CALUSA PARK

A REPLAT OF LOT 2, SKELTON SUBDIVISION, RECORDED IN PLAT BOOK 32, PAGE 18, A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 48, PAGE 34
SHEET 1 OF 4 SHEETS

LEGAL DESCRIPTION

THAT PART OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA BEING DESCRIBED AS THE FOLLOWING:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE NORTH LINE OF SAID SECTION, N.89°26'59"E., 959.74 FEET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SKELTON SUBDIVISION AS RECORDED IN PLAT BOOK 32, PAGE 18, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION OF WEST LINE, S.00°54'44"E., 49.93 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAUREL ROAD AS PER ROAD PLAT BOOK 4, PAGE 22 OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF BEGINNING OF PARCEL "A" AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2014005064 OF SAID PUBLIC RECORDS; THENCE ALONG THE LAST SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID PARCEL "A", S.88°08'41"W., 18.63 FEET TO THE POINT OF BEGINNING OF LANDS BEING DESCRIBED; THENCE CONTINUE ALONG WESTERLY LINES OF SAID PARCEL "A" THE FOLLOWING THREE (3) CALLS: (1) S.04°59'28"E., 14.50 FEET; (2) THENCE N.88°08'41"E., 10.04 FEET; AND (3) THENCE S.10°25'16"E., 45.72 FEET TO THE INTERSECTION WITH THE SAID WEST LINE OF SKELTON SUBDIVISION; THENCE ALONG LAST SAID WEST LINE, S.00°54'44"E., 333.30 TO A 4"X4" CONCRETE MONUMENT STAMPED "PROP COR 4306" LYING AT THE NORTHWEST CORNER OF LOT 2 OF SAID SKELTON SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 2 (AS MONUMENTED), N.88°12'58"E. 17.66 FEET TO THE POINT OF BEGINNING OF PARCEL "B" AS DESCRIBED IN SAID OFFICIAL RECORDS INSTRUMENT #2014005064; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL "B" THE FOLLOWING TWO (2) CALLS: (1) THENCE S.00°50'38"E., 4.73 FEET; (2) THENCE N.84°33'34"E., 74.13 FEET TO THE INTERSECTION WITH THE SAID NORTH LINE OF LOT 2; THENCE ALONG THE SAID NORTH LINE OF LOT 2, N.88°12'58"E., 245.29 FEET TO A 4"X4" CONCRETE MONUMENT WITH PIN AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, S.00°55'32"E., 637.81 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "PRM 4306" LYING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2; S.87°59'14"W.; 336.82 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "PROP COR 4306" LYING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF LOT 3 OF SAID SKELTON SUBDIVISION, S.00°58'32"E., 258.68 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "PRM 4306" LYING AT THE SOUTHWEST CORNER OF SAID LOT 3 AND ALSO LYING ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2001133675 OF SAID PUBLIC RECORDS AS MONUMENTED; THENCE ALONG LAST SAID SOUTH LINE; S.88°00'04"W., 511.55 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE FORMERLY SEABOARD COASTLINE RAILROAD—SEMINOLE GULF RAILWAY; THENCE ALONG THE LAST SAID EASTERLY LINE, N.13°08'51"W., 1317.53 FEET TO A POINT OF INTERSECTION WITH THE SAID SOUTH RIGHT OF WAY LINE OF LAUREL ROAD, SAID POINT ALSO LYING ON A CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT LIES N.01°46'25"W. 68,805.00 FEET FROM LAST SAID POINT, HAVING A DELTA ANGLE OF 00°05'01" AND WHOSE CHORD BEARS N.88°11'05"E.; THENCE ALONG SAID CURVE, EASTERLY AND IN A COUNTER CLOCKWISE DIRECTION, 100.29 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, N.88°08'41"E., 671.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,054,878.03 SQUARE FEET OR 24.217 ACRES MORE OR LESS.

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 48, PAGE 34-37 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 20th DAY OF February, A.D., 2014.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA
BY: Cecilia Eagleton
DEPUTY CLERK

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO CPLP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10') FEET IN WIDTH ADJACENT TO THE EXTERIOR BOUNDARY OF THE FORTY (40') FOOT WIDE PRIVATE ACCESS, DRAINAGE & PEDESTRIAN EASEMENT AND PUBLIC UTILITY EASEMENT, SIX (6') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS.

UTILITY EASEMENTS

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS OF TEN (10') FEET IN WIDTH ADJACENT TO THE EXTERIOR BOUNDARY OF THE FORTY (40') FOOT WIDE PRIVATE ACCESS, DRAINAGE & PEDESTRIAN EASEMENT AND PUBLIC UTILITY EASEMENT, SIX (6') FEET IN WIDTH ALONG EACH REAR LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT" OR A "PUBLIC UTILITY EASEMENT" TO SARASOTA COUNTY, FLORIDA, AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES, AND FACILITIES. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE 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. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS.

PRIVATE DRAINAGE EASEMENTS

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE DRAINAGE EASEMENTS TO CALUSA PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT."

PRIVATE ACCESS, DRAINAGE & PEDESTRIAN EASEMENT

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ASSOCIATION, TO ALL OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT, THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS, TO ALL EMERGENCY AND LAW ENFORCEMENT SERVING THE SUBDIVISION, AND TO ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS "TRACT 100" AND "PRIVATE ACCESS, DRAINAGE & PEDESTRIAN EASEMENT."

SIDEWALK EASEMENT

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ASSOCIATION AND TO ALL OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT, THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS, OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "PUBLIC SIDEWALK EASEMENT."

LIFT STATION EASEMENT

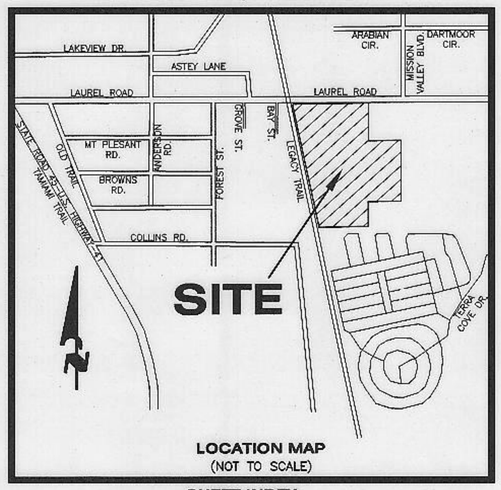
THE COMPANY DOES HEREBY GRANT A PERMANENT EXCLUSIVE LIFT STATION EASEMENT TO SARASOTA COUNTY FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A SEWERAGE LIFT STATION AND RELATED FACILITIES, OVER, UNDER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "LIFT STATION AREA."

LAKE MAINTENANCE & ACCESS EASEMENT

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE MAINTENANCE AND ACCESS EASEMENTS TO THE ASSOCIATION FOR ACCESS OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "LAKE MAINTENANCE & ACCESS EASEMENT" AS NECESSARY TO MAINTAIN THE DRAINAGE AND STORMWATER AND RETENTION AREAS AND FACILITIES ON TRACTS 200 AND 201.

WALL EASEMENT

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE EASEMENT TO THE ASSOCIATION FOR ACCESS OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "WALL EASEMENT" AS NECESSARY TO INSTALL AND MAINTAIN ANY WALL, SIGN, LANDSCAPING OR LIGHTING WITHIN SUCH AREA.



LOCATION MAP
(NOT TO SCALE)

SHEET INDEX

1 COVER SHEET
2 KEY SHEET
3-4 DETAIL SHEETS

NOTICE

1) THE DECLARATION OF RESTRICTIONS FOR CALUSA PARK (THE "DECLARATION") IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2014019373, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2) THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2014019371, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
3) 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 BOTH TREES AND UNDERSTORY), AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM CONSERVATION ENVIRONMENTAL PERMITTING. EXCEPTION MAY BE GRANTED BY CONSERVATION ENVIRONMENTAL PERMITTING TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.
4) 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.
5) LOTS SHOWN HEREON ARE PART OF A PLANNED UNIT DEVELOPMENT AND BUILDING SETBACKS MAY VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS. THE PROPOSED HOUSING TYPE IS SINGLE FAMILY RESIDENTIAL FOR THESE LOTS.
6) TRACT 100 AND THE AREA DEPICTED ON THIS PLAT AS A "PRIVATE ACCESS, DRAINAGE & PEDESTRIAN EASEMENT" IS A PRIVATE ROAD RIGHT OF WAY UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE ASSOCIATION AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
7) TRACT 200 AND 201 ARE STORMWATER MANAGEMENT AREAS UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE ASSOCIATION AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
8) TRACTS 300 THROUGH 302 ARE LANDSCAPE BUFFER AREAS, TRACTS 500 AND 501 ARE COMMON AREAS, TRACT 600 IS A LIFT STATION AREA, TRACT 700 IS A NATIVE HABITAT PRESERVE AREA AND TRACT 800 IS A RECREATION AREA UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE ASSOCIATION AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
9) TRACT 900 IS A FUTURE DEVELOPMENT AREA.
10) NO DIRECT ACCESS OR DRIVEWAY OVER ANY AREA DEPICTED ON THIS PLAT AS A "NON-INGRESS/EGRESS EASEMENT" CONNECTING ANY LOT TO ANY ADJOINING PRIVATE ROAD RIGHT OF WAY SHALL BE PERMITTED.
11) FLOODPLAIN DELINEATION MAP RECORDED IN MISCELLANEOUS MAP BOOK 1, PAGE 33 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 11th DAY OF February, A.D., 2014.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

COUNTY ATTORNEY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014019373 4 PGS
2014 FEB 20 01:08 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#1712302

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

CPLP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CPLP LOTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), DOES HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND:

PRIVATE:

DOES HEREBY DEDICATE AND SET APART THE PRIVATE ROAD RIGHT OF WAY, DRAINAGE EASEMENTS, SIDEWALK EASEMENT, AND LAKE MAINTENANCE AND ACCESS EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CALUSA PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), AND DOES FURTHER HEREBY DEDICATE AND SET APART THE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO AUTHORIZED UTILITY COMPANIES PROVIDING POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES TO THE SUBDIVISION, SUCH DEDICATIONS BEING SUBJECT TO ANY RIGHTS DEDICATED TO SARASOTA COUNTY BY THIS PLAT; AND

PUBLIC:

DOES HEREBY DEDICATE ALL UTILITY EASEMENTS, PUBLIC SIDEWALK EASEMENTS AND EXCLUSIVE LIFT STATION EASEMENT SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO SARASOTA FOREVER.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 31st DAY OF January, 2014.

WITNESSES:

SIGNATURE OF WITNESS

P. SHAWN WEIMS
PRINT NAME OF WITNESS

SIGNATURE OF WITNESS

B. KEITH GERDES
PRINT NAME OF WITNESS

CPLP DEVELOPMENT, LLC
BY: VANGUARD REALTORS, LLC.,
A FLORIDA LIMITED LIABILITY COMPANY,
AS ITS MANAGER

BY:
JOHN R. PESHKIN, AS ITS MANAGER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. PESHKIN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGER OF VANGUARD REALTORS, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND MANAGER OF CPLP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CPLP LOTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANIES..

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF January, 2014.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 6/15/2014

SURVEYOR'S NOTES

* BEARINGS ARE BASED ON A BASELINE OF SURVEY FROM ROAD PLAT BOOK 4 PAGE 22. A BEARING OF N.88°08'41"E. FOR SAID BASELINE BETWEEN STATIONS 37+78.71 AND 51+51.75 WAS USED.
* UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM A REDUNDANCY OF FIELD MEASUREMENTS USING ELECTRONIC MEASURING SYSTEMS AND COMPUTER MAPPING TECHNOLOGY WITH A RELATIVE ACCURACY OF 1 PART IN 10,000;
ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. BENCH MARK USED WAS SARASOTA COUNTY BM 382—H, ELEVATION=13.54', TOP OF CONCRETE MONUMENT STAMPED "BM PRM 4349 AT NE CORNER LOT 3 ON DARTMOOR CIRCLE (LB. 15/53)
*STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA ZONE WEST, NORTH AMERICAN DATUM 1983(1990) ADJUSTMENT, BASED ON FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER REFERENCE RECORD DOCUMENT #089797, HAVING COORDINATE VALUES OF N. 1019741.618, E. 512601.195 AND DOCUMENT #089796, HAVING COORDINATE VALUES OF N. 1019735.349, E. 509966.029.

CERTIFICATE OF REVIEW OF COUNTY SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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 LAND DEVELOPMENT REGULATIONS, AS AMENDED.

BY: DATE: 1/31/14
TERI S. OWEN, PSM 5928
SARASOTA COUNTY SURVEYOR

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. LS 0006026, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF A M ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 4334, 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 OF THE FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) AND THE PLAT BENCH MARKS (PBM'S) WERE INSTALLED JANUARY 8, 2014 AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND THE LOT CORNERS WILL BE INSTALLED WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CONFIRMED BY A SURVEYORS AFFIDAVIT.

A M ENGINEERING, INC.

BY: Ronald R. Nourse 01/30/2014
RONALD R. NOURSE, P.S.M., VICE PRESIDENT
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS 0006026

RONALD R. NOURSE CERTIFICATE NO. 6026 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

A M ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA. 34240
PHONE (941) 377-9178
FAX 378-3786

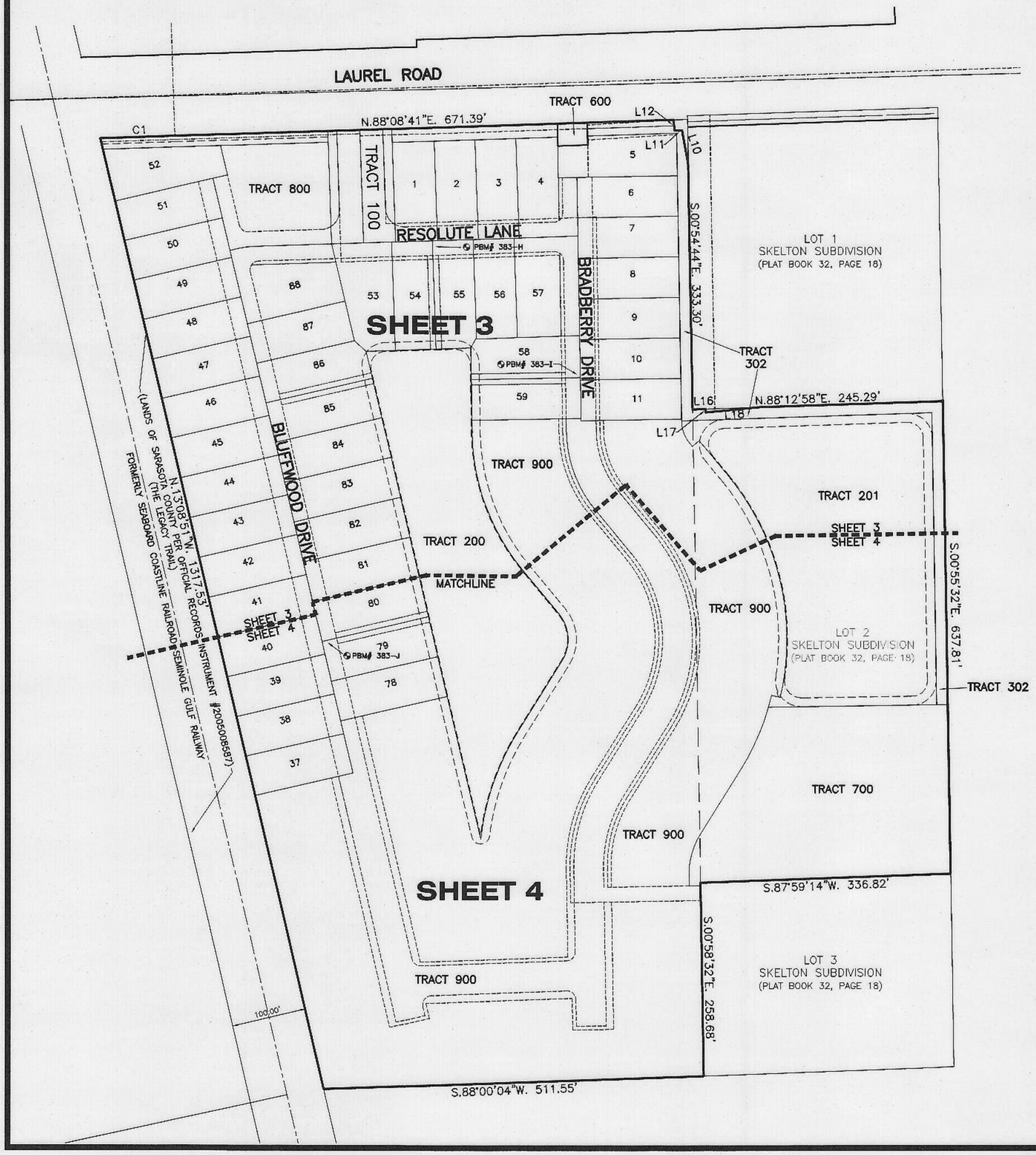
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COVER SHEET-PLOTTED DATE 01/30/2014

CALUSA PARK

A REPLAT OF LOT 2, SKELTON SUBDIVISION, RECORDED IN PLAT BOOK 32, PAGE 18, A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 34A
SHEET 2 OF 4 SHEETS

KEY SHEET



SYMBOL LEGEND

(PBM) PLAT BENCH MARK, CHISELED SQUARE SET IN TOP FACE OF STORM INLET OR AS OTHERWISE NOTED.

PLAT BENCH MARKS

PBM #383-H, CHISELED SQUARE SET IN TOP OF CONCRETE CURB AT STORM INLET.
ELEVATION=11.12'. (AM ENG BM#2150)

PBM #383-I, CHISELED SQUARE SET IN TOP OF CONCRETE CURB AT STORM INLET.
ELEVATION=11.70'. (AM ENG BM#2151)

PBM #383-J, CHISELED SQUARE SET IN TOP OF CONCRETE CURB AT STORM INLET.
ELEVATION=11.05'. (AM ENG BM#2152)

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	68805.00	00°05'01"	100.29	100.29	N.88°11'05"E.

100 50 0 100 200 300
SCALE IN FEET
1"=100'

LINE TABLE

NUMBER	DIRECTION	LENGTH
L10	S.10°25'16"E.	45.72'
L11	N.88°08'41"E.	10.04'
L12	S.04°59'28"E.	14.50'
L16	N.88°12'58"E.	17.66'
L17	S.00°50'38"E.	4.73'
L18	N.84°33'34"E.	74.13'

RONALD R. NOURSE CERTIFICATE NO. 6026 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

AM ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786

DRAWING FILE: VANC07P2.DWG
KEY SHEET 2-PLOTTED DATE 01/30/2014

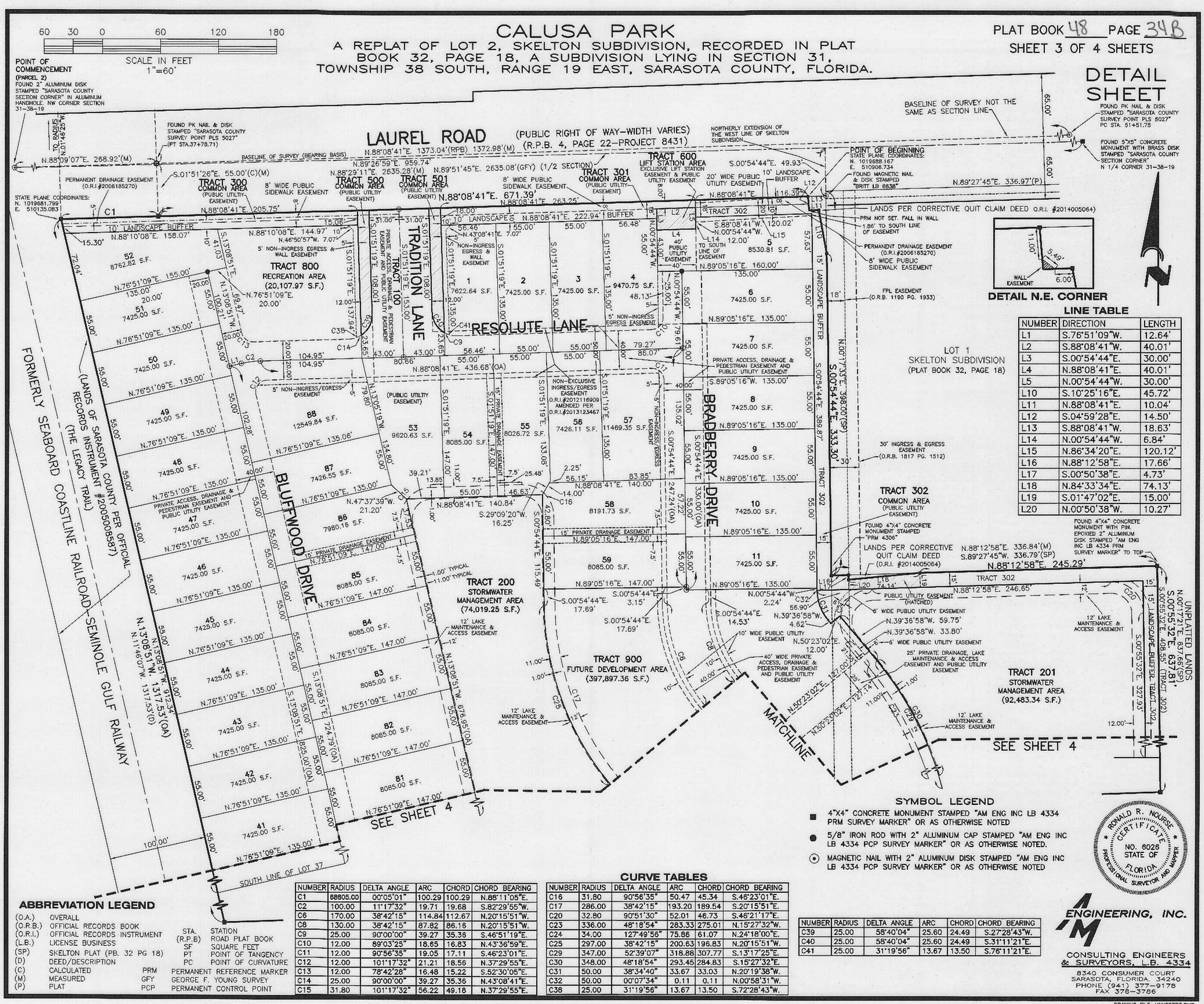
CALUSA PARK

A REPLAT OF LOT 2, SKELTON SUBDIVISION, RECORDED IN PLAT BOOK 32, PAGE 18, A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 348
SHEET 3 OF 4 SHEETS

60 30 0 60 120 180
SCALE IN FEET
1"=60'

DETAIL SHEET



DETAIL N.E. CORNER

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S.76°51'09"W.	12.64'
L2	S.88°08'41"W.	40.01'
L3	S.00°54'44"E.	30.00'
L4	N.88°08'41"E.	40.01'
L5	N.00°54'44"W.	30.00'
L10	S.10°25'16"E.	45.72'
L11	N.88°08'41"E.	10.04'
L12	S.04°59'28"E.	14.50'
L13	S.88°08'41"W.	18.63'
L14	N.00°54'44"W.	6.84'
L15	N.86°34'20"E.	120.12'
L16	N.88°12'58"E.	17.66'
L17	S.00°50'38"E.	4.73'
L18	N.84°33'34"E.	74.13'
L19	S.01°47'02"E.	15.00'
L20	N.00°50'38"W.	10.27'

ABBREVIATION LEGEND

(O.A.)	OVERALL	STA.	STATION
(O.R.B.)	OFFICIAL RECORDS BOOK	(R.P.B)	ROAD PLAT BOOK
(O.R.I.)	OFFICIAL RECORDS INSTRUMENT	SF	SQUARE FEET
(L.B.)	LICENSE BUSINESS	PT	POINT OF TANGENCY
(SP)	SKELTON PLAT (PB. 32 PG 18)	PC	POINT OF CURVATURE
(D)	DEED/DESCRIPTION		
(C)	CALCULATED	PRM	PERMANENT REFERENCE MARKER
(M)	MEASURED	GFY	GEORGE F. YOUNG SURVEY
(P)	PLAT	PCP	PERMANENT CONTROL POINT

CURVE TABLES

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	68805.00	00°05'01"	100.29	100.29	N.88°11'05"E.
C2	100.00	11°17'32"	19.71	19.68	S.82°29'55"W.
C6	170.00	38°42'15"	114.84	112.67	N.20°15'51"W.
C8	130.00	38°42'15"	87.82	86.16	N.20°15'51"W.
C9	25.00	90°00'00"	39.27	35.36	S.46°51'19"E.
C10	12.00	89°03'25"	18.65	16.83	N.43°36'59"E.
C11	12.00	90°56'35"	19.05	17.11	S.46°23'01"E.
C12	12.00	101°17'32"	21.21	18.56	N.37°29'55"E.
C13	12.00	78°42'28"	16.48	15.22	S.52°30'05"E.
C14	25.00	90°00'00"	39.27	35.36	N.43°08'41"E.
C15	31.80	101°17'32"	56.22	49.18	N.37°29'55"E.

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C16	31.80	90°56'35"	50.47	45.34	S.46°23'01"E.
C17	286.00	38°42'15"	193.20	189.54	S.20°15'51"E.
C20	32.80	90°51'30"	52.01	46.73	S.46°21'17"E.
C23	336.00	48°18'54"	283.33	275.01	N.15°27'32"W.
C24	34.00	127°49'56"	75.86	61.07	N.24°18'00"E.
C25	297.00	38°42'15"	200.63	196.83	N.20°15'51"W.
C29	347.00	52°39'07"	318.88	307.77	S.13°17'25"E.
C30	348.00	48°18'54"	293.45	284.83	S.15°27'32"E.
C31	50.00	38°34'40"	33.67	33.03	N.20°19'38"W.
C32	50.00	00°07'34"	0.11	0.11	N.00°58'31"W.
C38	25.00	31°19'56"	13.67	13.50	S.72°28'43"W.

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C39	25.00	58°40'04"	25.60	24.49	S.27°28'43"W.
C40	25.00	58°40'04"	25.60	24.49	S.31°11'21"E.
C41	25.00	31°19'56"	13.67	13.50	S.76°11'21"E.

SYMBOL LEGEND

- ■ 4"X4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- ● 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED.
- ⊙ MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED

RONALD R. NOURSE CERTIFICATE NO. 6026 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

AM ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA. 34240
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DRAWING FILE: VANG07P3.DWG
DETAIL SHEET 3-PLOTTED DATE 01/30/2014

CALUSA PARK

A REPLAT OF LOT 2, SKELTON SUBDIVISION, RECORDED IN PLAT BOOK 32, PAGE 18, A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 34C
SHEET 4 OF 4 SHEETS

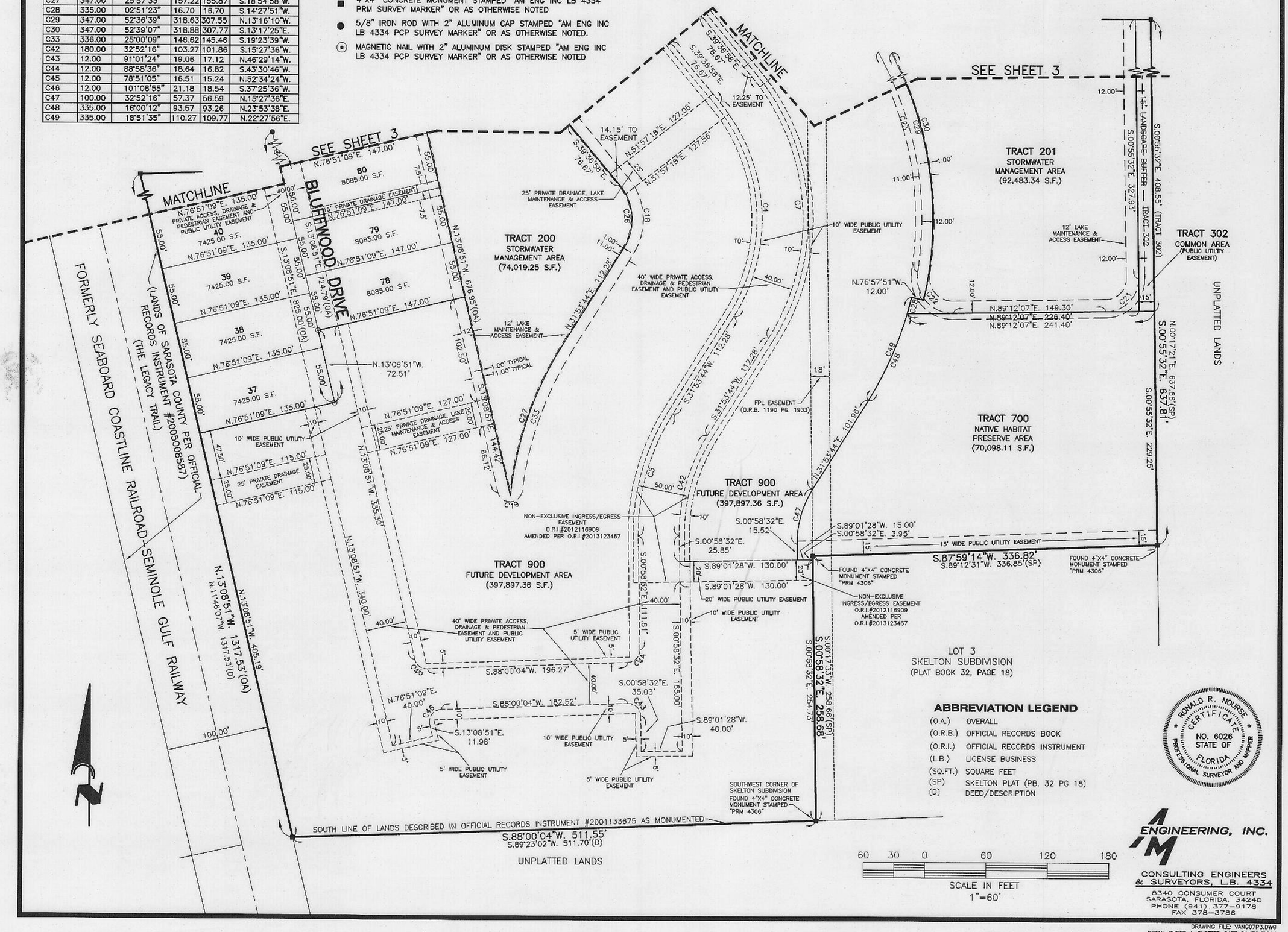
DETAIL SHEET

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C4	180.00	71°30'42"	224.66	210.36	S.03°51'37"E.
C5	220.00	32°52'16"	126.22	124.49	S.15°27'36"W.
C7	220.00	71°30'42"	274.59	257.11	S.03°51'37"E.
C18	64.00	71°30'42"	79.88	74.79	S.03°51'37"E.
C19	12.00	159°57'35"	33.50	23.63	S.86°52'22"W.
C21	32.00	90°07'39"	50.34	45.31	S.44°08'17"W.
C22	35.00	99°29'49"	60.78	53.43	N.41°02'59"W.
C23	336.00	48°18'54"	283.33	275.01	N.15°27'32"W.
C26	53.00	71°30'42"	66.15	61.94	S.03°51'37"E.
C27	347.00	25°57'33"	157.22	155.87	S.18°54'58"W.
C28	335.00	02°51'23"	16.70	16.70	S.14°27'51"W.
C29	347.00	52°36'39"	318.63	307.55	N.13°16'10"W.
C30	347.00	52°39'07"	318.88	307.77	S.13°17'25"E.
C33	336.00	25°00'09"	146.62	145.46	S.19°23'39"W.
C42	180.00	32°52'16"	103.27	101.86	S.15°27'36"W.
C43	12.00	91°01'24"	19.06	17.12	N.46°29'14"W.
C44	12.00	88°58'36"	18.64	16.82	S.43°30'46"W.
C45	12.00	78°51'05"	16.51	15.24	N.52°34'24"W.
C46	12.00	101°08'55"	21.18	18.54	S.37°25'36"W.
C47	100.00	32°52'16"	57.37	56.59	N.15°27'36"E.
C48	335.00	16°00'12"	93.57	93.26	N.23°53'38"E.
C49	335.00	18°51'35"	110.27	109.77	N.22°27'56"E.

SYMBOL LEGEND

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ABBREVIATION LEGEND

(O.A.)	OVERALL
(O.R.B.)	OFFICIAL RECORDS BOOK
(O.R.I.)	OFFICIAL RECORDS INSTRUMENT
(L.B.)	LICENSE BUSINESS
(SQ.FT.)	SQUARE FEET
(SP)	SKELTON PLAT (PB. 32 PG 18)
(D)	DEED/DESCRIPTION

RONALD R. NOURSE CERTIFICATE NO. 6026 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

60 30 0 60 120 180
SCALE IN FEET
1"=60'

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DRAWING FILE: VANG07P3.DWG
DETAIL SHEET 4-PLOTTED DATE 01/30/2014