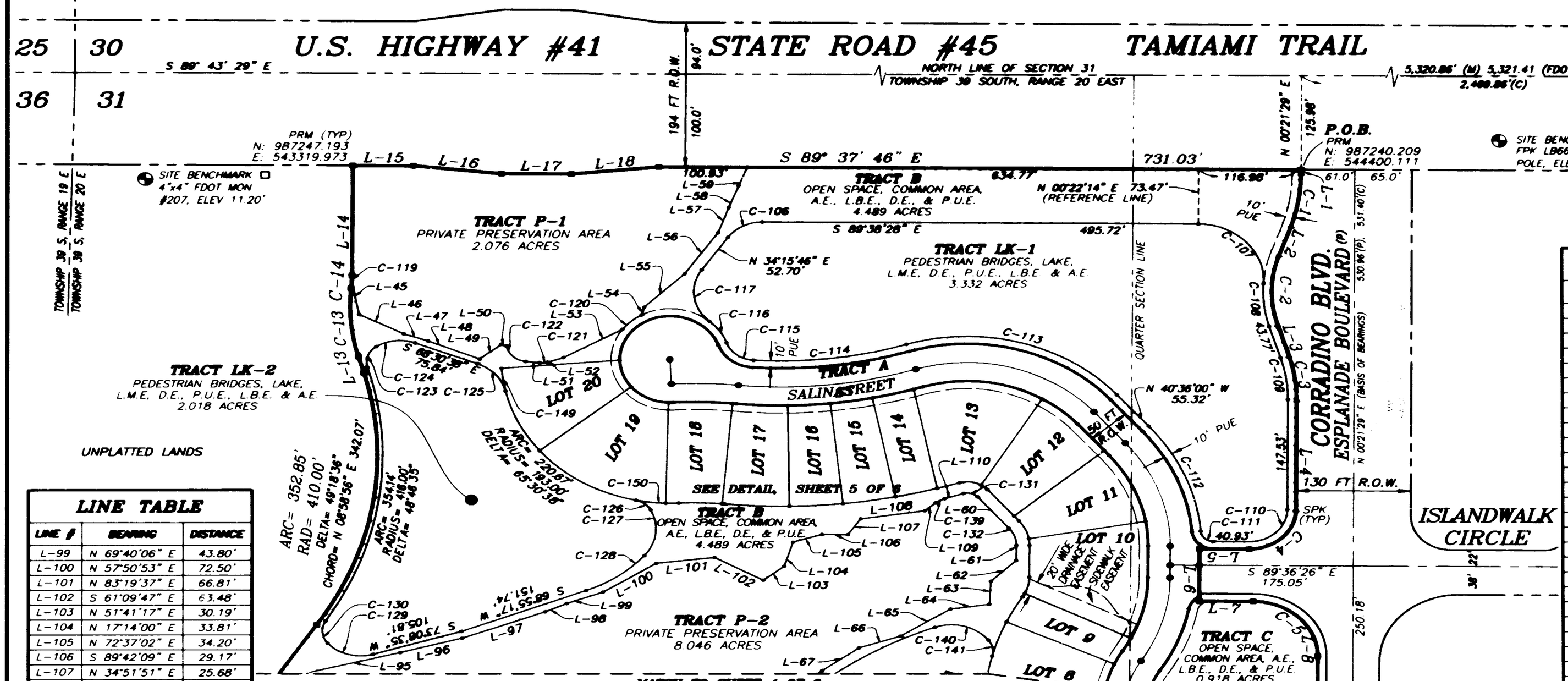
PLAT BOOK 47 PAGE 30B
SHEET 3 OF 6 SHEETS

A SUBDIVISION AND REPLAT OF TRACTS 115, 401 AND 701 OF ISLANDWALK AT THE WEST VILLAGES, PHASE 1A, AS RECORDED IN PLAT BOOK 45, PAGES 37 THRU 37P
LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 20 EAST
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

N

0' 50' 100' 200'

SCALE: 1" = 100'
THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS



LINE TABLE

LINE #	BEARING	DISTANCE
L-1	S 0°21'29" W	5.35'
L-2	S 19°25'03" W	35.22'
L-3	S 16°48'11" E	43.77'
L-4	S 0°21'29" W	147.53'
L-5	N 89°36'26" W	57.00'
L-6	S 0°23'34" W	70.00'
L-7	S 89°36'26" E	62.12'
L-8	S 0°21'29" W	129.25'
L-13	N 15°40'21" W	22.60'
L-14	N 0°21'29" E	147.57'
L-15	S 89°37'46" E	69.13'
L-16	S 83°55'08" E	100.50'
L-17	S 89°37'46" E	80.00'
L-18	N 84°39'36" E	100.50'
L-45	N 10°41'36" W	44.86'
L-46	N 62°50'15" W	57.14'
L-47	N 71°06'53" W	29.67'
L-48	N 67°28'40" W	63.29'
L-49	S 51°00'15" W	30.91'
L-50	N 70°38'26" W	6.61'
L-51	N 83°32'34" W	15.96'
L-52	S 71°01'33" W	18.94'
L-53	S 60°38'34" W	77.28'
L-54	S 16°35'47" W	10.89'
L-55	S 46°14'51" W	64.67'
L-56	S 34°15'46" W	66.79'
L-57	S 20°06'52" W	35.86'
L-58	S 20°59'31" W	31.60'
L-59	S 21°59'30" W	26.71'
L-60	S 40°36'09" E	55.30'
L-61	S 0°20'05" W	20.23'
L-62	S 46°14'09" W	40.43'
L-63	S 2°55'55" W	30.82'
L-64	S 81°51'01" W	44.83'
L-65	S 57°13'40" W	66.77'
L-66	S 71°46'44" W	50.07'
L-67	S 53°50'07" W	51.50'
L-95	S 75°33'29" W	110.31'
L-96	N 74°48'36" E	72.99'
L-97	N 69°26'13" E	100.73'
L-98	N 65°47'51" E	27.12'

LINE TABLE

LINE #	BEARING	DISTANCE
L-99	N 69°40'06" E	43.80'
L-100	N 57°50'53" E	72.50'
L-101	N 83°19'37" E	66.81'
L-102	S 61°09'47" E	63.48'
L-103	N 51°41'17" E	30.19'
L-104	N 17°14'00" E	33.81'
L-105	N 72°37'02" E	34.20'
L-106	S 89°42'09" E	29.17'
L-107	N 34°51'51" E	25.68'
L-108	N 81°45'41" E	73.94'
L-109	N 48°33'25" E	16.33'
L-110	N 71°39'21" E	22.40'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	77.51'	233.00'	19° 03' 34"	S 9°53'16" W	77.15'
C-2	94.83'	150.00'	36° 13' 14"	S 1°18'26" W	93.25'
C-3	59.90'	200.00'	17° 09' 40"	S 8°13'21" E	59.68'
C-4	83.28'	53.00'	90° 02' 05"	S 45°22'31" W	74.98'
C-5	114.62'	73.00'	89° 57' 55"	S 44°37'28" E	103.21'
C-13	92.85'	250.00'	21° 16' 48"	N 5°01'5/" W	92.32'
C-14	17.41'	190.00'	5° 14' 57"	N 2°58'58" E	17.40'
C-106	46.02'	47.00'	56° 05' 44"	N 62°18'37" E	44.20'
C-107	122.68'	75.00'	93° 43' 25"	S 42°46'48" E	109.46'
C-108	58.32'	159.98'	20° 53' 15"	S 6°21'35" E	58.00'
C-109	56.91'	190.00'	17° 09' 40"	S 8°13'21" E	56.70'
C-110	67.57'	43.00'	90° 02' 05"	S 45°22'32" W	60.83'
C-111	22.32'	15.00'	85° 14' 50"	N 46°59'01" W	20.32'
C-112	154.96'	245.00'	36° 14' 24"	N 22°28'48" W	152.39'
C-113	263.50'	225.00'	67° 06' 02"	N 74°09'01" W	248.70'
C-114	176.40'	465.00'	21° 44' 07"	S 83°10'02" W	175.34'
C-115	40.83'	35.00'	66° 49' 54"	N 52°32'58" W	38.55'
C-116	34.78'	68.00'	29° 18' 03"	N 33°47'02" W	34.40'
C-117	76.25'	52.65'	82° 58' 34"	N 7°09'32" W	69.78'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-119	8.47'	190.00'	2° 33' 21"	N 1°37'48" E	8.47'
C-120	29.35'	68.00'	24° 43' 36"	S 48°48'27" W	29.12'
C-121	9.40'	25.00'	21° 33' 10"	N 85°40'52" E	9.35'
C-122	32.14'	25.00'	73° 39' 10"	S 46°42'59" E	29.97'
C-123	31.78'	25.00'	72° 49' 46"	S 19°53'49" W	29.68'
C-124	46.71'	48.50'	55° 10' 40"	S 83°54'02" W	44.92'
C-125	50.65'	52.00'	55° 48' 47"	S 40°36'14" E	48.67'
C-126	22.24'	25.00'	50° 57' 48"	S 52°43'34" E	21.51'
C-127	65.13'	54.80'	68° 05' 49"	N 06°48'15" E	61.36'
C-128	82.55'	168.50'	28° 04' 08"	N 54°53'13" E	81.72'
C-129	56.11'	48.50'	66° 17' 10"	S 73°42'50" E	53.03'
C-130	31.78'	25.00'	72° 49' 46"	S 4°09'22" E	29.68'
C-131	17.57'	15.00'	67° 05' 53"	S 74°09'06" E	16.58'
C-132	25.01'	35.00'	40° 56' 14"	S 20°08'02" E	24.48'
C-139	11.23'	25.00'	25° 44' 40"	N 61°25'45" E	11.14'
C-140	67.24'	52.80'	72° 58' 10"	N 74°12'18" W	62.79'
C-141	22.90'	25.00'	52° 28' 54"	N 11°28'48" W	22.11'
C-149	30.86'	193.00'	9° 09' 38"	S 8°07'02" E	30.82'
C-150	34.98'	193.00'	10° 22' 59"	S 83°23'58" E	34.93'

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CORRADINO BOULEVARD, BEING N 00°21'29" E, AS STATED IN ADJOINING PLAT OF ISLANDWALK AT WEST VILLAGES, PHASE 1A AS RECORDED IN PLAT BOOK 45, PAGE 37 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. VERTICAL DATUM IS NGVD 1929; SOURCE BENCHMARK IS FDOT BENCHMARK NO. 207 ON THE SOUTH SIDE OF U.S. 41.
3. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF RELATIVE TO GRID DISTANCE FOR STATE PLANE COORDINATES NAD 83/2003 FOR FLORIDA ZONE WEST. GRID DIMENSIONS USED TO FIT ADJOINING PLAT. COMMENT GRID TO GROUND DIMENSIONS BY MULTIPLYING GRID DISTANCES BY THE SCALE FACTOR OF 1.0000148535.

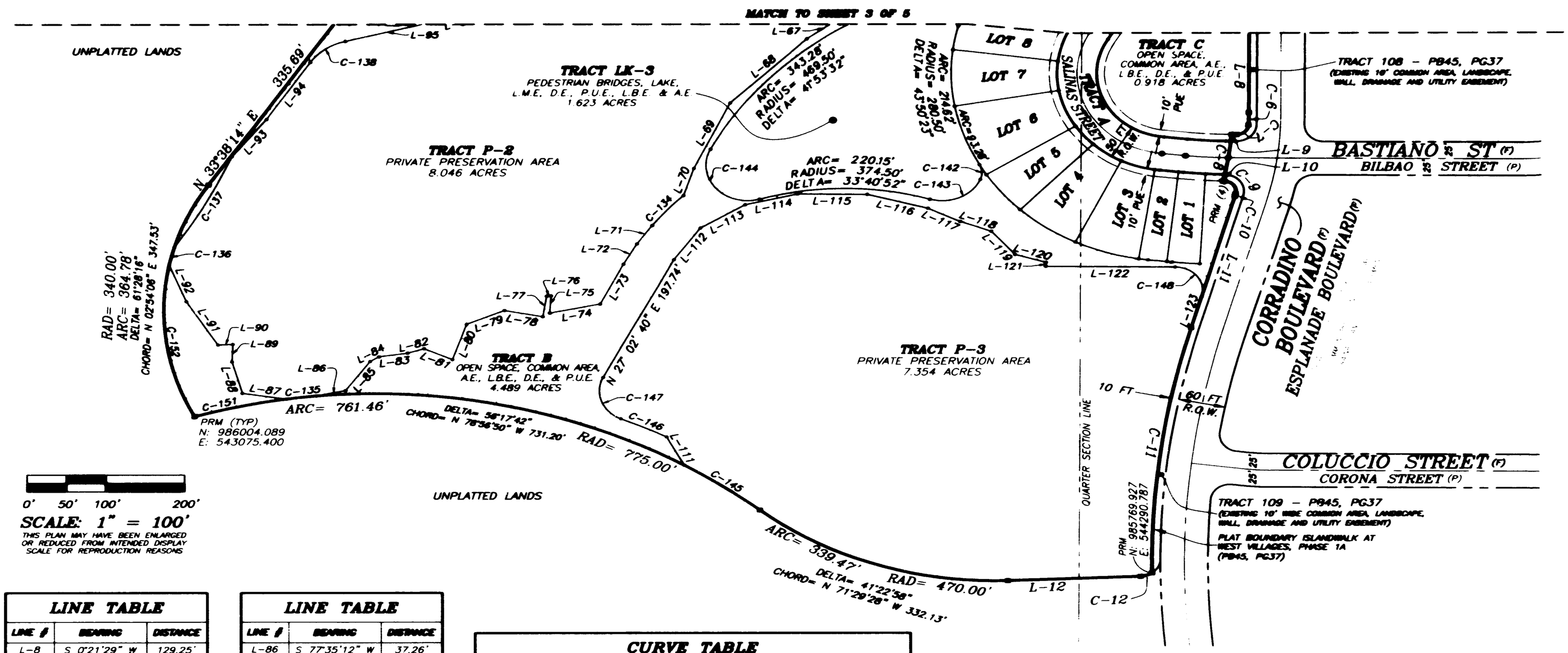
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ISLANDWALK AT THE WEST VILLAGES – PHASE 2A

PLAT BOOK 47 PAGE 30C
SHEET 4 OF 5 SHEETS

A SUBDIVISION AND REPLAT OF TRACTS 115, 401 AND 701 OF ISLANDWALK AT THE WEST VILLAGES, PHASE 1A, AS RECORDED IN PLAT BOOK 45, PAGES 37 THRU 37P LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 20 EAST CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE #	BEARING	DISTANCE
L-8	S 0°21'29" W	129.25'
L-9	N 89°38'31" W	6.48'
L-10	S 89°38'31" E	1.92'
L-11	S 16°11'03" W	205.08'
L-12	S 87°49'03" W	168.81'
L-67	S 53°50'07" W	51.50'
L-68	S 45°29'39" W	136.91'
L-69	S 25°32'24" W	108.67'
L-70	S 18°08'45" W	42.77'
L-71	S 34°28'33" W	33.29'
L-72	S 29°12'55" W	34.68'
L-73	S 26°27'48" W	66.51'
L-74	S 78°07'56" W	65.65'
L-75	N 3°45'42" E	25.91'
L-76	S 83°42'43" W	5.65'
L-77	S 9°00'50" W	31.01'
L-78	N 79°01'31" W	48.78'
L-79	S 67°16'11" W	52.96'
L-80	S 18°58'08" W	55.89'
L-81	N 65°25'51" W	39.18'
L-82	S 72°46'12" W	21.93'
L-83	S 81°28'59" W	38.91'
L-84	S 56°07'39" W	13.53'
L-85	S 35°38'16" W	53.53'

LINE TABLE

LINE #	BEARING	DISTANCE
L-86	S 77°35'12" W	37.26'
L-87	N 81°14'00" W	57.01'
L-88	N 15°26'36" W	48.70'
L-89	N 2°22'27" E	26.37'
L-90	S 87°36'10" W	18.67'
L-91	N 31°39'57" W	76.22'
L-92	N 21°52'45" W	59.09'
L-93	N 38°37'23" E	70.99'
L-94	N 33°27'54" E	102.62'
L-95	N 75°33'29" E	110.31'
L-96	S 74°48'36" W	72.99'
L-111	N 28°06'00" W	47.93'
L-112	N 35°43'12" E	58.47'
L-113	N 58°37'40" E	66.97'
L-114	N 76°25'11" E	68.26'
L-115	S 89°34'38" E	88.41'
L-116	S 75°00'56" E	80.57'
L-117	S 63°55'25" E	45.14'
L-118	S 89°37'09" E	42.12'
L-119	S 41°20'21" E	46.21'
L-120	S 73°29'05" E	41.10'
L-121	S 3°38'38" W	8.10'
L-122	S 89°38'31" E	163.28'
L-123	S 16°11'03" W	48.04'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-6	18.59'	460.00'	2° 18' 56"	S 01°30'57" W	18.59'
C-7	22.96'	15.00'	87° 41' 04"	S 46°30'47" W	20.78'
C-8	70.94'	439.39'	09° 15' 00"	S 09°17'16" W	70.86'
C-9	27.59'	15.00'	105° 22' 27"	S 36°57'18" E	23.86'
C-10	3.63'	460.00'	00° 27' 08"	S 15°57'30" W	3.63'
C-11	371.02'	1265.00'	16° 48' 17"	S 07°46'55" W	369.69'
C-12	15.21'	25.00'	34° 51' 22"	S 70°23'22" W	14.98'
C-134	60.64'	365.07'	9° 31' 01"	S 41°50'48" W	60.57'
C-135	38.91'	775.00'	2° 52' 36"	S 83°10'51" W	38.91'
C-136	27.31'	340.00'	4° 36' 11"	N 13°54'03" E	27.31'
C-137	154.57'	895.47'	12° 44' 03"	N 28°10'07" E	154.25'
C-138	55.10'	75.00'	42° 05' 35"	N 54°30'41" E	53.87'
C-142	22.93'	25.00'	52° 33' 21"	N 2°48'02" W	22.14'
C-143	76.88'	52.80'	83° 25' 45"	N 65°11'31" E	70.27'
C-144	123.66'	52.80'	134° 11' 33"	S 39°40'41" E	97.27'
C-145	117.29'	775.00'	8° 40' 17"	N 55°08'07" W	117.18'
C-146	63.68'	801.00'	4° 33' 19"	N 64°40'39" W	63.66'
C-147	73.64'	45.00'	93° 45' 33"	S 20°04'32" E	65.69'
C-148	64.65'	35.00'	105° 49' 34"	S 38°43'44" E	55.84'
C-151	119.54'	775.00'	8° 50' 14"	N 77°19'26" E	119.42'
C-152	234.00'	340.00'	39° 26' 00"	N 8°07'02" W	229.41'

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CORRADINO BOULEVARD, BEING N 00°21'29" E, AS STATED IN ADJOINING PLAT OF ISLANDWALK AT WEST VILLAGES, PHASE 1A AS RECORDED IN PLAT BOOK 45, PAGE 37 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. VERTICAL DATUM IS NGVD 1929; SOURCE BENCHMARK IS FDOT BENCHMARK NO. 207 ON THE SOUTH SIDE OF U.S. 41.
3. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF RELATIVE TO GRID DISTANCE FOR STATE PLANE COORDINATES NAD 83/2003 FOR FLORIDA WEST. GRID DIMENSIONS USED TO FIT ADJOINING PLAT. CONVERT GRID TO GROUND DIMENSIONS BY MULTIPLYING GRID DISTANCES BY THE SCALE FACTOR OF 1.0000418535.

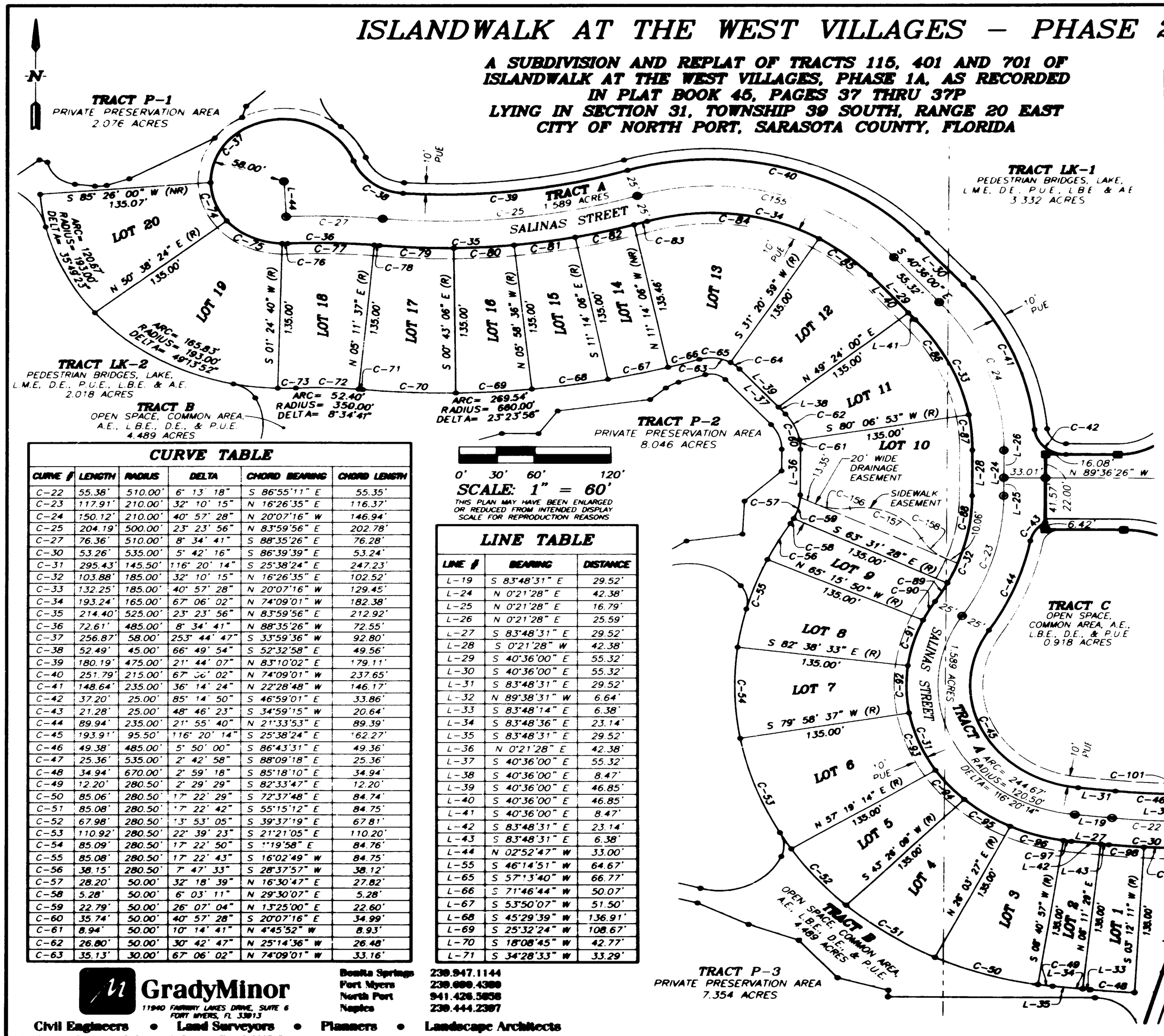
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ISLANDWALK AT THE WEST VILLAGES – PHASE 2A

PLAT BOOK 47 PAGE 30 D
SHEET 5 OF 5 SHEETS

A SUBDIVISION AND REPLAT OF TRACTS 115, 401 AND 701 OF ISLANDWALK AT THE WEST VILLAGES, PHASE 1A, AS RECORDED IN PLAT BOOK 45, PAGES 37 THRU 37P
LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 20 EAST
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-22	55.36'	510.00'	6° 13' 18"	S 86°55'11" E	55.35'
C-23	117.91'	210.00'	32° 10' 15"	N 16°26'35" E	116.37'
C-24	150.12'	210.00'	40° 57' 28"	N 20°07'16" W	146.94'
C-25	204.19'	500.00'	23° 23' 56"	N 83°59'56" E	202.78'
C-27	76.36'	510.00'	8° 34' 41"	S 88°35'26" E	76.28'
C-30	53.26'	535.00'	5° 42' 16"	S 86°39'39" E	53.24'
C-31	295.43'	145.50'	116° 20' 14"	S 25°38'24" E	247.23'
C-32	103.88'	185.00'	32° 10' 15"	N 16°26'35" E	102.52'
C-33	132.25'	185.00'	40° 57' 28"	N 20°07'16" W	129.45'
C-34	193.24'	165.00'	67° 06' 02"	N 74°09'01" W	182.38'
C-35	214.40'	525.00'	23° 23' 56"	N 83°59'56" E	212.92'
C-36	72.61'	485.00'	8° 34' 41"	N 88°35'26" W	72.55'
C-37	256.87'	58.00'	253° 44' 47"	S 33°59'36" W	92.80'
C-38	52.49'	45.00'	66° 49' 54"	S 52°32'58" E	49.56'
C-39	180.19'	475.00'	21° 44' 07"	N 83°10'02" E	179.11'
C-40	251.79'	215.00'	67° 06' 02"	N 74°09'01" W	237.65'
C-41	148.64'	235.00'	36° 14' 24"	N 22°28'48" W	146.17'
C-42	37.20'	25.00'	85° 14' 50"	S 46°59'01" E	33.86'
C-43	21.28'	25.00'	48° 46' 23"	S 34°59'15" W	20.64'
C-44	89.94'	235.00'	21° 55' 40"	N 21°33'53" E	89.39'
C-45	193.91'	95.50'	116° 20' 14"	S 25°38'24" E	162.27'
C-46	49.38'	485.00'	5° 50' 00"	S 86°43'31" E	49.36'
C-47	25.36'	535.00'	2° 42' 58"	S 88°09'18" E	25.36'
C-48	34.94'	670.00'	2° 59' 18"	S 85°18'10" E	34.94'
C-49	12.20'	280.50'	2° 29' 29"	S 82°33'47" E	12.20'
C-50	85.06'	280.50'	17° 22' 29"	S 72°37'48" E	84.74'
C-51	85.08'	280.50'	17° 22' 42"	S 55°15'12" E	84.75'
C-52	67.98'	280.50'	13° 53' 05"	S 39°37'19" E	67.81'
C-53	110.92'	280.50'	22° 39' 23"	S 21°21'05" E	110.20'
C-54	85.09'	280.50'	17° 22' 50"	S 1°19'58" E	84.76'
C-55	85.08'	280.50'	17° 22' 43"	S 16°02'49" W	84.75'
C-56	38.15'	280.50'	7° 47' 33"	S 28°37'57" W	38.12'
C-57	28.20'	50.00'	32° 18' 39"	N 16°30'47" E	27.82'
C-58	5.28'	50.00'	6° 03' 11"	N 29°30'07" E	5.28'
C-59	22.79'	50.00'	26° 07' 04"	N 13°25'00" E	22.60'
C-60	35.74'	50.00'	40° 57' 28"	S 20°07'16" E	34.99'
C-61	8.94'	50.00'	10° 14' 41"	N 4°45'52" W	8.93'
C-62	26.80'	50.00'	30° 42' 47"	N 25°14'36" W	26.48'
C-63	35.13'	30.00'	67° 06' 02"	N 74°09'01" W	33.16'

LINE TABLE

LINE #	BEARING	DISTANCE
L-19	S 83°48'31" E	29.52'
L-24	N 0°21'28" E	42.38'
L-25	N 0°21'28" E	16.79'
L-26	N 0°21'28" E	25.59'
L-27	S 83°48'31" E	29.52'
L-28	S 0°21'28" W	42.38'
L-29	S 40°36'00" E	55.32'
L-30	S 40°36'00" E	55.32'
L-31	S 83°48'31" E	29.52'
L-32	N 89°38'31" W	6.64'
L-33	S 83°48'14" E	6.38'
L-34	S 83°48'36" E	23.14'
L-35	S 83°48'31" E	29.52'
L-36	N 0°21'28" E	42.38'
L-37	S 40°36'00" E	55.32'
L-38	S 40°36'00" E	8.47'
L-39	S 40°36'00" E	46.85'
L-40	S 40°36'00" E	46.85'
L-41	S 40°36'00" E	8.47'
L-42	S 83°48'31" E	23.14'
L-43	S 83°48'31" E	6.38'
L-44	N 02°52'47" W	33.00'
L-55	S 46°14'51" W	64.67'
L-65	S 57°13'40" W	66.77'
L-66	S 71°46'44" W	50.07'
L-67	S 53°50'07" W	51.50'
L-68	S 45°29'39" W	136.91'
L-69	S 25°32'24" W	108.67'
L-70	S 18°08'45" W	42.77'
L-71	S 34°28'33" W	33.29'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-64	9.45'	30.00'	18° 03' 01"	N 49°37'31" W	9.41'
C-65	25.68'	30.00'	49° 03' 00"	N 83°10'32" W	24.91'
C-66	25.93'	660.00'	2° 15' 05"	N 73°25'31" E	25.93'
C-67	48.54'	660.00'	4° 12' 51"	N 76°39'28" E	48.53'
C-68	60.57'	660.00'	5° 15' 30"	N 81°23'39" E	60.55'
C-69	60.57'	660.00'	5° 15' 30"	N 86°39'09" E	60.55'
C-70	73.92'	660.00'	6° 25' 01"	S 87°30'36" E	73.88'
C-71	3.08'	350.00'	0° 30' 17"	N 84°33'14" W	3.08'
C-72	49.32'	350.00'	8° 04' 25"	N 88°50'35" W	49.28'
C-73	14.45'	193.00'	4° 17' 19"	N 89°15'53" E	14.44'
C-74	38.69'	58.00'	38° 13' 20"	S 20°14'56" E	37.97'
C-75	49.84'	58.00'	49° 14' 11"	S 63°58'42" E	48.32'
C-76	4.34'	58.00'	4° 17' 00"	N 89°15'43" E	4.33'
C-77	68.34'	485.00'	8° 04' 24"	S 88°50'35" E	68.28'
C-78	4.27'	485.00'	0° 30' 17"	N 84°33'14" W	4.27'
C-79	58.79'	525.00'	6° 25' 01"	S 87°30'36" E	58.77'
C-80	48.18'	525.00'	5° 15' 30"	N 86°39'09" E	48.17'
C-81	48.18'	525.00'	5° 15' 30"	N 81°23'39" E	48.17'
C-82	48.57'	525.00'	5° 18' 02"	N 76°06'53" E	48.55'
C-83	10.67'	525.00'	1° 09' 53"	N 72°52'55" E	10.67'
C-84	141.25'	165.00'	49° 03' 00"	S 83°10'32" E	136.98'
C-85	51.98'	165.00'	18° 03' 01"	N 49°37'31" W	51.77'
C-86	99.17'	185.00'	30° 42' 52"	N 25°14'34" W	97.99'
C-87	33.07'	185.00'	10° 14' 36"	N 4°45'50" W	33.03'
C-88	84.33'	185.00'	26° 07' 04"	N 13°25'00" E	83.60'
C-89	19.54'	185.00'	6° 03' 11"	N 29°30'07" E	19.54'
C-90	19.79'	145.50'	7° 47' 33"	S 28°37'57" W	19.77'
C-91	44.13'	145.50'	17° 22' 43"	S 16°02'49" W	43.96'
C-92	44.14'	145.50'	17° 22' 50"	S 1°19'58" E	43.97'
C-93	57.53'	145.50'	22° 39' 23"	S 21°21'05" E	57.16'
C-94	35.26'	145.50'	13° 53' 05"	S 39°37'19" E	35.17'
C-95	44.13'	145.50'	17° 22' 42"	S 55°15'12" E	43.96'
C-96	44.12'	145.50'	17° 22' 29"	S 72°37'48" E	43.95'
C-97	6.33'	145.50'	2° 29' 29"	S 82°33'47" E	6.33'
C-98	27.90'	535.00'	2° 59' 18"	S 85°18'10" E	27.90'
C-99	10.27'	439.39'	1° 20' 21"	N 13°14'36" E	10.27'
C-100	50.63'	439.39'	6° 36' 07"	N 9°16'22" E	50.60'
C-101	10.04'	439.39'	1° 18' 32"	N 5°19'03" E	10.04'
C-128	82.55'	168.50'	28° 04' 08"	N 54°53'13" E	81.72'
C-134	60.64'	365.07'	9° 31' 01"	S 41°50'48" W	60.57'
C-144	123.66'	52.80'	134° 11' 33"	S 39°40'41" E	97.27'
C-155	222.51'	190.00'	67° 06' 02"	N 74°09'01" W	210.01'
C-156	27.81'	45.00'	35° 24' 35"	S 81°13'45" E	27.37'
C-157	66.75'	54.00'	70° 49' 10"	N 63°31'28" W	62.58'
C-158	27.76'	45.00'	35° 21' 02"	S 45°47'24" E	27.33'

LOT AREA

LOT #	ACRES
1	0.117
2	0.100
3	0.200
4	0.200
5	0.180
6	0.261
7	0.200
8	0.200
9	0.128
10	0.382
11	0.221
12	0.240
13	0.315
14	0.150
15	0.188
16	0.188
17	0.217
18	0.211
19	0.334
20	0.247

LINE TABLE

LINE #	BEARING	DISTANCE
L-72	S 29°12'55" W	34.68'
L-73	S 26°27'48" W	66.51'
L-76	S 83°42'43" W	5.65'
L-97	N 69°26'13" E	100.73'
L-98	N 65°47'51" E	27.12'
L-99	N 69°40'06" E	43.80'
L-100	N 57°50'53" E	72.50'
L-101	N 83°19'37" E	66.81'
L-102	S 61°09'47" E	63.48'
L-103	N 51°41'17" E	30.19'
L-104	N 17°14'00" E	33.81'
L-112	S 35°43'12" W	58.47'
L-113	S 58°37'40" W	66.97'
L-114	S 76°25'11" W	68.26'
L-115	N 89°34'38" W	88.41'
L-116	N 75°00'56" W	80.57'

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CORRADINO BOULEVARD, BEING N 00°21'28" E, AS STATED IN ADJOINING PLAT OF ISLANDWALK AT WEST VILLAGES, PHASE 1A AS RECORDED IN PLAT BOOK 45, PAGE 37 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. VERTICAL DATUM IS NGVD 1929; SOURCE BENCHMARK IS FDOT BENCHMARK NO. 207 ON THE SOUTH SIDE OF U.S. 41.
3. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF RELATIVE TO GRID DISTANCE FOR STATE PLANE COORDINATES NAD 83/2003 FOR FLORIDA ZONE WEST. GRID DIMENSIONS USED TO FIT ADJOINING PLAT. CONVERT GRID TO GROUND DIMENSIONS BY MULTIPLYING GRID DISTANCES BY THE SCALE FACTOR OF 1.0000488338.

GradyMinor
11940 FAIRWAY LAKES DRIVE, SUITE 6
FORT MYERS, FL 33913
Civil Engineers • Land Surveyors • Planners • Landscape Architects
CERT. OF AUTH. EB 0005151 CERT. OF AUTH. LB 0005151 BUSINESS LC 26000286
www.GradyMinor.com
Bonita Springs 239.947.1144
Port Myers 239.689.4380
North Port 941.426.5656
Naples 239.444.2387
Q. Grady Minor and Associates, P.A.

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