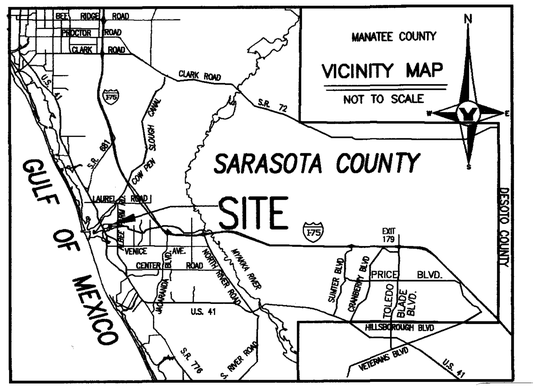
PLAT BOOK 49 PAGE 44
SHEET 1 OF 6

COTTAGES OF CURRY CREEK
A SUBDIVISION
SECTION 06, TWP. 39 S., RGE. 19 E.
SARASOTA COUNTY, FLORIDA



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ , SECTION 6, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 19 EAST; THENCE WEST, 1364.69 FEET ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE N.E. ¼ OF SAID SECTION 6, THENCE SOUTH 0°10'30" EAST, 30.00 FEET TO THE SOUTH R/W LINE OF THE COLONIA LANE (A 60' PUBLIC R/W, FORMERLY VENICE By-WAY FOR A POINT OF BEGINNING; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 25.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°10'30" E, 30.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF A (60' WIDE) CANAL; THENCE EAST, 5.00 FEET ALONG SAID NORTH LINE TO ITS INTERSECTION WITH THE CENTERLINE OF SAID CANAL; THENCE SOUTH 00°10'30" EAST, ALONG SAID CANAL CENTERLINE, 581.04 FEET; THENCE LEAVING SAID CANAL CENTERLINE, SOUTH 83°50'16" WEST, 40.12 FEET TO ITS INTERSECTION WITH THE WATERS OF CURRY CREEK; THENCE ALONG SAID WATERS, THE FOLLOWING CALLS: SOUTH 18°28'16" WEST, 4.74 FEET; THENCE SOUTH 61°22'35" WEST, 35.69 FEET; THENCE SOUTH 71°34'01" WEST, 36.39 FEET; THENCE SOUTH 87°22'03" WEST, 90.99 FEET; THENCE SOUTH 28°50'01" WEST, 9.35 FEET; THENCE NORTH 86°51'02" WEST, 23.45 FEET; THENCE SOUTH 89°19'01" WEST, 18.99 FEET; THENCE NORTH 53°28'49" WEST, 7.51 FEET; THENCE NORTH 19°34'39" WEST, 7.11 FEET; THENCE NORTH 29°07'39" EAST, 3.22 FEET; THENCE NORTH 06°22'59: WEST, 14.06 FEET; THENCE SOUTH 87°05'24" WEST, 29.97 FEET TO THE CENTERLINE OF A CANAL; THENCE ALONG SAID CANAL CENTERLINE, NORTH 14°05' WEST, 473.94 FEET; THENCE SOUTH 85°41'20" EAST, 65.76 FEET; THENCE NORTH 08°38'37" WEST, 50.11 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF LANDS PER OFFICIAL RECORD INSTRUMENT NUMBER 201004661, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID SOUTH AND EAST LINES OF SAID LANDS, NORTH 89°59'49" EAST, 29.00 FEET; THENCE NORTH 00°27'26" WEST, 129.04 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED RIGHT-OF-WAY LINE OF COLONIA LANE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EAST, 280.84 FEET TO THE POINT OF BEGINNING.

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 49, PAGE 44 & 44E OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THIS 19 DAY OF January, 2016.

BY: F. Miller
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT,
SARASOTA COUNTY, FLORIDA.

BY: Fred Miller
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF THE 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 ____ DAY OF _____, 2016.

COUNTY ATTORNEY

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

CERTIFICATE OF SURVEYOR:

KNOWN ALL MEN BY THERE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA 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 (P.R.M.'s) WERE INSTALLED ON 09/04/2015. THE PERMANENT CONTROL POINTS (P.C.P'S), LOT CORNERS AND BENCHMARKS (BMs) WERE INSTALLED ON 10/21/2015.

DATE: 12/10/15

BY: F. PETER LUTZ, Jr. PSM
REGISTERED PROFESSIONAL
SURVEYOR & MAPPER FLORIDA
CERTIFICATE No. 5506

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016005961 6 PG(S)
January 19, 2016 11:06:24 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

TIVOLI HOMES OF SARASOTA. INC., 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 TRACTS 100, 200 & 300, THE PRIVATE ACCESS AND DRAINAGE EASEMENT, DRAINAGE EASEMENTS, WATERCOURSE BUFFER EASEMENTS, AND STORMWATER RETENTION AREA EASEMENT SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO COTTAGES OF CURRY CREEK 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 AND THE PERMANENT EXCLUSIVE LIFT STATION EASEMENT SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO SARASOTA COUNTY FOREVER.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 15th DAY OF December 2015

WITNESSES: TIVOLI HOMES OF SARASOTA. INC

GARY JOHNSON, AS ITS MANAGER

BY: Neil McDaniel
SIGNATURE OF WITNESS
Neil McDaniel
PRINT NAME OF WITNESS
SIGNATURE OF WITNESS
Jean Crocelius
PRINT NAME OF WITNESS

VANESSA WAPINSKI HOUSTON
Notary Public - State of Florida
Commission # FF 220845
My Comm. Expires Aug 8, 2019
Bonded through National Notary Assn.

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GARY JOHNSON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGER OF TIVOLI HOMES OF SARASOTA, INC., 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 15th DAY OF December 2015.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 08/08/2019

CERTIFICATE OF APPROVAL 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, OF THE FLORIDA STATUTES AND SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED.

DATE: 12-17-15

BY: TERI S. OWEN, PSM #5928
SARASOTA COUNTY SURVEYOR

TERI S. OWEN
License Number
5928
STATE OF FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

CURRY CREEK DEVELOPMENT, 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 TRACTS 100, 200 & 300, THE PRIVATE ACCESS AND DRAINAGE EASEMENT, DRAINAGE EASEMENTS, WATERCOURSE BUFFER EASEMENTS, AND STORMWATER RETENTION AREA EASEMENT SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO COTTAGES OF CURRY CREEK 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 AND THE PERMANENT EXCLUSIVE LIFT STATION EASEMENT SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO SARASOTA COUNTY FOREVER.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 15th DAY OF December 2015

WITNESSES: CURRY CREEK DEVELOPMENT, LLC

GARY JOHNSON, AS ITS MANAGER

BY: Neil McDaniel
SIGNATURE OF WITNESS
Neil McDaniel
PRINT NAME OF WITNESS
SIGNATURE OF WITNESS
Jean Crocelius
PRINT NAME OF WITNESS

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GARY JOHNSON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGER OF CURRY CREEK DEVELOPMENT, 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 15th DAY OF December 2015.

VANESSA WAPINSKI HOUSTON
Notary Public - State of Florida
Commission # FF 220845
My Comm. Expires Aug 8, 2019
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 08/08/2019

George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 BRADENTON, FLORIDA 34211
PHONE (941) 747-2981 FAX (941) 747-7234
BUSINESS ENTITY LB21
ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA
Since 1919

I:\PROJECT\SUR\2013\13-0001-00-LC\dwg\Subdiv-Plat

COTTAGES OF CURRY CREEK

A SUBDIVISION

SECTION 06, TWP. 39 S., RGE. 19 E.

SARASOTA COUNTY, FLORIDA

NOTES:

1. BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF COLONIA LANE, A BEARING OF WEST WAS USED PER ROAD PLAT BOOK 4, PAGE 55, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. SUBJECT TO ALL RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.
3. PARCEL CONTAINS 4.9± ACRES, (INCLUDING SUBMERGED LANDS).
4. COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE, FLORIDA WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/11), AND WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEM (GPS) SURVEY.
5. ELEVATIONS SHOWN ARE BASED ON SARASOTA COUNTY BENCH MARKS No. 405B, BEING A CHISEL CUT IN THE TOP OF A CONCRETE SIGN SLAB WITH A PUBLISHED ELEVATION OF 14.01', NATIONAL GEODETIC VERTICAL DATUM OF 1929.
6. PLAT SUBJECT TO A COMCAST EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2015018178 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
7. A DECLARATION OF COVENANTS AND RESTRICTIONS FOR COTTAGES OF CURRY CREEK (THE "DECLARATION") IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 201600 5960, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
8. A NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 201600 5957, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
9. A CONSERVATION EASEMENT IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2015139516, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
10. THE AREA DEPICTED ON THIS PLAT AS A "WATERCOURSE BUFFER EASEMENT" MUST REMAIN VEGETATED WITH APPROPRIATE NATIVE PLANTS. NATIVE VEGETATION WITHIN THE BUFFER EASEMENT CAN ONLY BE REMOVED FOR ITEMS LISTED IN THE LDR SUBDIVISION DESIGN TECHNICAL MANUAL SECTION A.1.B.1(F). IF VEGETATION IS REMOVED OR NONE EXISTS, NATIVE TREES, SHRUBS, AND GRASSES MUST BE PLANTED.
11. TRACT "100" AND THE AREA DEPICTED ON THIS PLAT AS A "STORMWATER RETENTION TRACT" IS A STORMWATER MANAGEMENT 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.
12. TRACT "200" AND THE AREA DEPICTED ON THIS PLAT AS A "PRIVATE ACCESS AND DRAINAGE 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.
13. TRACT "300" DEPICTED ON THIS PLAT IS A LANDSCAPE BUFFER UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE ASSOCIATION AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
14. PLAT SUBJECT TO A FLORIDA POWER & LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2015055624.

TRACT DESIGNATIONS

TRACT "100" – STORM WATER RETENTION TRACT
TRACT "200" – 26' PRIVATE ROAD RIGHT-OF-WAY
TRACT "300" – 10' WIDE LANDSCAPE BUFFER

ADDITIONAL RESTRICTIONS:

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

EASEMENT DESCRIPTIONS

LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, THERE ARE HEREBY EXPRESSLY RESERVED TO CURRY CREEK DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, EIGHT (8') 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. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES (FLORIDA STATUTES, SECTION 177.091(28)).

UTILITY EASEMENTS

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, EIGHT (8') 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" TO SARASOTA COUNTY 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 (FLORIDA STATUTES, SECTION 177.091(28)); 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.

PRIVATE DRAINAGE EASEMENTS

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE DRAINAGE EASEMENTS TO COTTAGES OF CURRY CREEK 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 "DRAINAGE EASEMENT."

PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ASSOCIATION; ALL OWNERS OF THE PROPERTY IN COTTAGES OF CURRY CREEK, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS; ALL UTILITIES SERVING THE SUBDIVISION; ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION; AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT."

LIFT STATION EASEMENT

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

WATERCOURSE BUFFER EASEMENT

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE WATERCOURSE BUFFER EASEMENT TO THE ASSOCIATION FOR ACCESS OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "WATERCOURSE BUFFER EASEMENT" AS NECESSARY TO INSTALL AND MAINTAIN LANDSCAPING WITHIN SUCH AREAS.

STORMWATER RETENTION AREA EASEMENT

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE STORMWATER RETENTION AREA EASEMENT TO THE ASSOCIATION FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "STORMWATER RETENTION AREA EASEMENT."

COMMUNICATION EASEMENT

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

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

George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 BRADENTON, FLORIDA 34211
PHONE (941) 747-2981 FAX (941) 747-7234
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GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA
Since 1919

COTTAGES OF CURRY CREEK

A SUBDIVISION

SECTION 06, TWP. 39 S., RGE. 19 E.

SARASOTA COUNTY, FLORIDA

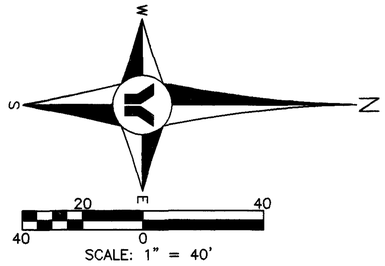
SYMBOL LEGEND:

- ● 1/2" CAPPED IRON ROD SET STAMPED (P.R.M. L.B. #021)
- ◎ NAIL & DISK SET STAMPED (P.R.M. L.B. #021 OFFSET)
- ○ 1/2" CAPPED IRON ROD SET STAMPED (P.C.P. L.B. #021)
- ◎ NAIL & DISK SET STAMPED (P.C.P. L.B. #021)
- ◔ BENCHMARK

LEGEND:

(P) – PLAT DIMENSION
(M) – MEASURED DIMENSION
(D) – DEED or DESCRIPTION
(C) – CALCULATED DIMENSION
L.B. – LICENSED BUSINESS
(O.R.)– OFFICIAL RECORDS BOOK
O.R.I. – OFFICIAL RECORD INSTRUMENT
– NUMBER
R/W – RIGHT–OF–WAY
PRM – PERMANENT REFERENCE MONUMENT
PCP – PERMANENT CONTROL POINT
SPC – STATE PLANE COORDINATE
N.A. – NON–RADIAL LINE
R – CURVE RADIUS
Δ – CURVE DELTA ANGLE
L – CURVE LENGTH
C – CURVE CHORD
C1 – CURVE NUMBER (SEE CURVE TABLE)
L1 – LINE NUMBER (SEE LINE TABLE)
P1 – CONSERVATION LINE NUMBER (SEE CONSERVATION LINE TABLE)
FP&L – FLORIDA POWER & LIGHT
(O.A.) – OVERALL DIMENSION
S.F. – SQUARE FEET
℄ CENTERLINE

KEY MAP



EASEMENT DEED AND WATER RIGHTS EASEMENT AND AGREEMENT (O.R. 1720, PG. 1482)(WELL NOT LOCATED)

(PID #0405–10–0002)

℄ CANAL

473.94' N14°05'W CENTERLINE OF CANAL

(SUBMERGED LAND)

TOE OF SLOPE (APPROXIMATE)

TOP OF BANK (APPROXIMATE)

S85°41'20"E 76.74'

50.11' N08°38'37"W

N89°59'49"E 50.00'(C)

CAPPED IRON ROD FOUND (#4306)

EAST LINE OF (O.R.I. #201004661)

N00°27'26"W 129.04'

NAIL & DISK SET (WITNESS CORNER) L.B. 021

N06°22'59"W 14.06'

N29°07'39"E 3.22'

N19°34'39"W 7.11'

N53°28'49"W 7.51'

S87°05'24"W 29.97'

S89°19'01"W 18.99'

N85°51'02"W 23.45'

S28°50'01"W 9.35'

NAIL & DISK SET (WITNESS CORNER) L.B. 021

PLAT BENCH MARK "405–G" NAIL & DISK SET IN NORTH SIDE OF DRAINAGE STRUCTURE ELEVATION=7.48'

PLAT BENCH MARK "405–F" NAIL & DISK SET IN NORTH SIDE OF DRAINAGE STRUCTURE ELEVATION=8.19'

PLAT BENCH MARK "405–E" NAIL & DISK SET IN NORTH SIDE OF DRAINAGE STRUCTURE ELEVATION=7.66'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

TRACT 100 TRACT 200 TRACT 300

SHEET 4

SHEET 5

22.36' 30.0' 25.0'

JESSICA STREET

COLONIA LANE [VENICE BY–WAY (D) WIDTH VARIES]

R/W LINE PER ORDER TO TAKING (O.R.I. No. 2005105229)

RIGHT–OF–WAY LINE PER BCC RESOLUTION RPB4, PG55

EAST 305.84'(M)(O.A.)

EAST 280.84'

SURVEY BASELINE COLONIA LANE SARASOTA COUNTY RIGHT–OF–WAY MAP (ROAD PLAT BOOK 4, PAGE 55) (ALSO S. LINE N.E. ¼ N.E. ¼ SECTION 6–39–19E)

1–½" IRON PIPE FOUND

PORTIA STREET

CURRY CREEK (TIDAL WATERBODY)

S87°22'03"W 90.99'

S71°34'01"W 36.39'

TOE OF SLOPE (APPROXIMATE)

S61°22'35"W 35.69'

S18°28'16"W 4.74'

S83°50'16"W 40.12'

NAIL & DISK SET (WITNESS CORNER) L.B. 021

TOP OF BANK (APPROXIMATE)

TOE OF SLOPE (APPROXIMATE)

(SUBMERGED LAND)

CENTERLINE OF CANAL S00°10'30"E 581.04'

℄ CANAL

POINT OF BEGINNING

S00°10'30"E 30.0'

30.0' 30.0'

END OF CANAL (60' WIDE)

25.00' EAST 30.0'

25.00' EAST

EAST 5.00'

S00°10'30"E 30.0'

S00°10'30"E 30.00'(D)

(WITNESS CORNER) L.B. 021

UNPLATTED

WEST 1364.69'

POINT OF COMMENCEMENT
N.E. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 6–39–19E. (NOT FOUND)

UNRECORDED PLAT OF BARNES PARKWAY (O.R. 216, PG. 590)

~~BARNES PKWY.~~

George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 BRADENTON, FLORIDA 34211
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BUSINESS ENTITY LB21
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GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA
Since 1919

COTTAGES OF CURRY CREEK

A SUBDIVISION

SECTION 06, TWP. 39 S., RGE. 19 E.

SARASOTA COUNTY, FLORIDA

SYMBOL LEGEND:

- ● 1/2" CAPPED IRON ROD SET STAMPED (P.R.M. L.B. #021)
- ◎ NAIL & DISK SET STAMPED (P.R.M. L.B. #021 OFFSET)
- ⊙ 1/2" CAPPED IRON ROD SET STAMPED (P.C.P. L.B. #021)
- ◎ NAIL & DISK SET STAMPED (P.C.P. L.B. #021)
- ◉ BENCHMARK

LEGEND:

(P)	–	PLAT DIMENSION
(M)	–	MEASURED DIMENSION
(D)	–	DEED or DESCRIPTION
(C)	–	CALCULATED DIMENSION
L.B.	–	LICENSED BUSINESS
(O.R.)	–	OFFICIAL RECORDS BOOK
O.R.I.	–	OFFICIAL RECORD INSTRUMENT
#	–	NUMBER
R/W	–	RIGHT-OF-WAY
PRM	–	PERMANENT REFERENCE MONUMENT
PCP	–	PERMANENT CONTROL POINT
SPC	–	STATE PLANE COORDINATE
N.A.	–	NON-RADIAL LINE
R	–	CURVE RADIUS
Δ	–	CURVE DELTA ANGLE
L	–	CURVE LENGTH
C	–	CURVE CHORD
C1	–	CURVE NUMBER (SEE CURVE TABLE)
L1	–	LINE NUMBER (SEE LINE TABLE)
P1	–	CONSERVATION LINE NUMBER (SEE CONSERVATION LINE TABLE)
FP&L	–	FLORIDA POWER & LIGHT
(O.A.)	–	OVERALL DIMENSION
S.F	–	SQUARE FEET
℄		CENTERLINE

POINT OF BEGINNING
SPC
N: 1,012,749.99'
E: 513,759.21'

SURVEY BASELINE COLONIA LANE SARASOTA COUNTY RIGHT-OF-WAY MAP (ROAD PLAT BOOK 4, PAGE 55)
(ALSO S. LINE N.E. ¼ N.E. ¼ SECTION 6-39S-19E)

COLONIA LANE
[VENICE BY-WAY WIDTH VARIES]
EAST 305.84'(OA)

RIGHT-OF-WAY LINE PER BCC RESOLUTION RPB4, PG55

10' FP&L NON EXCLUSIVE EASEMENT & 10' LANDSCAPE BUFFER

TRACT 300
1,524. SF

(WITNESS CORNER)
L.B. 021

R/W LINE PER ORDER TO TAKING (O.R.I. No. 2005105229)

41.5'X30' PERMANENT EXCLUSIVE EASEMENT FOR LIFT STATION

(20' PUBLIC UTILITY EASEMENT)

PLAT BENCH MARK "405-E" NAIL & DISK SET IN NORTH SIDE OF DRAINAGE STRUCTURE ELEVATION=7.66'

10' FP&L NON EXCLUSIVE EASEMENT & 10' LANDSCAPE BUFFER

RADIUS=33.00' DELTA=7°23'46" ARC=4.26'

RADIUS=33.00' DELTA=18°11'00" ARC=10.47'

STORMWATER RETENTION AREA/EASEMENT

UNPLATTED

EAST 5.00'

UNPLATTED ORI#201004661

TRACT 100
STORMWATER RETENTION TRACT (COMMON AREA)
9,934 SF

LOT 12
15,083 SF

(20' WIDE) PERMANENT DRAINAGE EASEMENT PER ORDER TO TAKING O.R.I. No. 2005105229

TRACT 200
17,750. SF

LOT 1
11,580 SF

8' DRAINAGE/UTILITY EASEMENT

LOT 11
13,140 SF

CONSERVATION EASEMENT SEE SHEET 6

LOT 2
14,363 SF

28' (AVERAGE) WATERCOURSE BUFFER EASEMENT

NAIL & DISK SET (WITNESS CORNER) (O/S PRM) L.B. 021 S 85°41'20" E 1.44'

WOODEN SKIFF COURT
[26' PRIVATE ROADWAY TRACT COMMON AREA]

LOT 10
13,160 SF

CONSERVATION EASEMENT SEE SHEET 6

CANAL

PLAT BENCH MARK "405-F" NAIL & DISK SET IN NORTH SIDE OF DRAINAGE STRUCTURE ELEVATION=8.19'

46' WIDE PRIVATE ACCESS, DRAINAGE & PUBLIC UTILITY EASEMENT

LOT 3
15,110 SF

LOT 9
13,110 SF

7.5' DRAINAGE/UTILITY EASEMENT

MATCH LINE SHEET 5

MATCH LINE SHEET 5

CENTERLINE OF CANAL

UNRECORDED PLAT OF BARNES PARKWAY (O.R. 216, PG 590)

SURVEY TIE LINE

SCALE: 1" = 30'

INDEX MAP

SHEET 4
SHEET 5

CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ ANGLE
C1	197.58	433.00	26°08'34"
C2	13.69	33.00	23°46'14"
C3	30.72	102.00	17°15'14"
C4	29.51	98.00	17°15'14"
C5	162.52	446.00	20°52'43"
C10	21.96	98.00	12°50'11"
C11	22.86	102.00	12°50'19"
C12	14.73	33.00	25°35'46"
C13	16.30	98.00	9°31'51"
C14	13.21	98.00	7°43'23"
C15	36.92	446.00	4°44'35"
C23	55.94	420.00	7°37'53"

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E2	97.05	S00°27'26"E
E3	28.12	S03°08'27"E
E4	10.12	S09°44'34"E
E5	10.60	S11°35'14"E
E6	16.61	S25°25'51"W
E7	9.78	S11°35'14"E
E8	26.24	S08°22'15"E
E9	32.74	S14°11'07"E
E10	47.83	S13°10'36"E
E38	7.21	N03°43'03"W
E39	18.57	N36°17'56"W
E40	19.35	N03°43'03"W
E41	27.67	N01°43'39"W
E42	39.77	N00°23'09"E
E43	41.63	N01°12'24"E
E44	30.19	N02°31'23"W
E45	44.57	N00°11'40"W
E46	39.53	N00°26'57"E
E47	25.32	N04°25'28"E
E48	13.62	N04°52'11"E
E49	19.90	N36°00'19"E
E50	16.84	N53°47'33"E
E51	23.54	N90°00'00"E
E52	2.31	N89°59'49"E
E53	17.38	S46°53'39"E
E54	14.88	N36°17'56"W
E55	4.68	N03°43'03"W
E56	3.69	N36°17'56"W
E57	4.68	N03°43'03"W

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LEGEND:

(P)	–	PLAT DIMENSION
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P1	–	CONSERVATION LINE NUMBER (SEE CONSERVATION LINE TABLE)
FP&L	–	FLORIDA POWER & LIGHT
(O.A.)	–	OVERALL DIMENSION
S.F.	–	SQUARE FEET
℄		CENTERLINE

N

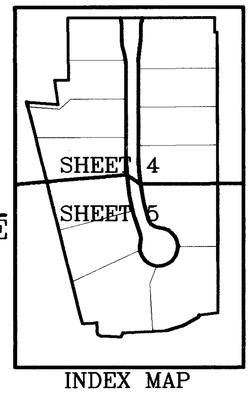
W E

S

15 30

30 0

SCALE: 1" = 30'



INDEX MAP

LOT 3
15,110 SF

LOT 4
14,408 SF

LOT 5
15,334 SF

LOT 6
21,761 SF

LOT 7
20,055 SF

LOT 8
17,200 SF

LOT 9
13,110 SF

TRACT 200
12,759 SF
WOODEN SKIFF COURT
PRIVATE ROADWAY TRACT COMMON AREA

7.5' DRAINAGE/UTILITY EASEMENT

8' DRAINAGE EASEMENT

46' WIDE PRIVATE ACCESS, DRAINAGE & PUBLIC UTILITY EASEMENT

18' MIN WATERCOURSE BUFFER EASEMENT

28' (AVERAGE) WATERCOURSE BUFFER EASEMENT

CONSERVATION EASEMENT SEE SHEET 6

SHEET 4 MATCH LINE

CENTERLINE OF CANAL

CANAL

SURVEY TIE LINE

NAIL & DISK SET (WITNESS CORNER) (O/S PRM) L.B. 021 (IN CONCRETE WALL) BENCHMARK "405–G" ELEVATION=7.48'

NAIL & DISK SET (WITNESS CORNER) (O/S PRM) L.B. 021 (IN CONCRETE WALL) N: 1,012,134.23' E: 513,743.62'

CURRY CREEK (TIDAL WATERBODY)

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.97	N87°05'24"E
L2	14.06	S06°22'59"E
L3	3.22	S29°07'39"W
L4	7.11	S19°34'39"E
L5	7.51	S53°28'49"E
L6	18.99	N89°19'01"E
L7	23.45	S86°51'02"E
L8	9.35	N28°50'01"E
L9	90.99	N87°22'03"E
L10	36.39	N71°34'01"E
L11	35.69	N61°22'35"E
L12	4.74	N18°28'16"E
L13	40.12	N83°50'16"E
L14	44.62	N83°50'16"E
L15	61.79	N87°22'03"E
L16	29.20	N87°22'03"E
L17	36.76	N87°05'24"E
L18	11.96	S63°51'31"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ ANGLE
C1	197.58	433.00	26°08'34"
C5	162.52	446.00	20°52'43"
C6	15.19	23.00	37°49'47"
C7	200.13	40.00	286°39'41"
C8	28.80	23.00	71°44'07"
C9	131.76	420.00	17°58'30"
C15	36.92	446.00	4°44'36"
C16	75.26	446.00	9°40'08"
C17	50.33	446.00	6°27'58"
C18	18.77	40.00	26°53'30"
C19	51.48	40.00	73°44'23"
C20	68.20	40.00	97°41'20"
C21	61.67	40.00	88°20'28"
C22	75.82	420.00	10°20'37"
C23	55.94	420.00	7°37'53"

EASEMENT LINE TABLE		
E9	32.74	S14°11'07"E
E10	47.83	S13°10'36"E
E11	29.01	S14°18'59"E
E12	26.23	S08°50'02"E
E13	41.35	S12°14'00"E
E14	51.68	S14°16'03"E
E15	31.55	S13°47'32"E
E16	33.31	S12°42'16"E
E17	41.36	S07°44'36"E
E18	16.35	S06°22'56"E
E19	36.46	S77°17'36"E
E20	16.39	N71°51'34"E
E21	23.61	N82°12'56"E
E22	27.73	N88°55'48"E
E23	17.54	N83°33'29"E
E24	28.43	N69°40'34"E
E25	16.83	N67°35'08"E
E26	7.84	N47°47'14"E
E27	5.83	N31°48'44"E
E28	15.79	N06°01'57"E
E29	11.19	N02°56'55"E
E30	48.83	N04°00'14"W
E31	23.28	N06°10'20"E
E32	29.78	N05°00'42"W
E33	24.85	N00°22'45"E
E34	18.73	N01°38'37"E
E35	16.01	N40°15'45"E
E36	20.45	N01°33'45"E
E37	40.40	N04°15'08"W
E38	7.21	N03°43'03"W
E39	18.57	N36°17'56"W
E40	19.35	N03°43'03"W
E41	27.67	N01°43'39"W
E53	17.38	S46°53'39"E

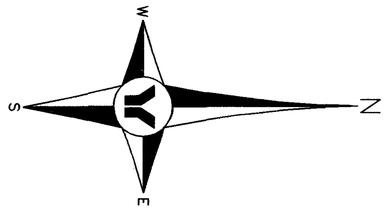
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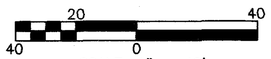
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SCALE: 1" = 40'

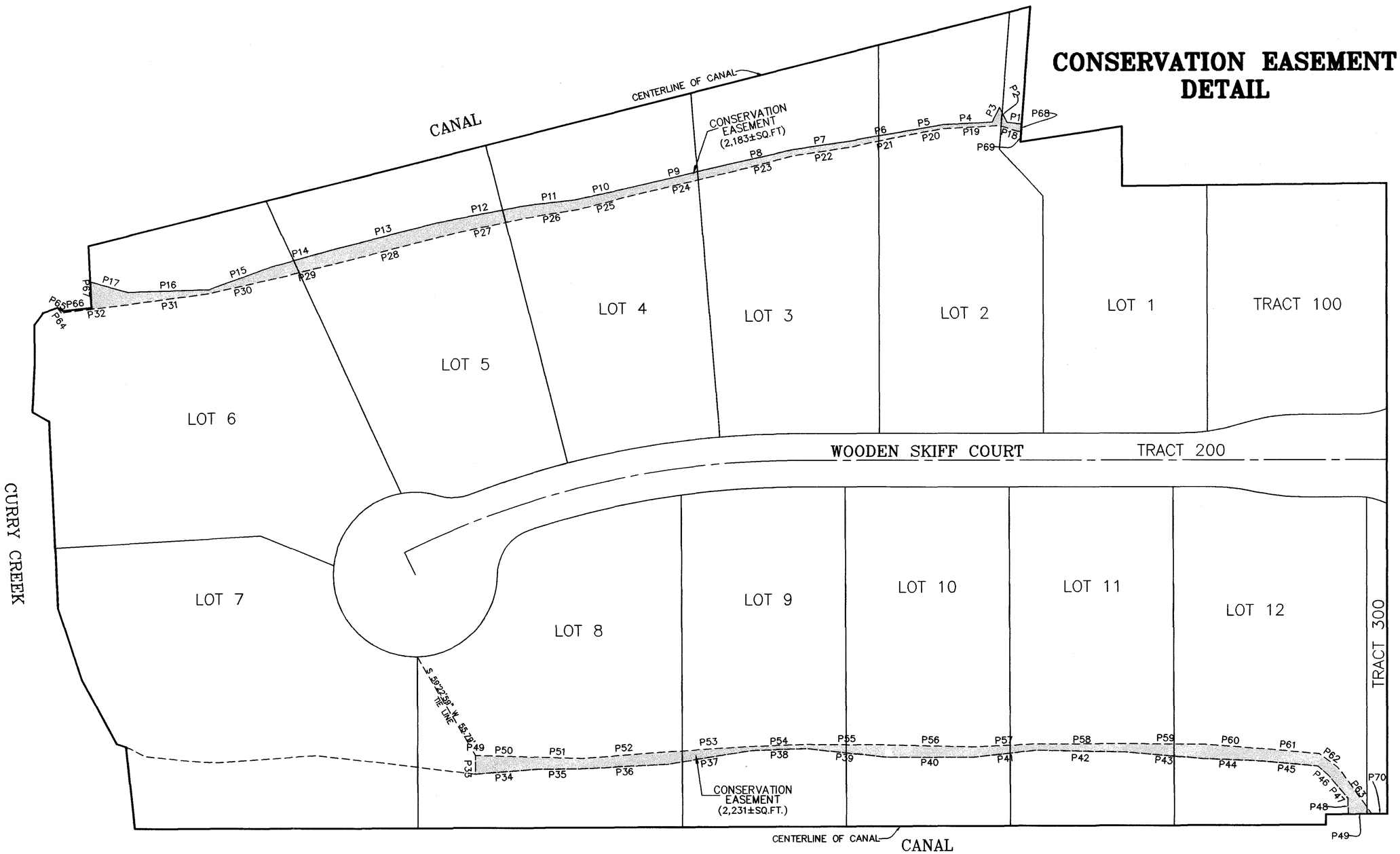
COTTAGES OF CURRY CREEK

A SUBDIVISION

SECTION 06, TWP. 39 S., RGE. 19 E.

SARASOTA COUNTY, FLORIDA

CONSERVATION EASEMENT DETAIL



CONSERVATION AREA LINE TABLE		
LINE	LENGTH	BEARING
P1	7.38	S08°32'21"W
P2	8.06	S63°19'34"W
P3	8.06	S63°53'53"E
P4	24.37	S03°02'51"E
P5	12.97	S09°37'04"E
P6	33.50	S09°53'01"E
P7	26.70	S08°22'29"E
P8	33.95	S12°28'49"E
P9	47.90	S13°10'57"E
P10	28.02	S12°20'30"E
P11	25.27	S06°29'51"E
P12	42.93	S10°53'47"E
P13	52.42	S14°14'11"E
P14	31.37	S15°37'49"E
P15	32.23	S19°51'11"E
P16	39.20	S01°52'28"E
P17	19.23	S15°20'54"W
P18	11.03	S16°58'11"W
P19	27.97	S03°08'27"E
P20	12.63	S09°44'34"E
P21	33.51	S11°35'15"E
P22	26.78	S08°22'15"E
P23	33.75	S14°11'07"E
P24	47.86	S13°10'36"E
P25	28.10	S14°19'00"E
P26	25.80	S08°50'03"E
P27	42.49	S12°14'01"E
P28	52.01	S14°16'04"E
P29	31.22	S13°47'32"E
P30	32.04	S12°42'16"E
P31	40.03	S07°44'37"E
P32	33.27	S06°57'58"E
P33	9.04	N89°55'46"E
P34	27.98	N04°34'55"W
P35	24.30	N00°43'49"W
P36	41.22	N02°51'28"W
P37	42.20	N09°10'28"W
P38	26.55	N01°41'51"W
P39	38.67	N06°16'16"E
P40	42.89	N00°06'21"W
P41	30.95	N06°14'14"W
P42	43.53	N01°12'34"E
P43	38.21	N04°49'52"E
P44	24.71	N02°05'14"E
P45	31.19	N04°59'59"E
P46	7.51	N41°49'33"E
P47	14.04	N50°17'36"E
P48	7.55	N89°49'08"E
P49	11.69	N00°10'30"E
P50	27.43	N01°38'37"E
P51	24.73	N01°33'44"E
P52	41.04	N04°15'09"W
P53	41.73	N03°43'03"W
P54	26.81	N01°43'40"W
P55	39.16	N00°23'08"E
P56	42.23	N01°12'24"E
P57	30.48	N02°31'23"W
P58	43.94	N00°11'41"W
P59	38.57	N00°26'57"E
P60	24.39	N04°25'27"E
P61	31.51	N04°52'10"E
P62	11.19	N36°00'18"E
P63	28.24	N53°47'33"E
P64	3.18	N53°29'46"E
P65	3.22	S29°07'22"W
P66	14.03	S06°22'59"E
P67	6.79	N87°05'24"E
P68	3.91	N85°41'20"W
P69	4.69	N85°41'20"W
P70	7.55	N00°10'30"E

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