Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10

SHEET 1 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

PRESERVE AREA NOTE:

THE NATIVE HABITAT PRESERVE AREAS, AS SHOWN ON THIS PLAT (TRACT "P1") 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 OF 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.

CONSERVATION TRACT

THE CONSERVATION AREA, AS SHOWN ON THIS PLAT (TRACT "C") 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 OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN THE CONSERVATION AREA, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM CONSERVATION ENVIRONMENTAL PERMITTING.

RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THERE ARE HEREBY EXPRESSLY RESERVED TO FLORIDA POWER AND LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO PEOPLES GAS COMPANY, A DIVISION OF TAMPA ELECTRIC COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO FRONTIER FLORIDA, LLC, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO COMCAST OF COLORADO/FLORIDA/MICHIGAN/NEW MEXICO/PENNSYLVANIA/WASHINGTON, LLC, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF 2.5 FEET IN WIDTH ALONG EACH REAR LOT LINE AND 2.5 FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA
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 2nd DAY OF May, A.D., 2017.

APPROVED:

CHAIRMAN,
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

COUNTY ATTORNEY

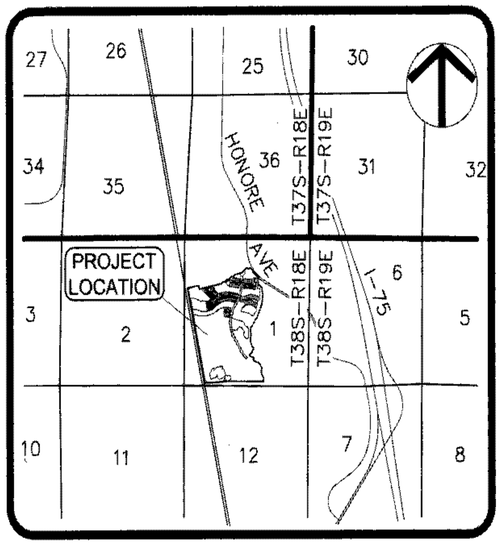
CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON APRIL 24, 2017. THE PERMANENT CONTROL POINTS (PCP'S), PLAT BENCHMARK'S (PBM) AND LOT CORNERS WILL BE INSTALLED WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CONFIRMED BY SURVEYORS AFFIDAVIT.

RHODES & RHODES LAND SURVEYING, INC.

5/2/17

JOHN SCOTT RHODES, P.S.M. NO. 5739 DATED



LOCATION MAP
(NOT TO SCALE)

OPEN SPACE & STORMWATER AREAS

OPEN SPACE AND STORMWATER AREAS, AS SHOWN ON THIS PLAT, ARE SUBJECT TO THE DEVELOPER'S RIGHT TO INSTALL AND MAINTAIN COMMON AREA AMENITIES, LANDSCAPING, IRRIGATION, LAKES, LITTORAL PLANTINGS, WALLS/FENCES, DRIVEWAYS, SIDEWALKS, BERMS AND OTHER SIMILAR SURFACE CONSTRUCTION WITHIN THE TRACTS DESCRIBED AND AS SHOWN ON THIS PLAT AS "OPEN SPACE (O1 AND O2) AND LAKE (LA, LC, LD, LE, LF AND LG)".

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 AND EASEMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTICE:

1. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESPLANADE ON PALMER RANCH (THE "DECLARATION") IS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2016155390. THE SUPPLEMENTAL DECLARATION IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017067071, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

2. THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017067068 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

3. AN OPEN SPACE RESTRICTION AND COVENANT IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017067069 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4. A TEMPORARY CUL-DE-SAC EASEMENT AGREEMENT IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017067067 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

5. THE FLOOD PLAIN DELINEATION PLAN HAS BEEN RECORDED IN MISCELLANEOUS MAP BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

6. THE CONSENT TO DEDICATION OF MORTGAGE IS SIMULTANMIOUSLY RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017061016 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST (ZONE 0902), NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990) AS ESTABLISHED FROM FLORIDA DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORD DOCUMENT NUMBER 073780.

2. BEARINGS ARE BASED ON THE EASTERLY BOUNDARY OF OFFICIAL RECORD INSTRUMENT #2005008526 (LEGACY TRAIL) AS BEING NORTH 11°46'59" WEST AND RELATES TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST (ZONE 0902), NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990),

3. ELEVATIONS SHOWN HEREON ARE BASED ON SARASOTA COUNTY BENCHMARK 163A, WITH AN ELEVATION OF 13.26 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929).

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA
COUNTY OF SARASOTA

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: 5-9-17

TERI S. OWEN, PSM #5928
SARASOTA COUNTY SURVEYOR

TERI S. OWEN 5928 STATE OF FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, (DEVELOPER), CERTIFIES TO THE OWNERSHIP OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "ESPLANADE ON PALMER RANCH, PHASE 1" AS SHOWN AND DESCRIBED HEREON TO BE MADE AND SUBJECT TO THE TERMS OF THE DECLARATION DO HEREBY DEDICATE THE FOLLOWING:

PRIVATE

DOES HEREBY DEDICATE AND SET APART TRACTS "P1", "LA", "LC", "LD", "LE", "LF", "LG", "O1", "O2", "C", PRIVATE ROADWAYS/RIGHTS-OF-WAY ("R"), ALL FRONT LOT LINE EASEMENTS, DRAINAGE EASEMENTS (D.E.), UTILITY EASEMENTS (U.E.), ACCESS EASEMENTS (A.E.), TEMPORARY TURNAROUND EASEMENTS AND LANDSCAPE BUFFER EASEMENTS (L.B.E.) TO THE ESPLANADE ON PALMER RANCH HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER; SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA, FLORIDA BY THIS PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.

TRACTS "F1", "F2" AND F3" ARE RESERVED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.

PUBLIC

DOES HEREBY DEDICATE AND SET APART PUBLIC UTILITY EASEMENTS (P.U.E.) AND ANY OTHER PUBLIC EASEMENTS AS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED, THIS 3 DAY OF May, A.D. 2017.

WITNESS: Becky Elliott
PRINT NAME: Becky Elliott
WITNESS: Tom Burdett
PRINT NAME: Tom Burdett

TAYLOR MORRISON OF FLORIDA, INC.,
A FLORIDA CORPORATION

BY: _____
ANTHONY J. SQUITIERI, VICE PRESIDENT

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017067072 24 PG(S)
May 30, 2017 03:05:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF May, 2017, BY ANTHONY J. SQUITIERI, VICE PRESIDENT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ 2017 AS IDENTIFICATION.

Deborah K. Beckett
NOTARY PUBLIC - STATE OF FLORIDA

Deborah K. Beckett
NAME PRINTED

FF 246040 8/14/2019
COMMISSION # MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
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 50, PAGES 10 - 10W PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 30 DAY OF May, A.D., 2017.

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

BY: Fred Miller
F. Miller, DEPUTY CLERK

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10A

SHEET 2 OF 24

KEY MAP

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

LEGEND:

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

POINT OF BEGINNING
S.W. CORNER
LEGACY ESTATES
ON PALMER RANCH,
PHASE 1
N 1044376.7203
E 504988.7680

W. 1/4 CORNER OF SECTION 1-38-18

N 89°41'40" E 315.92'

N 11°46'59" W 875.93'

SEABOARD AIR LINE RAILWAY CO., VENICE BRANCH (100' RIGHT-OF-WAY)

LEGACY TRAIL

EASTERLY BOUNDARY OF OFFICIAL RECORD INSTRUMENT #2005008586

TRACT "C"

S.W. CORNER OF SECTION 1-38-18

N 89°32'21" W 902.29'

N 11°46'59" W 123.22'

0 120 240 480

GRAPHIC SCALE IN FEET
1"=240'

SHEET 4

SHEET 11

SHEET 16

SHEET 19

SHEET 22

SHEET 12

SHEET 17

SHEET 20

SHEET 23

SHEET 13

SHEET 18

SHEET 21

SHEET 14

SHEET 24

SHEET 15

SHEET 5

SHEET 6

SHEET 7

SHEET 9

SHEET 10

SHEET 8

TRACT "F2"

TRACT "02"

TRACT "P1"

TRACT "R"

TRACT "LF"

TRACT "LD"

TRACT "F1"

TRACT "01"

TRACT "F3"

TRACT "LG"

TRACT "LE"

TRACT "LC"

TRACT "LA"

LEGACY ESTATES ON PALMER RANCH, PHASE 1 (PLAT BOOK 50, PAGE 42)

N. LINE S.W. 1/4 SECTION 1-38-18

S. LINE N.W. 1/4 SECTION 1-38-18

E. LINE S.W. 1/4 SECTION 1-38-18

W. LINE S.E. 1/4 SECTION 1-38-18

S. LINE SECTION 1-38-18

UNPLATTED N 00°47'36" E 170.20'

S. 1/4 CORNER OF SECTION 1-38-18

N. 1/4 CORNER OF SECTION 1-38-18

E. LINE N.W. 1/4 SECTION 1-38-18

W. LINE N.E. 1/4 SECTION 1-38-18

S. LINE N.E. 1/4 SECTION 1-38-18

N. LINE S.E. 1/4 SECTION 1-38-18

N 1040934.1615
E 508272.6771

N 1045116.0726
E 507726.0770

UNPLATTED

UNPLATTED

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10 B

SHEET 3 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

PROPERTY DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF LEGACY ESTATES ON PALMER RANCH, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 42 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING ELEVEN (11) COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH 78°22'06" EAST, 362.39 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 2: EASTERLY, 134.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 15°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 87°09'02" EAST, 134.57 FEET; COURSE NO. 3: SOUTH 11°46'59" EAST, 120.11 FEET; COURSE NO. 4: NORTH 78°13'01" EAST, 968.29 FEET; COURSE NO. 5: NORTH 61°25'03" EAST, 705.86 FEET TO A POINT OF CURVATURE; COURSE NO. 6: EASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 146.00 FEET, THROUGH A CENTRAL ANGLE OF 26°43'20" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 74°46'43" EAST, 67.48 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: EASTERLY, 293.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 454.00 FEET, THROUGH A CENTRAL ANGLE OF 36°59'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 69°38'26" EAST, 288.10 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 8: NORTHEASTERLY, 126.31 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 620.51 FEET, THROUGH A CENTRAL ANGLE OF 11°39'46" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 45°18'36" EAST, 126.09 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 9: NORTHEASTERLY, 55.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 183.31 FEET, THROUGH A CENTRAL ANGLE OF 17°23'09" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 48°10'18" EAST, 55.41 FEET; COURSE NO. 10: SOUTH 73°25'10" EAST, 134.93 FEET; COURSE NO. 11: NORTH 58°40'06" EAST, 70.52 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HONORE AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014029026 OF THE PUBLIC RECORDS OF SAID SARASOTA COUNTY, FLORIDA, THE SAME BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 449.36 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,490.00 FEET, THROUGH A CENTRAL ANGLE OF 17°16'45" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 41°07'07" EAST, 447.65 FEET; THENCE SOUTH 11°11'32" EAST, A DISTANCE OF 83.65 FEET; THENCE SOUTH 00°57'35" WEST, A DISTANCE OF 29.01 FEET; THENCE SOUTH 10°50'59" EAST, A DISTANCE OF 142.66 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 78.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 64.03 FEET, THROUGH A CENTRAL ANGLE OF 70°07'17" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°45'02" EAST, 73.56 FEET; THENCE SOUTH 65°39'17" EAST, A DISTANCE OF 73.14 FEET; THENCE NORTH 80°27'58" EAST, A DISTANCE OF 12.79 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 50.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.66 FEET, THROUGH A CENTRAL ANGLE OF 41°07'21" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°39'00" EAST, 48.93 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 14.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 84.32 FEET, THROUGH A CENTRAL ANGLE OF 10°02'38" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°04'01" EAST, 14.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 33.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 61.71 FEET, THROUGH A CENTRAL ANGLE OF 31°14'26" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 00°34'31" WEST, 33.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 22.95 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 76.29 FEET, THROUGH A CENTRAL ANGLE OF 17°14'21" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 07°34'34" WEST, 22.87 FEET; THENCE SOUTH 04°30'37" WEST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 13°47'52" EAST, A DISTANCE OF 58.97 FEET; THENCE SOUTH 24°53'05" EAST, A DISTANCE OF 80.60 FEET; THENCE SOUTH 07°35'46" WEST, A DISTANCE OF 129.29 FEET; THENCE SOUTH 08°24'02" WEST, A DISTANCE OF 261.03 FEET; THENCE SOUTH 21°42'42" WEST, A DISTANCE OF 325.00 FEET; THENCE SOUTH 25°32'07" WEST, A DISTANCE OF 113.53 FEET; THENCE SOUTH 27°26'12" WEST, A DISTANCE OF 87.66 FEET; THENCE SOUTH 35°59'52" WEST, A DISTANCE OF 120.73 FEET; THENCE SOUTH 32°38'04" WEST, A DISTANCE OF 224.77 FEET; THENCE SOUTH 46°23'47" WEST, A DISTANCE OF 54.44 FEET; THENCE SOUTH 13°59'25" WEST, A DISTANCE OF 24.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 184.89 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 193.99 FEET, THROUGH A CENTRAL ANGLE OF 54°36'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 12°10'44" WEST, 177.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 124.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 339.86 FEET, THROUGH A CENTRAL ANGLE OF 21°00'49" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 04°37'06" EAST, 123.95 FEET; THENCE SOUTH 05°53'18" WEST, A DISTANCE OF 175.47 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 70.81 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 176.91 FEET, THROUGH A CENTRAL ANGLE OF 22°56'00" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 06°15'43" EAST, 70.34 FEET; THENCE SOUTH 17°43'43" EAST, A DISTANCE OF 148.88 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 97.86 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.50 FEET, THROUGH A CENTRAL ANGLE OF 50°44'28" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 40°56'47" EAST, 94.69 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 35.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 49.78 FEET, THROUGH A CENTRAL ANGLE OF 40°29'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 46°04'24" EAST, 34.45 FEET; THENCE SOUTH 03°55'09" WEST, A DISTANCE OF 44.27 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 67.16 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 82.10 FEET, THROUGH A CENTRAL ANGLE OF 46°51'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 33°08'13" WEST, 65.30 FEET; THENCE SOUTH 42°01'36" WEST, A DISTANCE OF 223.50 FEET; THENCE SOUTH 61°39'08" EAST, A DISTANCE OF 222.07 FEET; THENCE SOUTH 28°20'52" WEST, A DISTANCE OF 34.91 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 19.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 54°38'10" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 00°54'06" WEST, 18.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 35.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 127.00 FEET, THROUGH A CENTRAL ANGLE OF 15°57'10" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°26'24" EAST, 35.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 19.93 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 57°05'24" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 39°00'31" EAST, 19.11 FEET; THENCE SOUTH 22°26'47" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 114.79 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,165.00 FEET, THROUGH A CENTRAL ANGLE OF 05°38'44" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 70°22'35" EAST, 114.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 174.64 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 32°48'27" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 56°47'44" EAST, 172.27 FEET; THENCE SOUTH 40°23'30" EAST, A DISTANCE OF 153.17 FEET; THENCE SOUTH 49°36'30" WEST, A DISTANCE OF 20.77 FEET; THENCE SOUTH 08°08'27" WEST, A DISTANCE OF 132.86 FEET; THENCE SOUTH 14°32'31" EAST, A DISTANCE OF 144.44 FEET; THENCE SOUTH 41°22'32" EAST, A DISTANCE OF 88.93 FEET; THENCE SOUTH 00°28'03" WEST, A DISTANCE OF 162.25 FEET; THENCE NORTH 89°31'57" WEST, A DISTANCE OF 1,453.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 352.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,641.32 FEET, THROUGH A CENTRAL ANGLE OF 05°32'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 87°41'36" WEST, 352.48 FEET; THENCE SOUTH 84°55'09" WEST, A DISTANCE OF 201.91 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 277.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,863.95 FEET, THROUGH A CENTRAL ANGLE OF 05°32'54" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 87°41'36" WEST, 277.23 FEET; THENCE NORTH 89°31'57" WEST, A DISTANCE OF 275.76 FEET TO A POINT ON THE EASTERLY BOUNDARY OF AFORESAID LANDS DESCRIBED IN QUIT-CLAIM DEED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005008586 OF THE PUBLIC RECORDS OF SAID SARASOTA COUNTY, FLORIDA, THE SAME BEING A POINT ON THE RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY FORMERLY KNOWN AS SEABOARD AIR LINE RAILWAY CO., VENICE BRANCH RIGHT-OF-WAY (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 11°46'59" WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 3,546.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,987,818 SQUARE FEET OR 229.289 ACRES, MORE OR LESS.

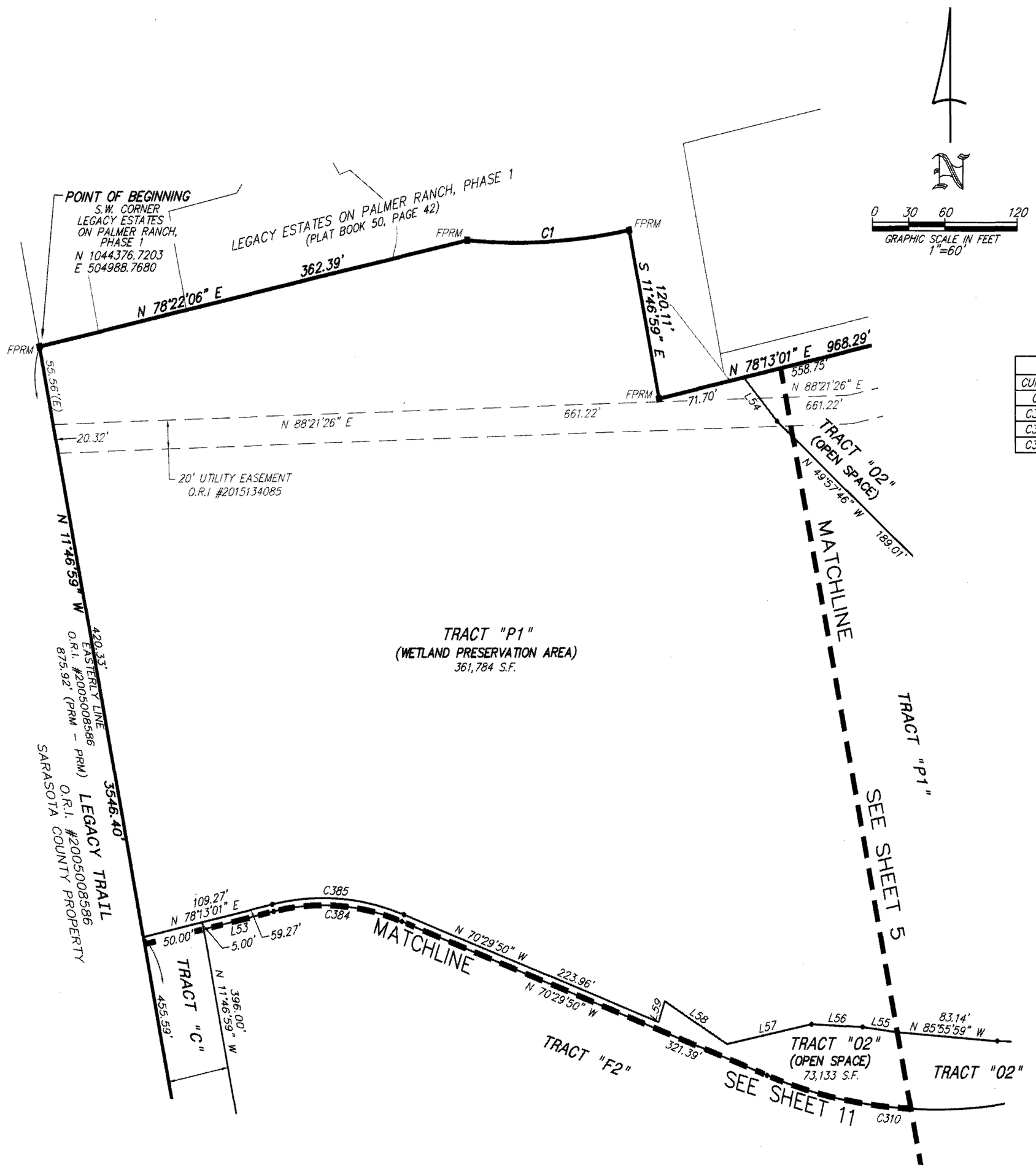
THIS INSTRUMENT PREPARED BY:
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10C

SHEET 4 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA



LINE TABLE (SHEET 4)		
LINE	LENGTH	BEARING
L53	59.27'	N 78°13'01" E
L54	41.16'	N 42°27'00" W
L55	29.19'	N 82°46'15" W
L56	42.37'	N 87°07'35" W
L57	71.62'	N 78°43'35" E
L58	59.64'	N 59°49'39" W
L59	15.42'	N 19°30'10" E

CURVE TABLE (SHEET 4)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	500.00'	15°28'04"	134.98'	134.57'	N 87°09'02" E
C310	415.00'	28°53'14"	209.23'	207.02'	N 84°56'27" W
C384	198.00'	31°17'10"	108.12'	106.78'	N 86°08'24" W
C385	203.00'	31°17'09"	110.85'	109.47'	N 86°08'24" W

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

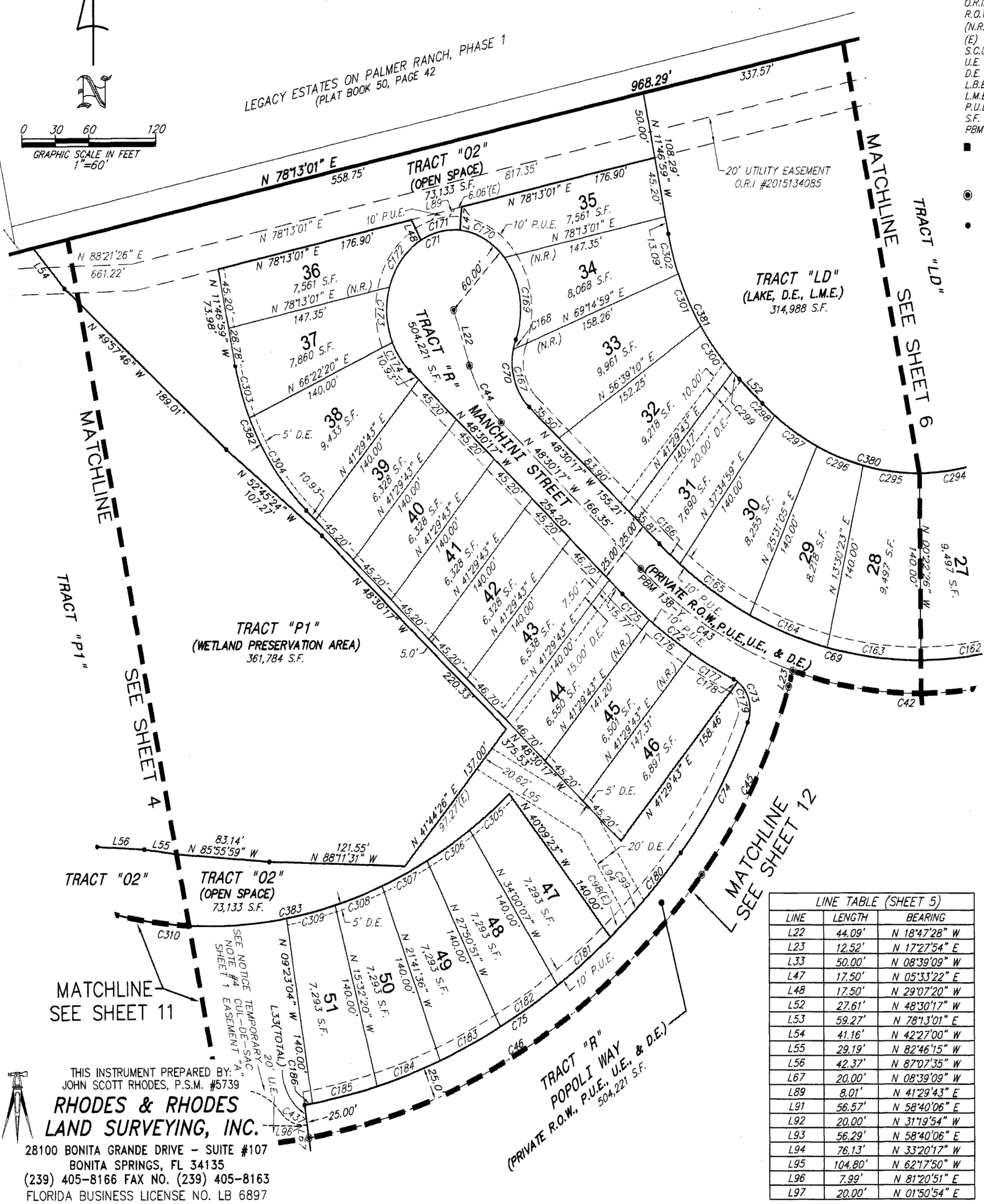
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Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10D

SHEET 5 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA



LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897")

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

CURVE TABLE (SHEET 5)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	500.00'	15°28'04"	134.98'	134.57'	N 87°09'02" E
C42	375.00'	34°16'22"	224.32'	220.99'	N 89°40'17" W
C43	375.00'	24°01'49"	157.28'	156.13'	N 60°31'11" W
C44	100.00'	29°42'49"	51.86'	51.28'	N 33°38'53" W
C45	400.00'	23°12'21"	162.01'	160.90'	N 29°04'05" E
C46	580.00'	40°40'36"	411.77'	403.17'	N 61°00'33" E
C69	350.00'	58°18'11"	356.15'	340.98'	N 77°39'22" W
C70	45.00'	70°31'44"	55.39'	51.96'	N 13°14'25" W
C71	60.00'	250°31'44"	262.35'	97.98'	N 76°45'35" E
C72	400.00'	17°02'41"	118.99'	118.56'	N 57°01'38" W
C73	25.00'	88°38'32"	38.68'	34.93'	N 21°13'42" W
C74	375.00'	17°34'41"	115.05'	114.60'	N 31°52'55" E
C75	555.00'	40°40'36"	394.02'	385.80'	N 61°00'33" E
C98(E)	555.00'	2°05'08"	20.20'	20.20'	N 48°48'03" E
C99	555.00'	2°05'47"	20.31'	20.31'	N 46°42'35" E
C162	350.00'	13°52'49"	84.79'	84.58'	N 82°41'09" E
C163	350.00'	13°52'49"	84.79'	84.58'	N 83°26'02" W
C164	350.00'	12°00'42"	73.38'	73.24'	N 70°29'16" W
C165	350.00'	12°03'54"	73.70'	73.57'	N 58°26'58" W
C166	350.00'	3°54'44"	23.90'	23.89'	N 50°27'39" W
C167	45.00'	60°40'28"	47.65'	45.46'	N 18°10'03" W
C168	45.00'	9°51'16"	7.74'	7.73'	N 17°05'49" E
C169	60.00'	62°28'12"	65.42'	62.23'	N 09°12'39" W
C170	60.00'	43°59'53"	46.07'	44.95'	N 62°26'42" W
C171	60.00'	34°40'41"	36.31'	35.76'	N 78°13'01" E
C172	60.00'	43°59'53"	46.07'	44.95'	N 38°52'44" E
C173	60.00'	40°30'27"	42.42'	41.54'	N 03°22'26" W
C174	60.00'	24°52'37"	26.05'	25.85'	N 36°03'58" W
C175	400.00'	4°26'06"	30.96'	30.95'	N 50°43'20" W
C176	400.00'	6°32'13"	45.64'	45.61'	N 56°12'29" W
C177	400.00'	6°04'23"	42.40'	42.38'	N 62°30'47" W
C178	25.00'	9°35'12"	4.18'	4.18'	N 60°45'22" W
C179	25.00'	79°03'21"	34.49'	31.82'	N 16°26'06" W
C180	555.00'	9°10'22"	88.85'	88.76'	N 45°15'26" E
C181	555.00'	6°09'16"	59.62'	59.59'	N 52°55'15" E
C182	555.00'	6°09'16"	59.62'	59.59'	N 59°04'31" E
C183	555.00'	6°09'16"	59.62'	59.59'	N 65°13'46" E
C184	555.00'	6°09'16"	59.62'	59.59'	N 71°23'02" E
C185	555.00'	6°09'16"	59.62'	59.59'	N 77°32'18" E
C186	555.00'	0°43'55"	7.09'	7.09'	N 80°58'54" E
C294	210.00'	13°52'49"	50.87'	50.75'	N 82°41'09" E
C295	210.00'	13°52'49"	50.87'	50.75'	N 83°26'02" W
C296	210.00'	12°00'42"	44.03'	43.94'	N 70°29'16" W
C297	210.00'	12°03'54"	44.22'	44.14'	N 58°26'58" W
C298	210.00'	3°54'44"	14.34'	14.34'	N 50°27'39" W
C299	200.00'	2°21'02"	8.21'	8.20'	N 47°19'46" W
C300	200.00'	12°48'25"	44.70'	44.61'	N 39°45'02" W
C301	200.00'	12°35'49"	43.97'	43.88'	N 27°02'55" W
C302	200.00'	8°58'02"	31.30'	31.27'	N 16°16'00" W
C303	200.00'	11°50'41"	41.35'	41.27'	N 17°42'19" W
C304	200.00'	24°52'37"	86.84'	86.16'	N 36°03'58" W
C305	415.00'	6°09'16"	44.58'	44.56'	N 52°55'15" E
C306	415.00'	6°09'16"	44.58'	44.56'	N 59°04'31" E
C307	415.00'	6°09'16"	44.58'	44.56'	N 65°13'46" E
C308	415.00'	6°09'16"	44.58'	44.56'	N 71°23'02" E
C309	415.00'	6°09'16"	44.58'	44.56'	N 77°32'18" E
C310	415.00'	28°53'14"	209.23'	207.02'	N 84°56'27" W
C380	210.00'	58°18'11"	213.69'	204.59'	N 77°39'22" W
C381	200.00'	36°43'18"	128.18'	126.00'	N 30°08'38" W
C382	200.00'	36°43'18"	128.18'	126.00'	N 30°08'38" W
C383	415.00'	59°39'34"	432.12'	412.86'	N 79°40'23" E
C437	25.00'	60°00'00"	26.18'	25.00'	N 68°39'09" W

LINE TABLE (SHEET 5)

LINE	LENGTH	BEARING
L22	44.09'	N 18°47'28" W
L23	12.52'	N 17°27'54" E
L33	50.00'	N 08°39'09" W
L47	17.50'	N 05°33'22" E
L48	17.50'	N 29°07'20" W
L52	27.61'	N 48°30'17" W
L53	59.27'	N 78°13'01" E
L54	41.16'	N 42°27'00" W
L55	29.19'	N 82°46'15" W
L56	42.37'	N 87°07'35" W
L67	20.00'	N 08°39'09" W
L89	8.01'	N 41°29'43" E
L91	56.57'	N 58°40'06" E
L92	20.00'	N 31°19'54" W
L93	56.29'	N 58°40'06" E
L94	76.13'	N 33°20'17" W
L95	104.80'	N 62°17'50" W
L96	7.99'	N 81°20'51" E
L97	20.00'	N 01°50'54" E

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Esplanade on Palmer Ranch, Phase 1

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 51, PAGE 10 E

SHEET 6 OF 24

THIS INSTRUMENT PREPARED BY:
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0 30 60 120
GRAPHIC SCALE IN FEET
1"=60'

LINE TABLE (SHEET 6)		
LINE	LENGTH	BEARING
L18	61.25'	N 67°23'19" W
L46	11.03'	N 64°37'03" W
L77	28.56'	N 80°16'16" E
L78	47.55'	N 54°34'07" E
L79	25.16'	N 64°37'03" W
L80(E)	30.64'	N 54°24'59" E
L81	52.13'	N 28°34'57" W
L82	118.39'	N 61°25'03" E
L83	72.00'	N 28°34'57" W
L84	60.00'	N 61°25'03" E
L85	72.00'	N 28°34'57" W
L86	60.00'	N 61°25'03" E
L87	28.58'	N 14°19'55" E

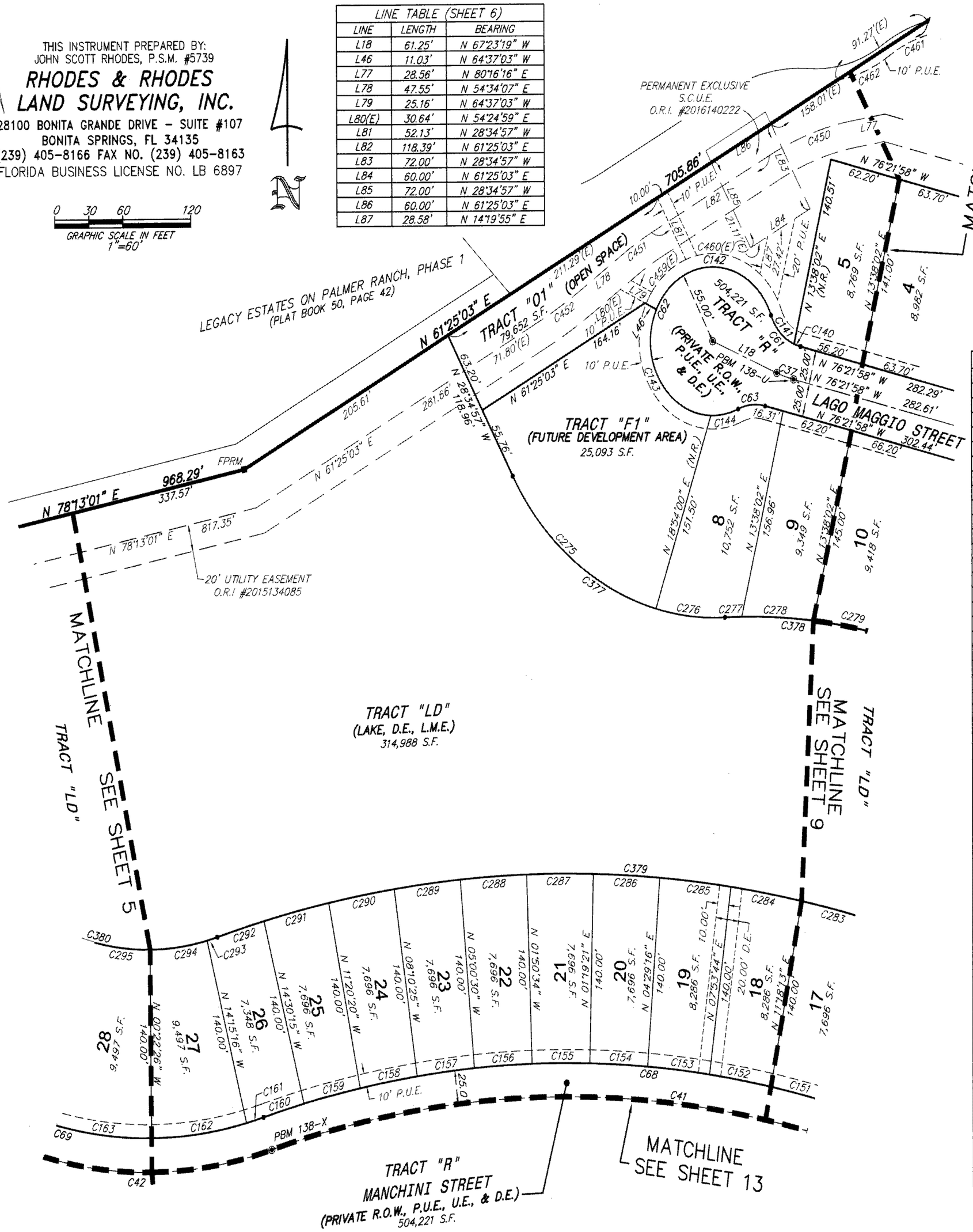
LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
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O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
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(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
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L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

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◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF



CURVE TABLE (SHEET 6)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C37	100.00'	8°58'39"	15.67'	15.65'	N 71°52'39" W
C41	900.00'	44°42'23"	702.25'	684.57'	N 84°27'16" W
C42	375.00'	34°16'22"	224.32'	220.99'	N 89°40'17" W
C61	37.00'	56°10'17"	36.27'	34.84'	N 48°16'49" W
C62	55.00'	273°52'53"	262.91'	75.10'	N 22°51'52" E
C63	37.00'	37°42'36"	24.35'	23.91'	N 84°46'44" E
C68	925.00'	42°40'40"	689.00'	673.18'	N 85°28'08" W
C69	350.00'	58°18'11"	356.15'	340.98'	N 77°39'22" W
C140	37.00'	9°19'57"	6.03'	6.02'	N 71°41'59" W
C141	37.00'	46°50'20"	30.25'	29.41'	N 43°36'51" W
C142	55.00'	134°25'22"	129.04'	101.41'	N 87°24'22" W
C143	55.00'	113°32'09"	108.99'	92.01'	N 31°23'08" W
C144	55.00'	25°55'22"	24.88'	24.67'	N 78°53'07" E
C151	925.00'	3°09'55"	51.10'	51.10'	N 77°06'49" W
C152	925.00'	3°24'29"	55.02'	55.01'	N 80°24'01" W
C153	925.00'	3°24'29"	55.02'	55.01'	N 83°48'30" W
C154	925.00'	3°09'55"	51.10'	51.10'	N 87°05'42" W
C155	925.00'	3°09'55"	51.10'	51.10'	N 89°44'23" E
C156	925.00'	3°09'55"	51.10'	51.10'	N 86°34'28" E
C157	925.00'	3°09'55"	51.10'	51.10'	N 83°24'33" E
C158	925.00'	3°09'55"	51.10'	51.10'	N 80°14'38" E
C159	925.00'	3°09'55"	51.10'	51.10'	N 77°04'43" E
C160	925.00'	2°18'13"	37.19'	37.19'	N 74°20'39" E
C161	350.00'	2°33'12"	15.60'	15.60'	N 74°28'08" E
C162	350.00'	13°52'49"	84.79'	84.58'	N 82°41'09" E
C163	350.00'	13°52'49"	84.79'	84.58'	N 83°26'02" W
C275	203.00'	46°34'55"	165.04'	160.53'	N 51°52'24" W
C276	203.00'	17°25'03"	61.71'	61.47'	N 83°52'23" W
C277	500.00'	1°42'00"	14.83'	14.83'	N 88°16'05" E
C278	500.00'	7°15'47"	63.38'	63.34'	N 87°15'01" W
C279	500.00'	7°15'10"	63.29'	63.25'	N 79°59'33" W
C283	1065.00'	3°09'55"	58.84'	58.83'	N 77°06'49" W
C284	1065.00'	3°24'29"	63.35'	63.34'	N 80°24'01" W
C285	1065.00'	3°24'29"	63.35'	63.34'	N 83°48'30" W
C286	1065.00'	3°09'55"	58.84'	58.83'	N 87°05'42" W
C287	1065.00'	3°09'55"	58.84'	58.83'	N 89°44'23" E
C288	1065.00'	3°09'55"	58.84'	58.83'	N 86°34'28" E
C289	1065.00'	3°09'55"	58.84'	58.83'	N 83°24'33" E
C290	1065.00'	3°09'55"	58.84'	58.83'	N 80°14'38" E
C291	1065.00'	3°09'55"	58.84'	58.83'	N 77°04'43" E
C292	1065.00'	2°18'13"	42.82'	42.82'	N 74°20'39" E
C293	210.00'	2°33'12"	9.36'	9.36'	N 74°28'08" E
C294	210.00'	13°52'49"	50.87'	50.75'	N 82°41'09" E
C295	210.00'	13°52'49"	50.87'	50.75'	N 83°26'02" W
C377	203.00'	63°59'57"	226.75'	215.15'	N 60°34'56" W
C378	500.00'	16°12'57"	141.51'	141.04'	N 84°28'26" W
C379	1065.00'	40°30'15"	752.88'	737.30'	N 86°33'21" W
C380	210.00'	58°18'11"	213.69'	204.59'	N 77°39'22" W
C450	240.00'	18°51'13"	78.97'	78.62'	N 70°50'39" E
C451	250.04'	6°56'19"	30.28'	30.26'	N 57°56'53" E
C452	352.24'	7°23'41"	45.46'	45.43'	N 58°15'58" E
C459(E)	65.00'	34°30'33"	39.15'	38.56'	N 51°29'13" E
C460(E)	65.00'	52°18'38"	59.34'	57.30'	N 76°05'16" W
C461	110.00'	24°10'28"	46.41'	46.07'	N 68°11'02" E
C462	115.00'	24°58'40"	50.13'	49.74'	N 68°35'08" E

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10F

SHEET 7 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

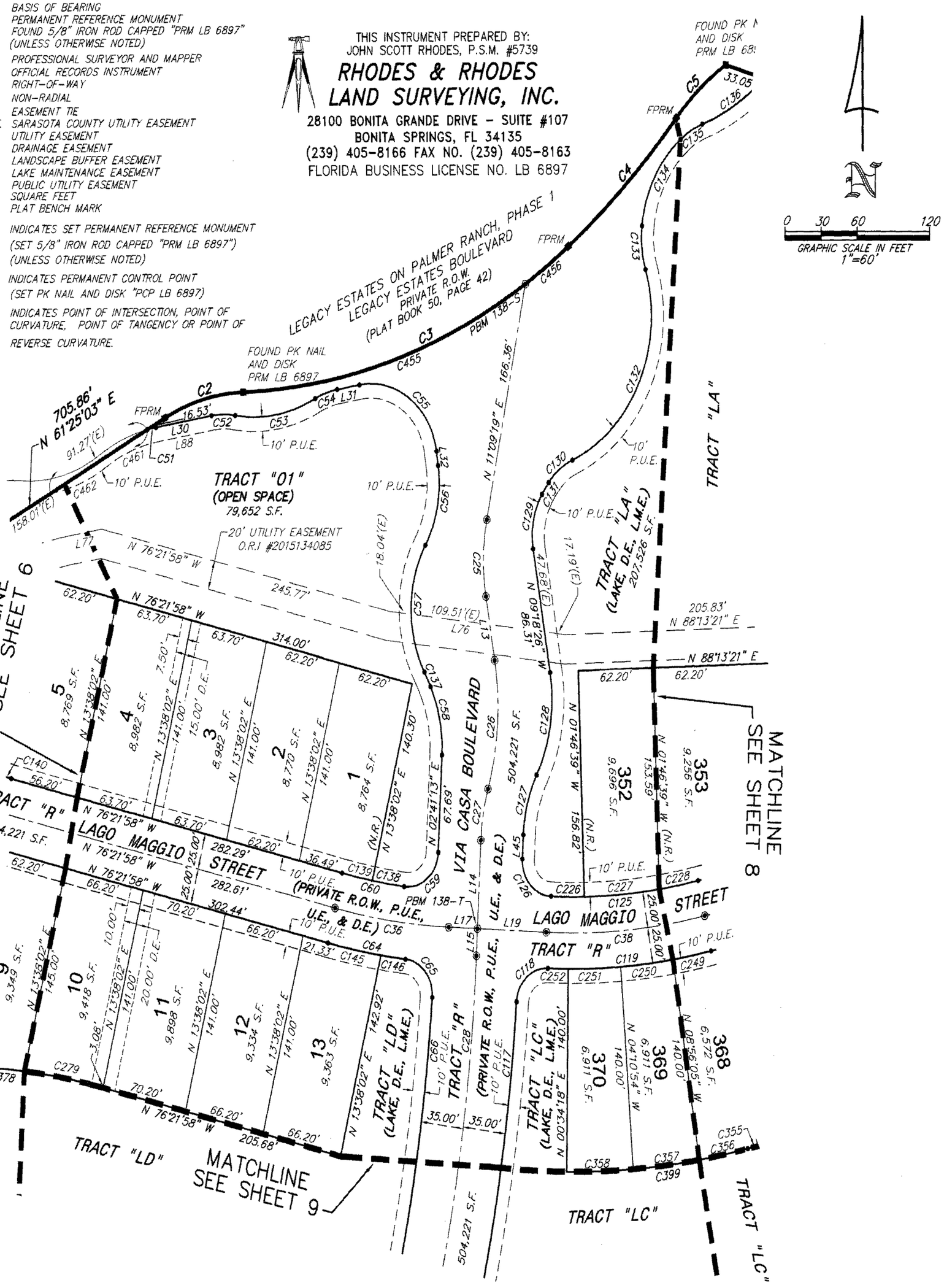
◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE – SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897



LINE TABLE (SHEET 7)		
LINE	LENGTH	BEARING
L13	44.31'	N 09°18'26" W
L14	61.58'	N 02°41'13" E
L15	18.98'	N 02°41'13" E
L17	23.95'	N 87°18'47" W
L19	57.17'	N 87°18'47" W
L30	46.76'	N 80°16'16" E
L31	18.83'	N 80°16'16" E
L32	9.94'	N 08°08'37" W
L45	16.93'	N 02°41'13" E
L76	146.65'	N 83°32'35" W
L77	28.56'	N 80°16'16" E
L88	46.76'	N 80°16'16" E

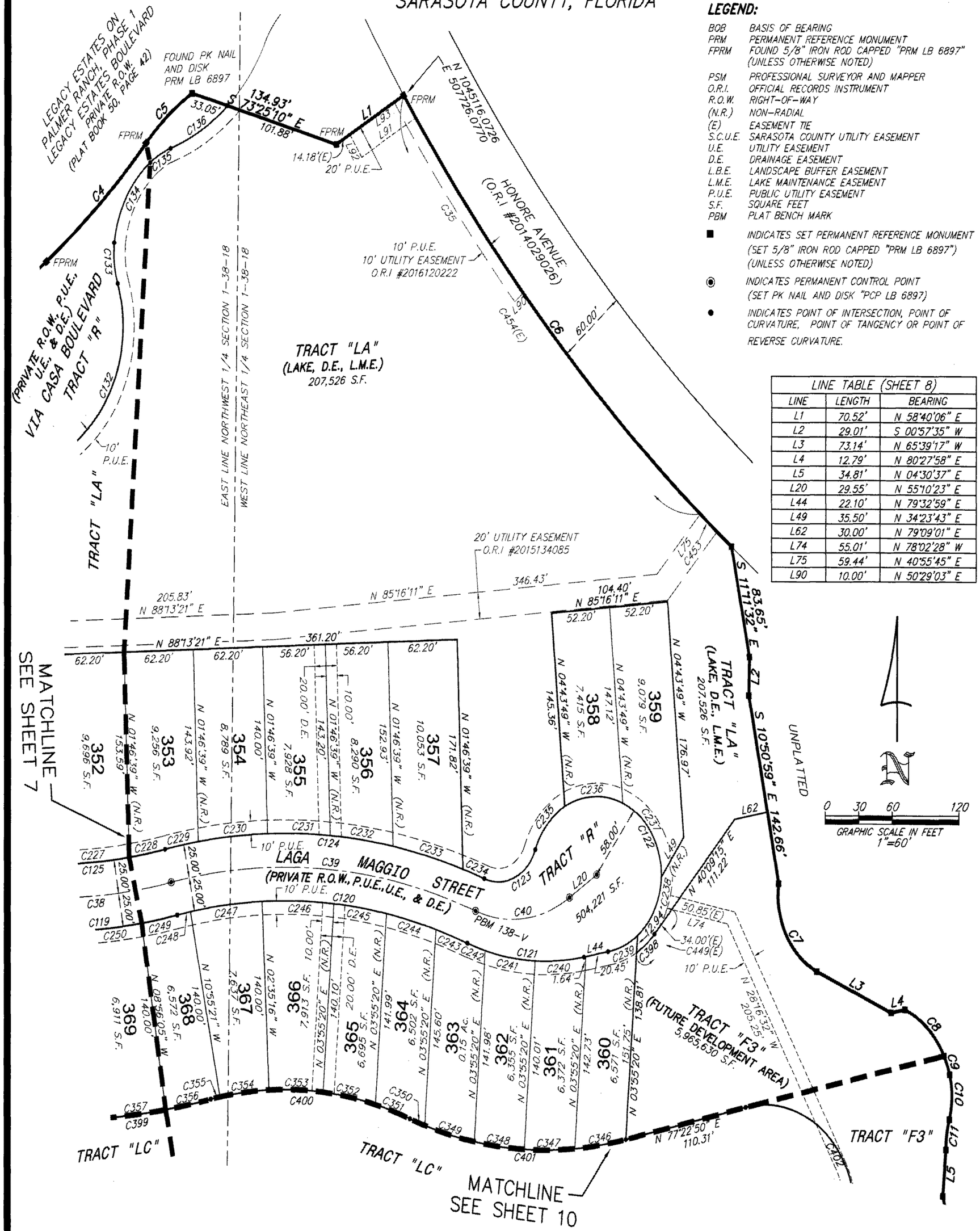
CURVE TABLE (SHEET 7)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C2	146.00'	26°43'20"	68.09'	67.48'	N 74°46'43" E
C3	454.00'	36°59'54"	293.17'	288.10'	N 69°38'26" E
C4	620.51'	11°39'46"	126.31'	126.09'	N 45°18'36" E
C5	183.31'	17°23'09"	55.62'	55.41'	N 48°10'18" E
C25	150.00'	20°27'45"	53.57'	53.29'	N 00°55'27" E
C26	200.00'	25°45'59"	89.94'	89.19'	N 03°34'34" E
C27	150.00'	13°46'20"	36.06'	35.97'	N 09°34'23" E
C28	1300.00'	25°12'42"	572.04'	567.43'	N 15°17'34" E
C36	500.00'	10°56'49"	95.53'	95.38'	N 81°50'22" W
C38	500.00'	15°09'47"	132.32'	131.94'	N 85°06'20" E
C51	120.00'	3°31'38"	7.39'	7.39'	N 78°30'27" E
C52	61.00'	18°28'53"	19.68'	19.59'	N 89°30'43" E
C53	106.00'	36°57'47"	68.38'	67.20'	N 80°16'16" E
C54	61.00'	18°28'53"	19.68'	19.59'	N 71°01'49" E
C55	55.00'	91°35'07"	87.92'	78.85'	N 53°56'11" W
C56	86.00'	38°09'56"	57.29'	56.23'	N 10°56'21" E
C57	89.00'	58°44'25"	91.24'	87.30'	N 00°39'06" E
C58	100.00'	27°54'20"	48.70'	48.22'	N 11°15'57" W
C59	25.00'	94°35'42"	41.27'	36.74'	N 49°59'04" E
C60	475.00'	6°21'07"	52.66'	52.63'	N 79°32'31" W
C64	525.00'	7°09'05"	65.53'	65.49'	N 79°56'30" W
C65	25.00'	87°34'56"	38.21'	34.60'	N 39°43'35" W
C66	1265.00'	21°33'02"	475.80'	473.00'	N 14°50'24" E
C117	1335.00'	21°47'52"	507.89'	504.83'	N 14°53'34" E
C118	25.00'	88°26'06"	38.59'	34.87'	N 48°12'41" E
C119	525.00'	14°54'18"	136.57'	136.19'	N 84°58'35" E
C125	475.00'	14°48'09"	122.72'	122.38'	N 84°55'31" E
C126	25.00'	90°21'38"	39.43'	35.47'	N 42°29'36" W
C127	100.00'	24°40'43"	43.07'	42.74'	N 15°01'35" E
C128	114.00'	36°40'22"	72.97'	71.73'	N 09°01'45" E
C129	55.00'	40°58'12"	39.33'	38.50'	N 11°10'40" E
C130	50.00'	29°18'06"	25.57'	25.29'	N 51°51'33" E
C131	101.00'	5°32'45"	9.78'	9.77'	N 34°26'08" E
C132	109.00'	83°40'16"	159.18'	145.41'	N 24°40'28" E
C133	75.00'	23°24'42"	30.65'	30.43'	N 05°27'19" W
C134	91.00'	43°49'18"	69.60'	67.92'	N 28°09'41" E
C135	61.00'	19°51'20"	21.14'	21.03'	N 59°59'59" E
C136	149.00'	23°18'59"	60.63'	60.22'	N 58°16'10" E
C137	186.00'	3°30'00"	11.36'	11.36'	N 26°58'07" W
C138	475.00'	3°14'57"	26.94'	26.93'	N 81°05'37" W
C139	475.00'	3°06'10"	25.72'	25.72'	N 77°55'03" W
C140	37.00'	9°19'57"	6.03'	6.02'	N 71°41'59" W
C145	525.00'	4°54'09"	44.92'	44.91'	N 78°49'02" W
C146	525.00'	2°14'56"	20.61'	20.61'	N 82°23'35" W
C226	475.00'	3°19'00"	27.50'	27.49'	N 89°19'54" W
C227	475.00'	7°31'06"	62.33'	62.28'	N 85°15'03" E
C228	475.00'	3°58'04"	32.89'	32.89'	N 79°30'28" E
C249	525.00'	3°32'28"	32.45'	32.44'	N 79°17'40" E
C250	525.00'	4°45'12"	43.55'	43.54'	N 83°26'30" E
C251	525.00'	4°45'12"	43.55'	43.54'	N 88°11'42" E
C252	525.00'	1°51'26"	17.02'	17.02'	N 88°29'59" W
C278	500.00'	7°15'47"	63.38'	63.34'	N 87°15'01" W
C279	500.00'	7°15'10"	63.29'	63.25'	N 79°59'33" W
C355	305.00'	1°33'13"	8.27'	8.27'	N 78°18'03" E
C356	665.00'	3°32'28"	41.10'	41.09'	N 79°17'40" E
C357	665.00'	4°45'12"	55.17'	55.15'	N 83°26'30" E
C358	665.00'	4°45'12"	55.17'	55.15'	N 88°11'42" E
C378	500.00'	16°12'57"	141.51'	141.04'	N 84°28'26" W
C399	665.00'	13°02'51"	151.44'	151.11'	N 84°02'52" E
C450	240.00'	18°51'13"	78.97'	78.62'	N 70°50'39" E
C455	454.00'	31°24'58"	248.94'	245.83'	N 72°25'54" E
C456	454.00'	5°34'55"	44.23'	44.21'	N 53°55'57" E
C461	110.00'	24°10'28"	46.41'	46.07'	N 68°11'02" E
C462	115.00'	24°58'40"	50.13'	49.74'	N 68°35'08" E

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10G

SHEET 8 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA



LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK
■	INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
◉	INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)
•	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

LINE TABLE (SHEET 8)

LINE	LENGTH	BEARING
L1	70.52'	N 58°40'06" E
L2	29.01'	S 00°57'35" W
L3	73.14'	N 65°39'17" W
L4	12.79'	N 80°27'58" E
L5	34.81'	N 04°30'37" E
L20	29.55'	N 55°10'23" E
L44	22.10'	N 79°32'59" E
L49	35.50'	N 34°23'43" E
L62	30.00'	N 79°09'01" E
L74	55.01'	N 78°02'28" W
L75	59.44'	N 40°55'45" E
L90	10.00'	N 50°29'03" E

CURVE TABLE (SHEET 8)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C4	620.51'	11°39'46"	126.31'	126.09'	N 45°18'36" E
C5	183.31'	17°23'09"	55.62'	55.41'	N 48°10'18" E
C6	1490.00'	17°16'45"	449.36'	447.65'	S 41°07'07" E
C7	64.03'	70°07'17"	78.36'	73.56'	S 27°45'02" E
C8	69.66'	41°07'21"	50.00'	48.93'	S 45°39'00" E
C9	84.32'	10°02'38"	14.78'	14.76'	S 20°04'01" E
C10	61.71'	31°14'26"	33.65'	33.23'	S 00°34'31" W
C11	76.29'	17°14'21"	22.95'	22.87'	S 07°34'34" W
C35	1500.00'	7°02'41"	184.43'	184.31'	N 35°59'37" W
C38	500.00'	15°09'47"	132.32'	131.94'	N 85°06'20" E
C39	470.00'	33°53'10"	277.97'	273.94'	N 85°31'58" W
C40	90.00'	56°14'13"	88.34'	84.83'	N 83°17'30" E
C119	525.00'	14°54'18"	136.57'	136.19'	N 84°58'35" E
C120	445.00'	34°08'19"	265.15'	261.24'	N 85°24'24" W
C121	190.00'	32°06'47"	106.49'	105.10'	N 84°23'38" W
C122	58.00'	240°56'34"	243.90'	99.98'	N 40°55'18" W
C123	35.00'	92°37'31"	56.58'	50.62'	N 64°55'11" E
C124	495.00'	33°42'30"	291.22'	287.04'	N 85°37'19" W
C125	475.00'	14°48'09"	122.72'	122.38'	N 84°55'31" E
C132	109.00'	83°40'16"	159.18'	145.41'	N 24°40'28" E
C133	75.00'	23°24'42"	30.65'	30.43'	N 05°27'19" W
C134	91.00'	43°49'18"	69.60'	67.92'	N 28°09'41" E
C135	61.00'	19°51'20"	21.14'	21.03'	N 59°59'59" E
C136	149.00'	23°18'59"	60.63'	60.22'	N 58°16'10" E
C227	475.00'	7°31'06"	62.33'	62.28'	N 85°15'03" E
C228	475.00'	3°58'04"	32.89'	32.89'	N 79°30'28" E
C229	495.00'	3°28'48"	30.06'	30.06'	N 79°15'50" E
C230	495.00'	7°13'07"	62.36'	62.32'	N 84°36'48" E
C231	495.00'	6°31'09"	56.32'	56.29'	N 88°31'04" W
C232	495.00'	6°36'20"	57.07'	57.04'	N 81°57'20" W
C233	495.00'	7°31'46"	65.05'	65.00'	N 74°53'17" W
C234	495.00'	2°21'19"	20.35'	20.35'	N 69°56'44" W
C235	58.00'	41°49'32"	42.34'	41.41'	N 39°31'11" E
C236	58.00'	53°31'12"	54.18'	52.23'	N 87°11'33" E
C237	58.00'	67°45'36"	68.59'	64.66'	N 32°10'04" W
C238	58.00'	48°54'03"	49.50'	48.01'	N 26°09'46" E
C239	58.00'	28°56'11"	29.29'	28.98'	N 65°04'53" E
C240	190.00'	13°18'02"	44.11'	44.01'	N 86°11'59" E
C241	190.00'	13°44'00"	45.54'	45.43'	N 80°17'00" W
C242	190.00'	5°04'46"	16.84'	16.84'	N 70°52'37" W
C243	445.00'	3°52'29"	30.09'	30.09'	N 70°16'29" W
C244	445.00'	5°55'45"	46.05'	46.03'	N 75°10'36" W
C245	445.00'	6°08'43"	47.73'	47.71'	N 81°12'50" W
C246	445.00'	8°18'05"	64.47'	64.42'	N 88°26'14" W
C247	445.00'	8°20'04"	64.73'	64.68'	N 83°14'41" E
C248	445.00'	1°33'13"	12.07'	12.07'	N 78°18'03" E
C249	525.00'	3°32'28"	32.45'	32.44'	N 79°17'40" E
C250	525.00'	4°45'12"	43.55'	43.54'	N 83°26'30" E
C346	330.00'	8°02'44"	46.34'	46.30'	N 81°24'12" E
C347	330.00'	7°52'44"	45.38'	45.34'	N 89°21'56" E
C348	330.00'	7°52'02"	45.31'	45.28'	N 82°45'41" W
C349	330.00'	8°00'29"	46.12'	46.09'	N 74°49'26" W
C350	330.00'	2°28'57"	14.30'	14.30'	N 69°34'43" W
C351	305.00'	6°07'06"	32.57'	32.55'	N 71°23'48" W
C352	305.00'	9°00'29"	47.95'	47.90'	N 78°57'35" W
C353	305.00'	9°07'27"	48.57'	48.52'	N 88°01'33" W
C354	305.00'	8°20'04"	44.37'	44.33'	N 83°14'41" E
C355	305.00'	1°33'13"	8.27'	8.27'	N 78°18'03" E
C356	665.00'	3°32'28"	41.10'	41.09'	N 79°17'40" E
C357	665.00'	4°45'12"	55.17'	55.15'	N 83°26'30" E
C398	68.00'	17°57'39"	21.32'	21.23'	N 49°08'05" E
C399	665.00'	13°02'51"	151.44'	151.11'	N 84°02'52" E
C400	305.00'	34°08'19"	181.73'	179.05'	N 85°24'24" W
C401	330.00'	34°16'56"	197.45'	194.52'	N 85°28'42" W
C402	80.00'	129°45'49"	181.18'	144.87'	N 37°44'16" W
C453	1490.00'	0°46'09"	20.00'	20.00'	N 48°42'53" W
C454(E)	1490.00'	15°51'05"	412.22'	410.91'	N 40°24'16" W

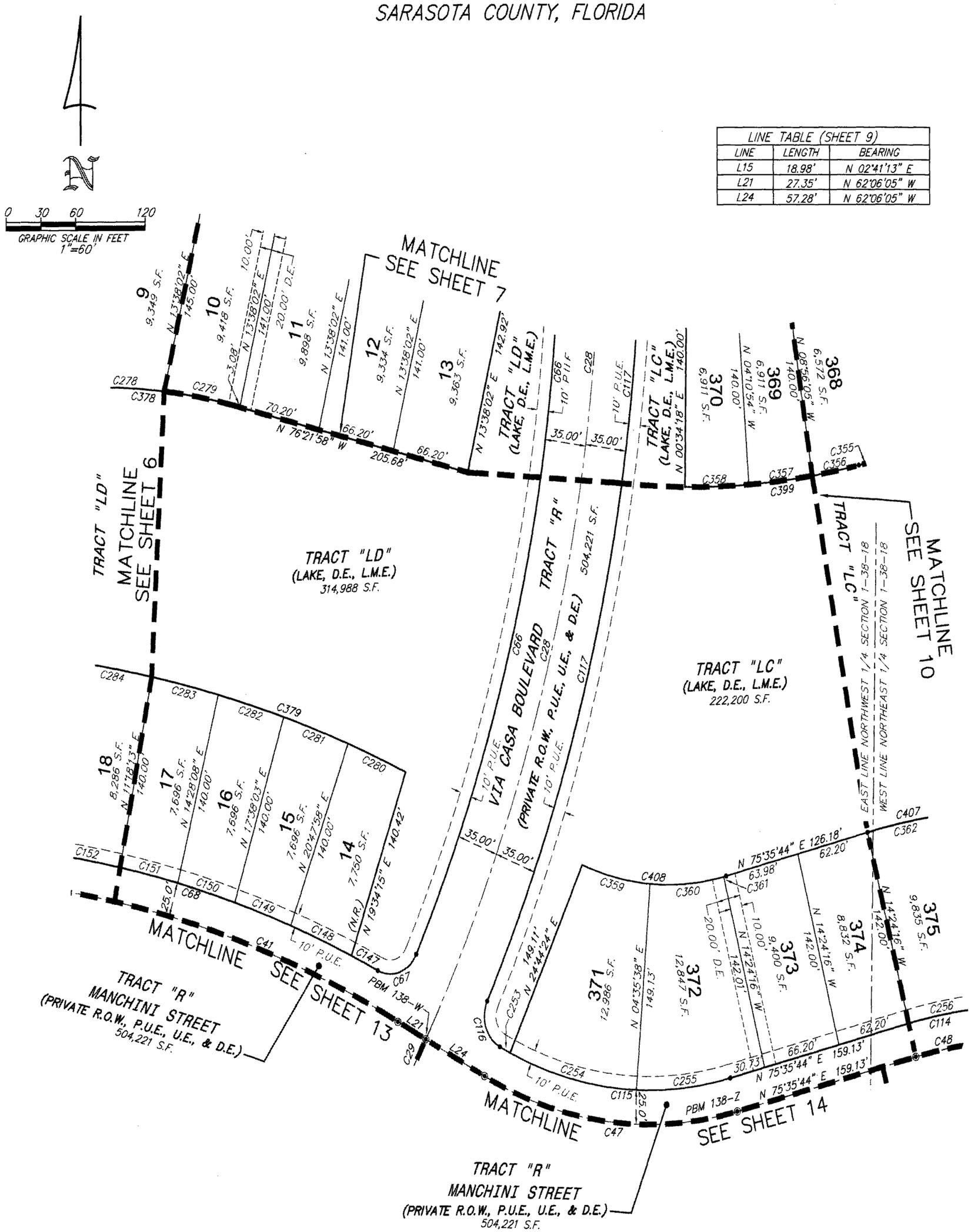
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 51, PAGE 10 H

SHEET 9 OF 24



LINE TABLE (SHEET 9)		
LINE	LENGTH	BEARING
L15	18.98'	N 02°41'13" E
L21	27.35'	N 62°06'05" W
L24	57.28'	N 62°06'05" W

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

CURVE TABLE (SHEET 9)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C28	1300.00'	25°12'42"	572.04'	567.43'	N 15°17'34" E
C29	1300.00'	8°47'44"	199.57'	199.37'	N 32°17'48" E
C41	900.00'	44°42'23"	702.25'	684.57'	N 84°27'16" W
C47	305.00'	42°18'11"	225.19'	220.11'	N 83°15'10" W
C48	400.00'	38°52'03"	271.35'	266.17'	N 84°58'14" W
C66	1265.00'	21°33'02"	475.80'	473.00'	N 14°50'24" E
C67	25.00'	90°15'16"	39.38'	35.43'	N 70°44'33" E
C68	925.00'	42°40'40"	689.00'	673.18'	N 85°28'08" W
C114	425.00'	38°52'03"	288.30'	282.81'	N 84°58'14" W
C115	280.00'	41°53'55"	204.76'	200.22'	N 83°27'18" W
C116	25.00'	88°17'50"	38.53'	34.83'	N 18°21'26" W
C117	1335.00'	21°47'52"	507.89'	504.83'	N 14°53'34" E
C147	925.00'	1°32'52"	24.99'	24.99'	N 64°54'14" W
C148	925.00'	3°31'21"	56.87'	56.86'	N 67°26'21" W
C149	925.00'	3°09'55"	51.10'	51.10'	N 70°46'59" W
C150	925.00'	3°09'55"	51.10'	51.10'	N 73°56'54" W
C151	925.00'	3°09'55"	51.10'	51.10'	N 77°06'49" W
C152	925.00'	3°24'29"	55.02'	55.01'	N 80°24'01" W
C253	280.00'	2°01'06"	9.86'	9.86'	N 63°30'54" W
C254	280.00'	23°07'38"	113.02'	112.25'	N 76°05'15" W
C255	280.00'	16°45'11"	81.87'	81.58'	N 83°58'20" E
C256	425.00'	8°00'01"	59.34'	59.30'	N 79°35'45" E
C278	500.00'	7°15'47"	63.38'	63.34'	N 87°15'01" W
C279	500.00'	7°15'10"	63.29'	63.25'	N 79°59'33" W
C280	1065.00'	2°53'49"	53.85'	53.84'	N 67°45'07" W
C281	1065.00'	3°09'55"	58.84'	58.83'	N 70°46'59" W
C282	1065.00'	3°09'55"	58.84'	58.83'	N 73°56'54" W
C283	1065.00'	3°09'55"	58.84'	58.83'	N 77°06'49" W
C284	1065.00'	3°24'29"	63.35'	63.34'	N 80°24'01" W
C355	305.00'	1°33'13"	8.27'	8.27'	N 78°18'03" E
C356	665.00'	3°32'28"	41.10'	41.09'	N 79°17'40" E
C357	665.00'	4°45'12"	55.17'	55.15'	N 83°26'30" E
C358	665.00'	4°45'12"	55.17'	55.15'	N 88°11'42" E
C359	200.00'	17°16'59"	60.33'	60.10'	N 76°45'52" W
C360	200.00'	18°21'49"	64.10'	63.83'	N 85°24'44" E
C361	200.00'	0°38'05"	2.22'	2.22'	N 75°54'47" E
C362	567.00'	8°00'01"	79.17'	79.11'	N 79°35'45" E
C378	500.00'	16°12'57"	141.51'	141.04'	N 84°28'26" W
C379	1065.00'	40°30'15"	752.88'	737.30'	N 86°33'21" W
C399	665.00'	13°02'51"	151.44'	151.11'	N 84°02'52" E
C407	567.00'	31°06'22"	307.83'	304.06'	N 88°51'05" W
C408	200.00'	36°16'52"	126.65'	124.54'	N 86°15'49" W

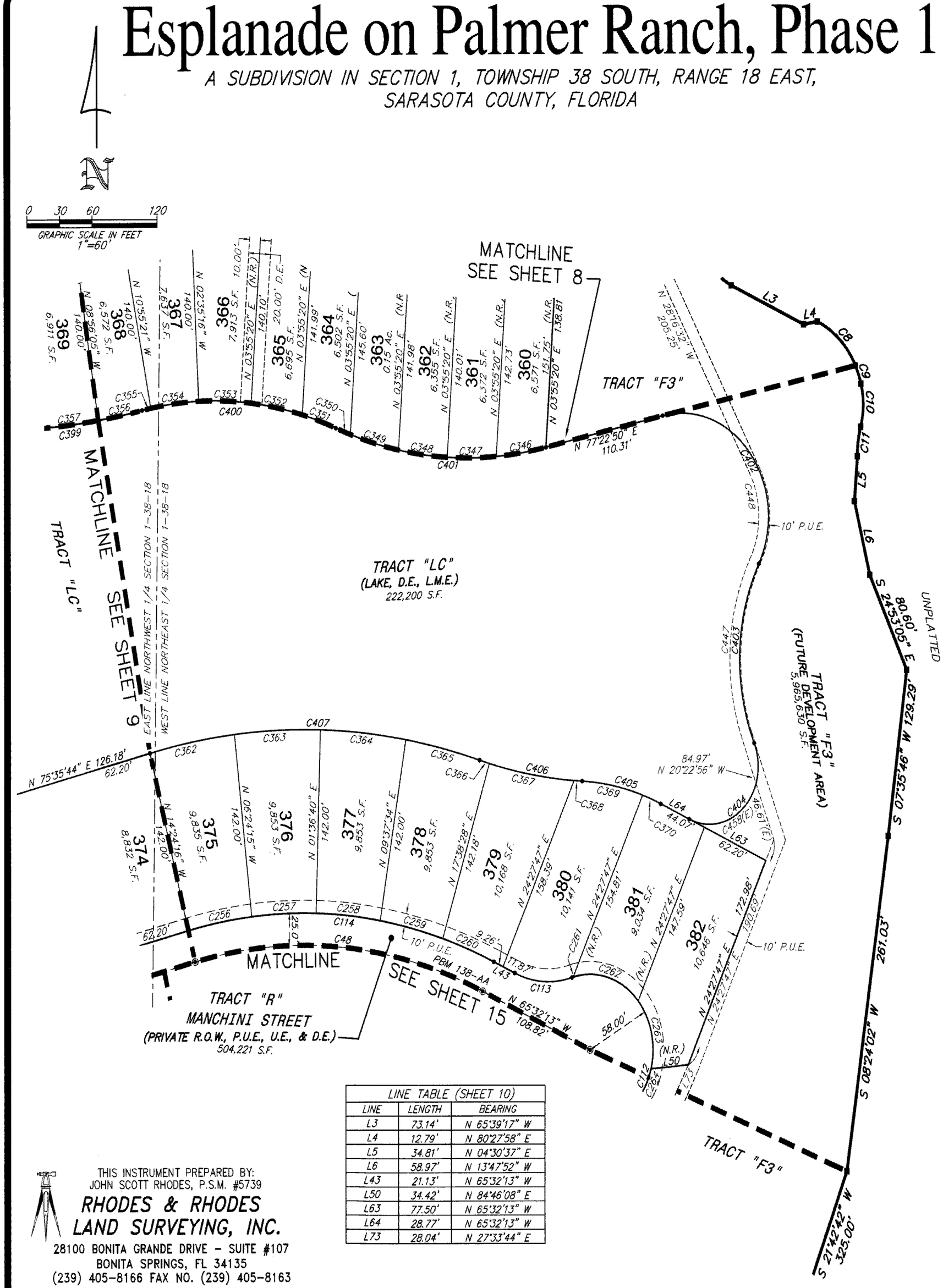
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
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LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE – SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 51, PAGE 10 I

SHEET 10 OF 24



LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

CURVE TABLE (SHEET 10)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C8	69.66'	41°07'21"	50.00'	48.93'	S 45°39'00" E
C9	84.32'	10°02'38"	14.78'	14.76'	S 20°04'01" E
C10	61.71'	31°14'26"	33.65'	33.23'	S 00°34'31" W
C11	76.29'	17°14'21"	22.95'	22.87'	S 07°34'34" W
C48	400.00'	38°52'03"	271.35'	266.17'	N 84°58'14" W
C112	58.00'	262°29'35"	265.72'	87.22'	N 24°27'47" E
C113	75.00'	41°14'48"	53.99'	52.83'	N 86°09'37" W
C114	425.00'	38°52'03"	288.30'	282.81'	N 84°58'14" W
C256	425.00'	8°00'01"	59.34'	59.30'	N 79°35'45" E
C257	425.00'	8°00'54"	59.45'	59.40'	N 87°36'12" E
C258	425.00'	8°00'54"	59.45'	59.40'	N 84°22'53" W
C259	425.00'	8°00'54"	59.45'	59.40'	N 76°21'59" W
C260	425.00'	6°49'19"	50.60'	50.57'	N 68°56'52" W
C261	58.00'	1°08'52"	1.16'	1.16'	N 73°47'26" E
C262	58.00'	65°27'32"	66.26'	62.72'	N 72°54'22" W
C263	58.00'	54°44'56"	55.42'	53.34'	N 12°48'08" W
C264	58.00'	19°46'54"	20.02'	19.93'	N 24°27'47" E
C346	330.00'	8°02'44"	46.34'	46.30'	N 81°24'12" E
C347	330.00'	7°52'44"	45.38'	45.34'	N 89°21'56" E
C348	330.00'	7°52'02"	45.31'	45.28'	N 82°45'41" W
C349	330.00'	8°00'29"	46.12'	46.09'	N 74°49'26" W
C350	330.00'	2°28'57"	14.30'	14.30'	N 69°34'43" W
C351	305.00'	6°07'06"	32.57'	32.55'	N 71°23'48" W
C352	305.00'	9°00'29"	47.95'	47.90'	N 78°57'35" W
C353	305.00'	9°07'27"	48.57'	48.52'	N 88°01'33" W
C354	305.00'	8°20'04"	44.37'	44.33'	N 83°14'41" E
C355	305.00'	1°33'13"	8.27'	8.27'	N 78°18'03" E
C356	665.00'	3°32'28"	41.10'	41.09'	N 79°17'40" E
C357	665.00'	4°45'12"	55.17'	55.15'	N 83°26'30" E
C362	567.00'	8°00'01"	79.17'	79.11'	N 79°35'45" E
C363	567.00'	8°00'54"	79.32'	79.25'	N 87°36'12" E
C364	567.00'	8°00'54"	79.32'	79.25'	N 84°22'53" W
C365	567.00'	7°04'33"	70.02'	69.98'	N 76°50'10" W
C366	400.00'	1°19'55"	9.30'	9.30'	N 73°57'51" W
C367	400.00'	11°22'16"	79.39'	79.26'	N 80°18'57" W
C368	400.00'	1°03'50"	7.43'	7.43'	N 86°32'00" W
C369	200.00'	16°19'42"	57.00'	56.80'	N 78°54'04" W
C370	200.00'	5°12'00"	18.15'	18.15'	N 68°08'13" W
C399	665.00'	13°02'51"	151.44'	151.11'	N 84°02'52" E
C400	305.00'	34°08'19"	181.73'	179.05'	N 85°24'24" W
C401	330.00'	34°16'56"	197.45'	194.52'	N 85°28'42" W
C402	80.00'	129°45'49"	181.18'	144.87'	N 37°44'16" W
C403	161.83'	50°33'55"	142.82'	138.23'	N 01°51'41" E
C404	45.00'	137°53'04"	108.29'	83.99'	N 45°31'15" E
C405	200.00'	21°31'42"	75.15'	74.71'	N 76°18'04" W
C406	400.00'	13°46'02"	96.11'	95.88'	N 80°10'54" W
C407	567.00'	31°06'22"	307.83'	304.06'	N 88°51'05" W
C447	170.84'	47°42'33"	142.26'	138.18'	N 03°28'20" E
C448	70.00'	55°36'09"	67.93'	65.30'	N 00°28'28" W
C458(E)	45.00'	97°20'37"	76.45'	67.58'	N 65°47'28" E

LINE TABLE (SHEET 10)		
LINE	LENGTH	BEARING
L3	73.14'	N 65°39'17" W
L4	12.79'	N 80°27'58" E
L5	34.81'	N 04°30'37" E
L6	58.97'	N 13°47'52" W
L43	21.13'	N 65°32'13" W
L50	34.42'	N 84°46'08" E
L63	77.50'	N 65°32'13" W
L64	28.77'	N 65°32'13" W
L73	28.04'	N 27°33'44" E

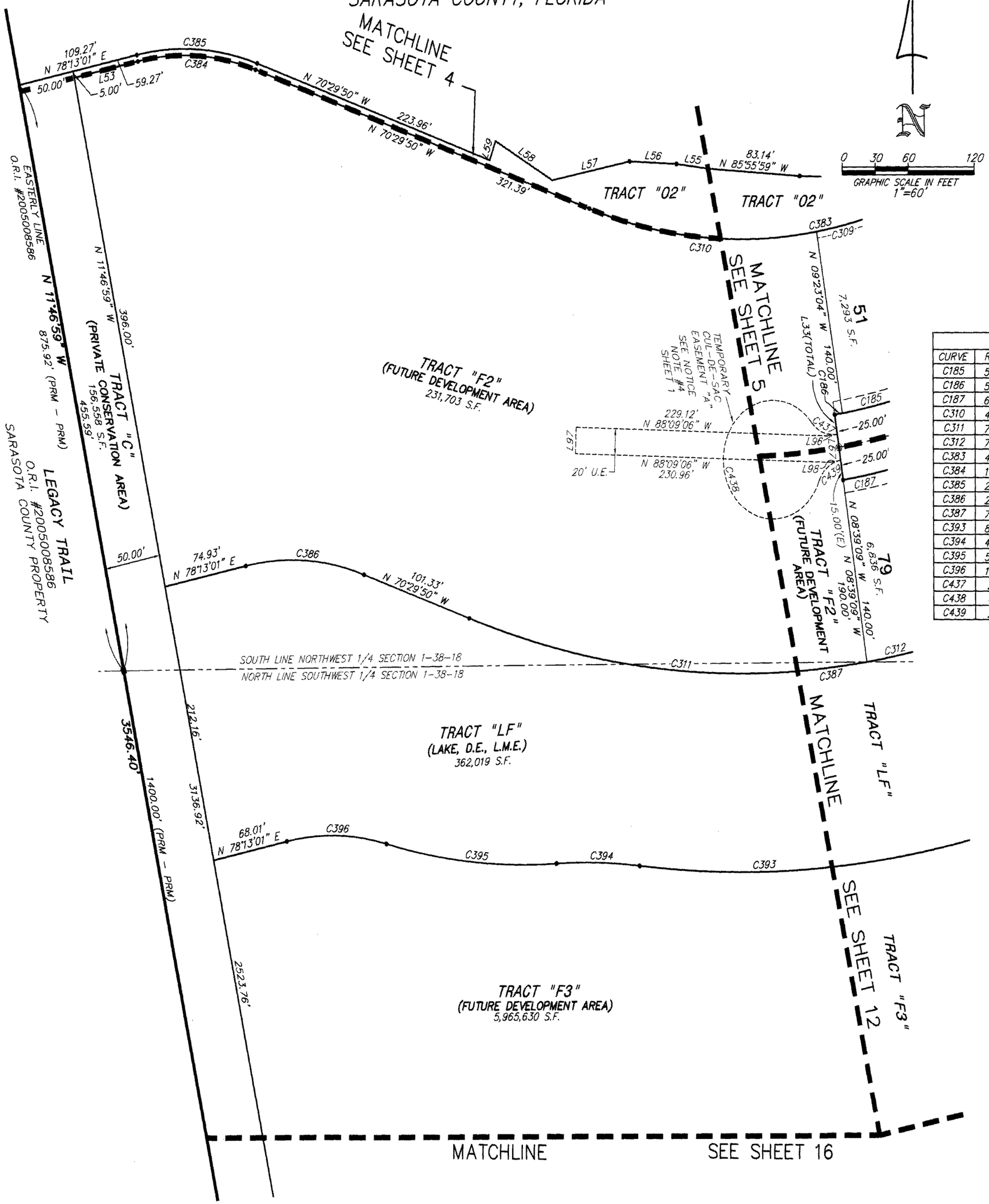
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10J

SHEET 11 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA



LINE TABLE (SHEET 11)		
LINE	LENGTH	BEARING
L33	50.00'	N 08°39'09" W
L53	59.27'	N 78°13'01" E
L55	29.19'	N 82°46'15" W
L56	42.37'	N 87°07'35" W
L57	71.62'	N 78°43'35" E
L58	59.64'	N 59°49'39" W
L59	15.42'	N 19°30'10" E
L67	20.00'	N 08°39'09" W
L96	7.99'	N 81°20'51" E
L97	20.00'	N 01°50'54" E
L98	9.83'	N 81°20'51" E

CURVE TABLE (SHEET 11)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C185	555.00'	6°09'16"	59.62'	59.59'	N 77°32'18" E
C186	555.00'	0°43'55"	7.09'	7.09'	N 80°58'54" E
C187	605.00'	4°08'40"	43.76'	43.75'	N 79°16'31" E
C310	415.00'	28°53'14"	209.23'	207.02'	N 84°56'27" W
C311	745.00'	28°09'19"	366.09'	362.42'	N 84°34'29" W
C312	745.00'	4°08'40"	53.89'	53.88'	N 79°16'31" E
C383	415.00'	59°39'34"	432.12'	412.86'	N 79°40'23" E
C384	198.00'	31°17'10"	108.12'	106.78'	N 86°08'24" W
C385	203.00'	31°17'09"	110.85'	109.47'	N 86°08'24" W
C386	200.00'	31°17'09"	109.21'	107.86'	N 86°08'24" W
C387	745.00'	68°49'55"	895.00'	842.14'	N 75°05'13" E
C393	895.00'	42°21'51"	661.76'	646.79'	N 74°54'04" E
C394	465.00'	9°17'23"	75.39'	75.31'	N 88°33'42" W
C395	500.00'	17°52'33"	156.00'	155.37'	N 84°16'07" W
C396	198.00'	26°27'09"	91.41'	90.60'	N 88°33'24" W
C437	25.00'	60°00'00"	26.18'	25.00'	N 68°39'09" W
C438	45.01'	300°00'00"	235.66'	45.01'	N 08°39'09" W
C439	25.00'	60°00'00"	26.18'	25.00'	N 51°20'51" E

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
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L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK
■	INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
◉	INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)
•	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

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Esplanade on Palmer Ranch, Phase 1

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 51, PAGE 10K

SHEET 12 OF 24

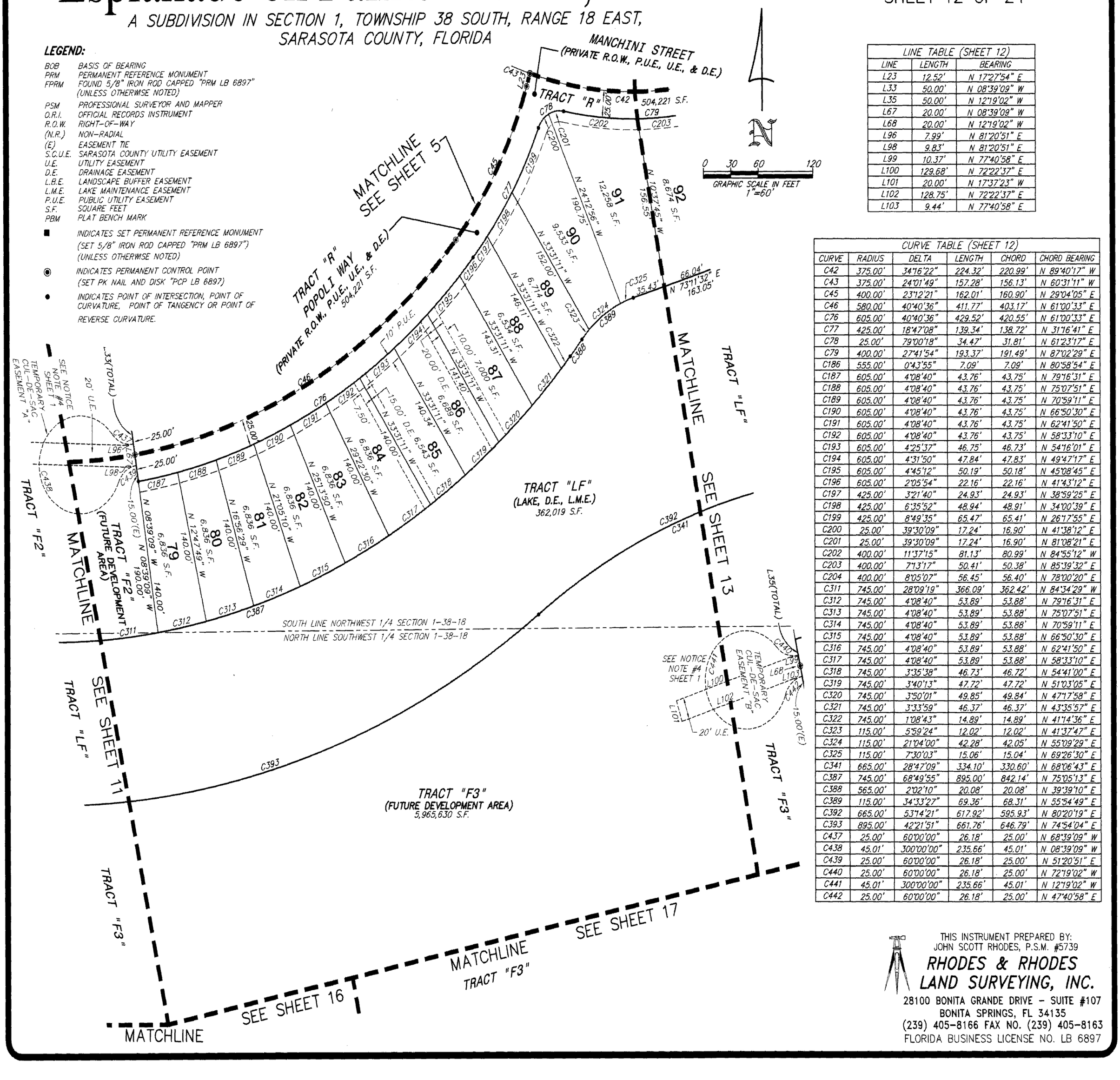
LEGEND:

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PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
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S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.



LINE TABLE (SHEET 12)		
LINE	LENGTH	BEARING
L23	12.52'	N 17°27'54" E
L33	50.00'	N 08°39'09" W
L35	50.00'	N 12°19'02" W
L67	20.00'	N 08°39'09" W
L68	20.00'	N 12°19'02" W
L96	7.99'	N 81°20'51" E
L98	9.83'	N 81°20'51" E
L99	10.37'	N 77°40'58" E
L100	129.68'	N 72°22'37" E
L101	20.00'	N 17°37'23" W
L102	128.75'	N 72°22'37" E
L103	9.44'	N 77°40'58" E

CURVE TABLE (SHEET 12)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C42	375.00'	34°16'22"	224.32'	220.99'	N 89°40'17" W
C43	375.00'	24°01'49"	157.28'	156.13'	N 60°31'11" W
C45	400.00'	23°12'21"	162.01'	160.90'	N 29°04'05" E
C46	580.00'	40°40'36"	411.77'	403.17'	N 61°00'33" E
C76	605.00'	40°40'36"	429.52'	420.55'	N 61°00'33" E
C77	425.00'	18°47'08"	139.34'	138.72'	N 31°16'41" E
C78	25.00'	79°00'18"	34.47'	31.81'	N 61°23'17" E
C79	400.00'	27°41'54"	193.37'	191.49'	N 87°02'29" E
C186	555.00'	0°43'55"	7.09'	7.09'	N 80°58'54" E
C187	605.00'	4°08'40"	43.76'	43.75'	N 79°16'31" E
C188	605.00'	4°08'40"	43.76'	43.75'	N 75°07'51" E
C189	605.00'	4°08'40"	43.76'	43.75'	N 70°59'11" E
C190	605.00'	4°08'40"	43.76'	43.75'	N 66°50'30" E
C191	605.00'	4°08'40"	43.76'	43.75'	N 62°41'50" E
C192	605.00'	4°08'40"	43.76'	43.75'	N 58°33'10" E
C193	605.00'	4°25'37"	46.75'	46.73'	N 54°16'01" E
C194	605.00'	4°31'50"	47.84'	47.83'	N 49°47'17" E
C195	605.00'	4°45'12"	50.19'	50.18'	N 45°08'45" E
C196	605.00'	2°05'54"	22.16'	22.16'	N 41°43'12" E
C197	425.00'	3°21'40"	24.93'	24.93'	N 38°59'25" E
C198	425.00'	6°35'52"	48.94'	48.91'	N 34°00'39" E
C199	425.00'	8°49'35"	65.47'	65.41'	N 26°17'55" E
C200	25.00'	39°30'09"	17.24'	16.90'	N 41°38'12" E
C201	25.00'	39°30'09"	17.24'	16.90'	N 81°08'21" E
C202	400.00'	11°37'15"	81.13'	80.99'	N 84°55'12" W
C203	400.00'	7°13'17"	50.41'	50.38'	N 85°39'32" E
C204	400.00'	8°05'07"	56.45'	56.40'	N 78°00'20" E
C311	745.00'	28°09'19"	366.09'	362.42'	N 84°34'29" W
C312	745.00'	4°08'40"	53.89'	53.88'	N 79°16'31" E
C313	745.00'	4°08'40"	53.89'	53.88'	N 75°07'51" E
C314	745.00'	4°08'40"	53.89'	53.88'	N 70°59'11" E
C315	745.00'	4°08'40"	53.89'	53.88'	N 66°50'30" E
C316	745.00'	4°08'40"	53.89'	53.88'	N 62°41'50" E
C317	745.00'	4°08'40"	53.89'	53.88'	N 58°33'10" E
C318	745.00'	3°35'38"	46.73'	46.72'	N 54°41'00" E
C319	745.00'	3°40'13"	47.72'	47.72'	N 51°03'05" E
C320	745.00'	3°50'01"	49.85'	49.84'	N 47°17'58" E
C321	745.00'	3°33'59"	46.37'	46.37'	N 43°35'57" E
C322	745.00'	1°08'43"	14.89'	14.89'	N 41°14'36" E
C323	115.00'	5°59'24"	12.02'	12.02'	N 41°37'47" E
C324	115.00'	21°04'00"	42.28'	42.05'	N 55°09'29" E
C325	115.00'	7°30'03"	15.06'	15.04'	N 69°26'30" E
C341	665.00'	28°47'09"	334.10'	330.60'	N 68°06'43" E
C387	745.00'	68°49'55"	895.00'	842.14'	N 75°05'13" E
C388	565.00'	2°02'10"	20.08'	20.08'	N 39°39'10" E
C389	115.00'	34°33'27"	69.36'	68.31'	N 55°54'49" E
C392	665.00'	53°14'21"	617.92'	595.93'	N 80°20'19" E
C393	895.00'	42°21'51"	661.76'	646.79'	N 74°54'04" E
C437	25.00'	60°00'00"	26.18'	25.00'	N 68°39'09" W
C438	45.01'	300°00'00"	235.66'	45.01'	N 08°39'09" W
C439	25.00'	60°00'00"	26.18'	25.00'	N 51°20'51" E
C440	25.00'	60°00'00"	26.18'	25.00'	N 72°19'02" W
C441	45.01'	300°00'00"	235.66'	45.01'	N 12°19'02" W
C442	25.00'	60°00'00"	26.18'	25.00'	N 47°40'58" E

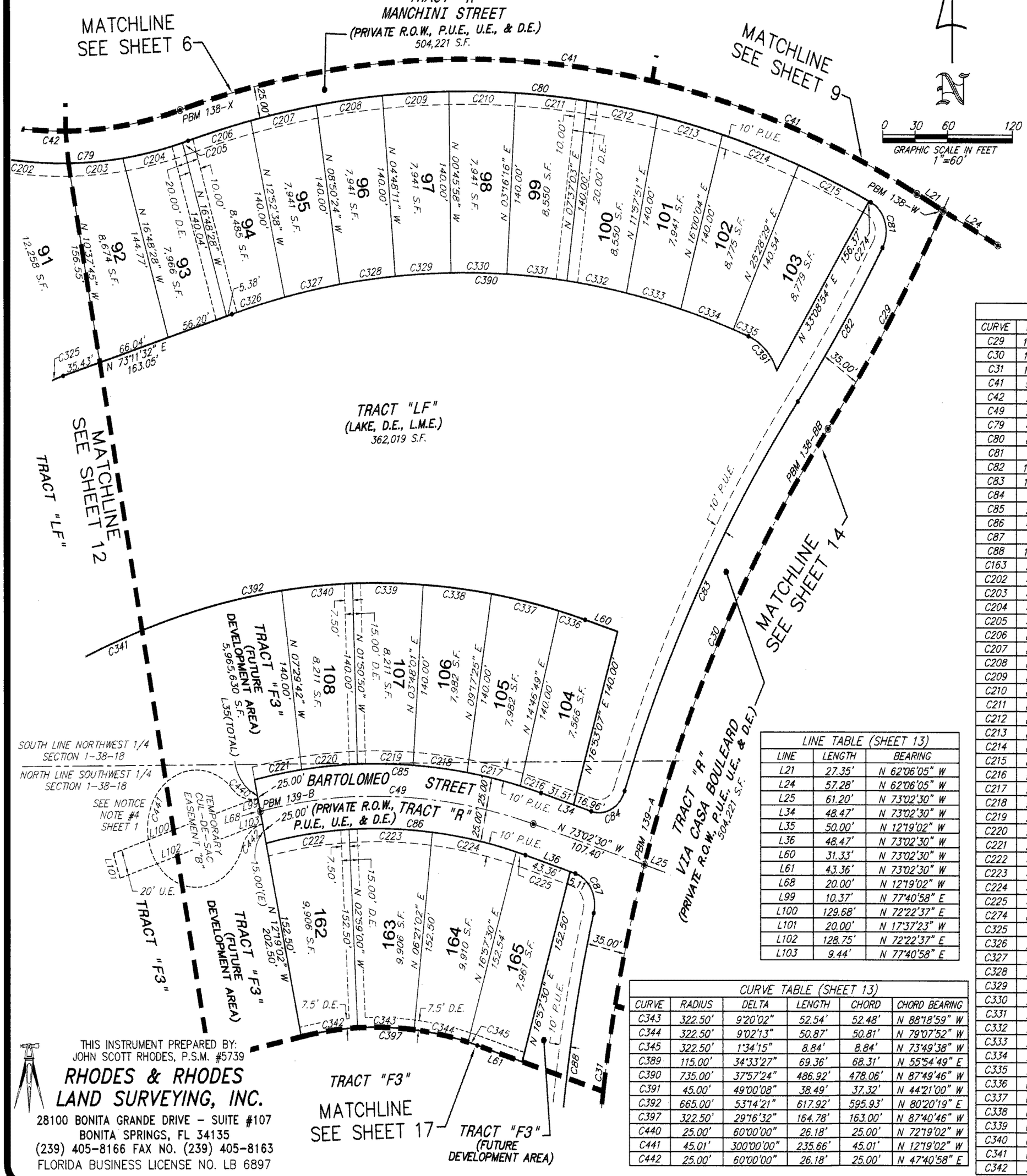
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
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28100 BONITA GRANDE DRIVE - SUITE #107
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10L

SHEET 13 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA



LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

CURVE TABLE (SHEET 13)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C29	1300.00'	8°47'44"	199.57'	199.37'	N 32°17'48" E
C30	1100.00'	19°44'10"	378.91'	377.04'	N 26°49'35" E
C31	1100.00'	17°57'09"	344.66'	343.25'	N 07°58'55" E
C41	900.00'	44°42'23"	702.25'	684.57'	N 84°27'16" W
C42	375.00'	34°16'22"	224.32'	220.99'	N 89°40'17" W
C49	500.00'	29°16'32"	255.48'	252.71'	N 87°40'46" W
C79	400.00'	27°41'54"	193.37'	191.49'	N 87°02'29" E
C80	875.00'	42°26'08"	648.06'	633.35'	N 85°35'24" W
C81	25.00'	94°36'46"	41.28'	36.75'	N 17°03'57" W
C82	1265.00'	6°27'14"	142.49'	142.42'	N 33°28'03" E
C83	1135.00'	17°15'57"	342.03'	340.73'	N 28°03'42" E
C84	25.00'	87°31'47"	38.19'	34.58'	N 63°11'36" E
C85	525.00'	29°16'32"	268.25'	265.34'	N 87°40'46" W
C86	475.00'	29°16'32"	242.70'	240.07'	N 87°40'46" W
C87	25.00'	87°31'47"	38.19'	34.58'	N 29°16'37" W
C88	1135.00'	13°00'42"	257.75'	257.20'	N 07°58'55" E
C163	350.00'	13°52'49"	84.79'	84.58'	N 83°26'02" W
C202	400.00'	11°37'15"	81.13'	80.99'	N 84°55'12" W
C203	400.00'	7°13'17"	50.41'	50.38'	N 85°39'32" E
C204	400.00'	8°05'07"	56.45'	56.40'	N 78°00'20" E
C205	400.00'	0°46'15"	5.38'	5.38'	N 73°34'39" E
C206	875.00'	3°55'50"	60.03'	60.01'	N 75°09'27" E
C207	875.00'	4°02'13"	61.65'	61.64'	N 79°08'29" E
C208	875.00'	4°02'13"	61.65'	61.64'	N 83°10'42" E
C209	875.00'	4°02'13"	61.65'	61.64'	N 87°12'56" E
C210	875.00'	4°02'13"	61.65'	61.64'	N 88°44'51" W
C211	875.00'	4°20'48"	66.38'	66.36'	N 84°33'20" W
C212	875.00'	4°20'48"	66.38'	66.36'	N 80°12'33" W
C213	875.00'	4°02'13"	61.65'	61.64'	N 76°01'02" W
C214	875.00'	4°51'48"	74.27'	74.25'	N 71°34'02" W
C215	875.00'	4°38'29"	70.88'	70.86'	N 66°48'54" W
C216	525.00'	2°10'41"	19.96'	19.96'	N 74°07'51" W
C217	525.00'	5°29'24"	50.30'	50.28'	N 77°57'53" W
C218	525.00'	5°29'24"	50.30'	50.28'	N 83°27'17" W
C219	525.00'	5°38'52"	51.75'	51.73'	N 89°01'25" W
C220	525.00'	5°38'52"	51.75'	51.73'	N 85°19'44" E
C221	525.00'	4°49'20"	44.19'	44.17'	N 80°05'38" E
C222	475.00'	9°20'02"	77.38'	77.30'	N 82°20'59" E
C223	475.00'	9°20'02"	77.38'	77.30'	N 88°18'59" W
C224	475.00'	9°32'29"	79.10'	79.01'	N 78°52'44" W
C225	475.00'	1°03'59"	8.84'	8.84'	N 73°34'30" W
C274	875.00'	0°07'19"	1.86'	1.86'	N 64°26'00" W
C325	115.00'	7°30'03"	15.06'	15.04'	N 69°26'30" E
C326	735.00'	3°55'50"	50.42'	50.41'	N 75°09'27" E
C327	735.00'	4°02'13"	51.79'	51.78'	N 79°08'29" E
C328	735.00'	4°02'13"	51.79'	51.78'	N 83°10'42" E
C329	735.00'	4°02'13"	51.79'	51.78'	N 87°12'56" E
C330	735.00'	4°02'13"	51.79'	51.78'	N 88°44'51" W
C331	735.00'	4°20'48"	55.76'	55.74'	N 84°33'20" W
C332	735.00'	4°20'48"	55.76'	55.74'	N 80°12'33" W
C333	735.00'	4°02'13"	51.79'	51.78'	N 76°01'02" W
C334	735.00'	3°58'57"	51.09'	51.08'	N 72°00'27" W
C335	735.00'	1°09'55"	14.95'	14.95'	N 69°26'01" W
C336	665.00'	2°10'41"	25.28'	25.28'	N 74°07'51" W
C337	665.00'	5°29'24"	63.72'	63.69'	N 77°57'53" W
C338	665.00'	5°29'24"	63.72'	63.69'	N 83°27'17" W
C339	665.00'	5°38'52"	65.55'	65.52'	N 89°01'25" W
C340	665.00'	5°38'52"	65.55'	65.52'	N 85°19'44" E
C341	665.00'	28°47'09"	334.10'	330.60'	N 68°06'43" E
C342	322.50'	9°20'02"	52.54'	52.48'	N 82°20'59" E

LINE TABLE (SHEET 13)

LINE	LENGTH	BEARING
L21	27.35'	N 62°06'05" W
L24	57.28'	N 62°06'05" W
L25	61.20'	N 73°02'30" W
L34	48.47'	N 73°02'30" W
L35	50.00'	N 12°19'02" W
L36	48.47'	N 73°02'30" W
L60	31.33'	N 73°02'30" W
L61	43.36'	N 73°02'30" W
L68	20.00'	N 12°19'02" W
L99	10.37'	N 77°40'58" E
L100	129.68'	N 72°22'37" E
L101	20.00'	N 17°37'23" W
L102	128.75'	N 72°22'37" E
L103	9.44'	N 77°40'58" E

CURVE TABLE (SHEET 13)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C343	322.50'	9°20'02"	52.54'	52.48'	N 88°18'59" W
C344	322.50'	9°02'13"	50.87'	50.81'	N 79°07'52" W
C345	322.50'	1°34'15"	8.84'	8.84'	N 73°49'38" W
C389	115.00'	34°33'27"	69.36'	68.31'	N 55°54'49" E
C390	735.00'	37°57'24"	486.92'	478.06'	N 87°49'46" W
C391	45.00'	49°00'08"	38.49'	37.32'	N 44°21'00" W
C392	665.00'	53°14'21"	617.92'	595.93'	N 80°20'19" E
C397	322.50'	29°16'32"	164.78'	163.00'	N 87°40'46" W
C440	25.00'	60°00'00"	26.18'	25.00'	N 72°19'02" W
C441	45.01'	300°00'00"	235.66'	45.01'	N 12°19'02" W
C442	25.00'	60°00'00"	26.18'	25.00'	N 47°40'58" E

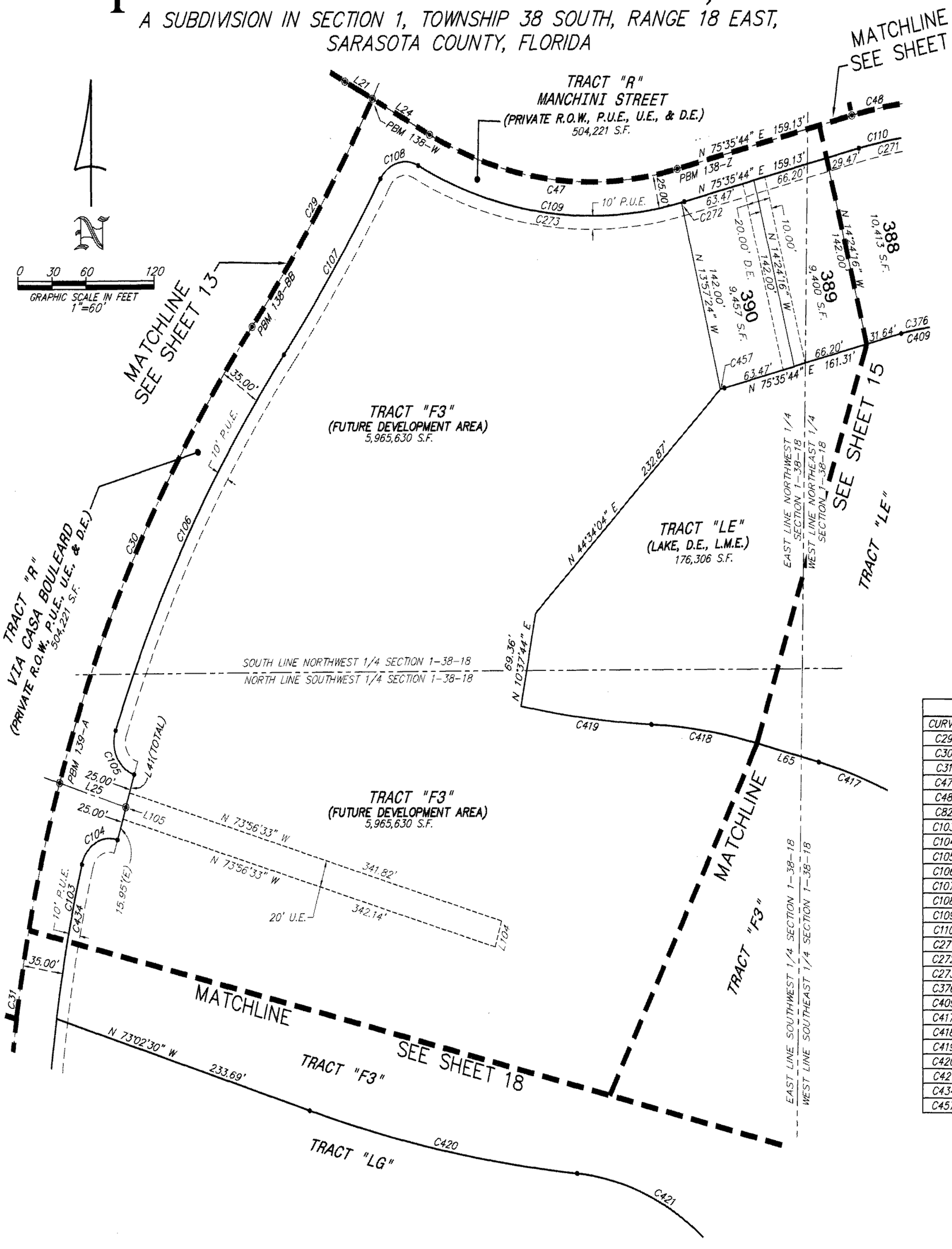
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10M

SHEET 14 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA



LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

● INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

LINE TABLE (SHEET 14)		
LINE	LENGTH	BEARING
L21	27.35'	N 62°06'05" W
L24	57.28'	N 62°06'05" W
L25	61.20'	N 73°02'30" W
L41	50.00'	N 16°57'30" E
L65	56.43'	N 75°47'48" W
L104	20.00'	N 16°03'27" E
L105	20.00'	N 16°57'30" E

CURVE TABLE (SHEET 14)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C29	1300.00'	8°47'44"	199.57'	199.37'	N 32°17'48" E
C30	1100.00'	19°44'10"	378.91'	377.04'	N 26°49'35" E
C31	1100.00'	17°57'09"	344.66'	343.25'	N 07°58'55" E
C47	305.00'	42°18'11"	225.19'	220.11'	N 83°15'10" W
C48	400.00'	38°52'03"	271.35'	266.17'	N 84°58'14" W
C82	1265.00'	6°27'14"	142.49'	142.42'	N 33°28'03" E
C103	1065.00'	45°42'14"	849.53'	827.19'	N 08°38'58" W
C104	25.00'	92°45'20"	40.47'	36.20'	N 60°34'49" E
C105	25.00'	92°45'20"	40.47'	36.20'	N 26°39'50" W
C106	1065.00'	16°58'50"	315.63'	314.48'	N 28°12'15" E
C107	1335.00'	6°41'20"	155.85'	155.77'	N 33°21'00" E
C108	25.00'	87°36'10"	38.22'	34.61'	N 73°48'25" E
C109	330.00'	42°00'45"	241.97'	236.59'	N 83°23'53" W
C110	375.00'	38°52'03"	254.39'	249.54'	N 84°58'14" W
C271	375.00'	8°32'13"	55.87'	55.82'	N 79°51'51" E
C272	330.00'	0°26'51"	2.58'	2.58'	N 75°49'10" E
C273	330.00'	41°33'53"	239.40'	234.18'	N 83°10'27" W
C376	175.00'	9°42'11"	29.64'	29.60'	N 80°26'50" E
C409	175.00'	58°22'25"	178.29'	170.68'	N 75°13'03" W
C417	400.00'	10°14'45"	71.53'	71.43'	N 70°40'26" W
C418	467.00'	11°32'51"	94.12'	93.96'	N 81°34'14" W
C419	833.00'	7°58'23"	115.92'	115.83'	N 83°21'28" W
C420	1167.00'	11°50'18"	241.12'	240.69'	N 78°57'39" W
C421	200.00'	44°55'30"	156.82'	152.83'	N 62°25'04" W
C434	1065.00'	6°15'58"	116.47'	116.41'	N 11°04'10" E
C457	472.00'	0°26'51"	3.69'	3.69'	N 75°49'10" E

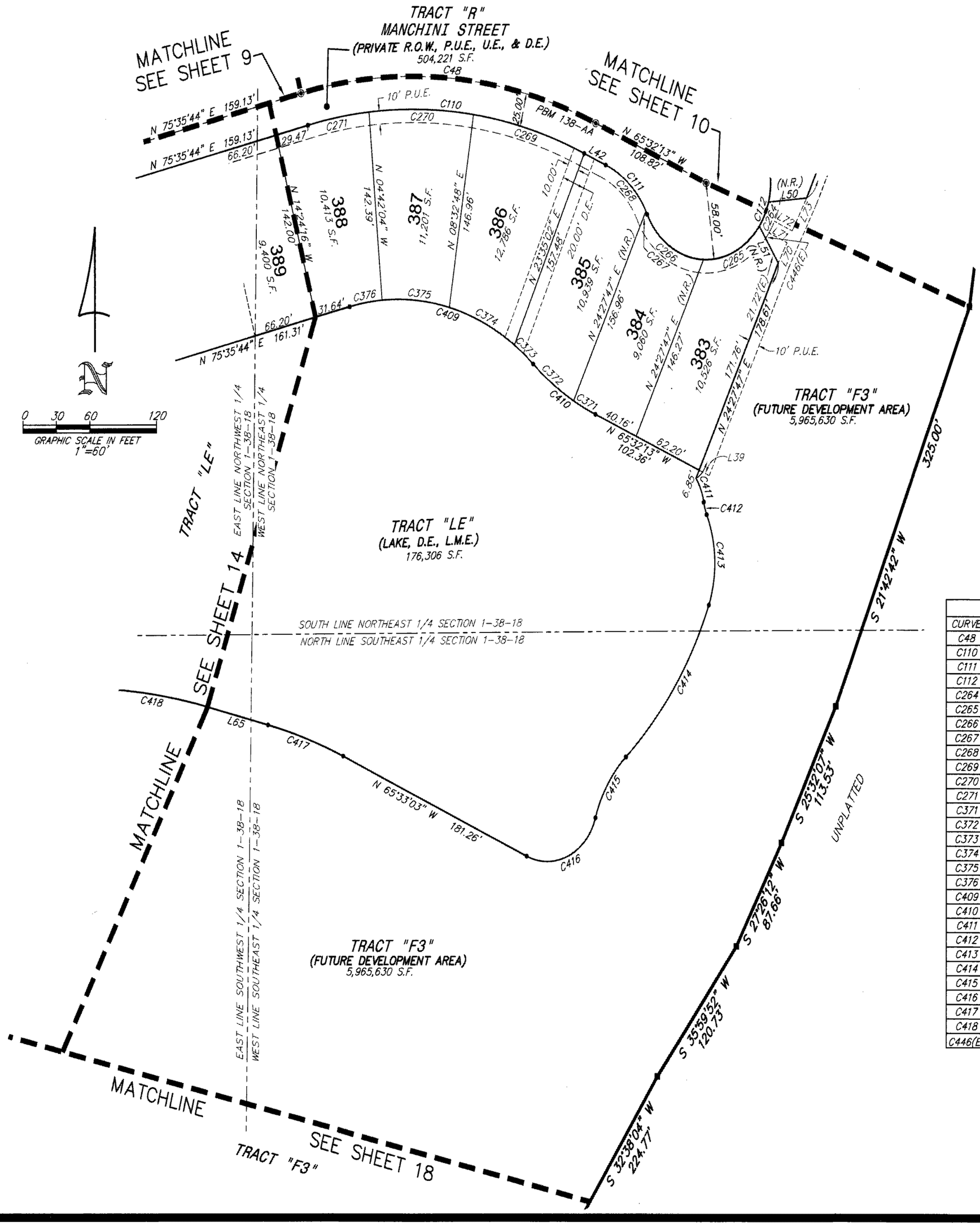
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Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10N

SHEET 15 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA



LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
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L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

LINE TABLE (SHEET 15)

LINE	LENGTH	BEARING
L39	10.00'	N 65°32'13" W
L42	21.13'	N 65°32'13" W
L50	34.42'	N 84°46'08" E
L51	32.53'	N 31°21'42" W
L65	56.43'	N 75°47'48" W
L70	17.28'	N 27°33'44" E
L71	17.88'	N 65°32'13" W
L72	17.53'	N 65°32'13" W
L73	28.04'	N 27°33'44" E

CURVE TABLE (SHEET 15)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C48	400.00'	38°52'03"	271.35'	266.17'	N 84°58'14" W
C110	375.00'	38°52'03"	254.39'	249.54'	N 84°58'14" W
C111	75.00'	41°14'48"	53.99'	52.83'	N 44°54'49" W
C112	58.00'	262°29'35"	265.72'	87.22'	N 24°27'47" E
C264	58.00'	19°46'54"	20.02'	19.93'	N 24°27'47" E
C265	58.00'	57°58'40"	58.69'	56.22'	N 63°20'34" E
C266	58.00'	63°22'40"	64.16'	60.94'	N 55°58'46" W
C267	75.00'	2°06'38"	2.76'	2.76'	N 25°20'44" W
C268	75.00'	39°08'10"	51.23'	50.24'	N 45°58'08" W
C269	375.00'	15°54'59"	104.17'	103.84'	N 73°29'43" W
C270	375.00'	14°24'51"	94.34'	94.09'	N 88°39'38" W
C271	375.00'	8°32'13"	55.87'	55.82'	N 79°51'51" E
C371	200.00'	6°19'39"	22.09'	22.08'	N 62°22'23" W
C372	200.00'	13°10'43"	46.00'	45.90'	N 52°37'12" W
C373	175.00'	7°15'36"	22.17'	22.16'	N 49°39'39" W
C374	175.00'	21°23'51"	65.36'	64.98'	N 63°59'22" W
C375	175.00'	20°00'47"	61.13'	60.82'	N 84°41'41" W
C376	175.00'	9°42'11"	29.64'	29.60'	N 80°26'50" E
C409	175.00'	58°22'25"	178.29'	170.68'	N 75°13'03" W
C410	200.00'	19°30'22"	68.09'	67.76'	N 55°47'02" W
C411	45.00'	24°48'51"	19.49'	19.34'	N 21°06'17" W
C412	40.00'	13°53'55"	9.70'	9.68'	N 15°38'49" W
C413	95.00'	42°00'18"	69.65'	68.10'	N 01°35'37" W
C414	299.63'	26°24'31"	138.10'	136.88'	N 32°56'19" E
C415	100.21'	30°42'32"	53.71'	53.07'	N 31°05'49" E
C416	45.00'	98°42'24"	77.52'	68.29'	N 65°05'45" E
C417	400.00'	10°14'45"	71.53'	71.43'	N 70°40'26" W
C418	467.00'	11°32'51"	94.12'	93.96'	N 81°34'14" W
C446(E)	68.00'	4°20'43"	5.16'	5.16'	N 35°55'49" E

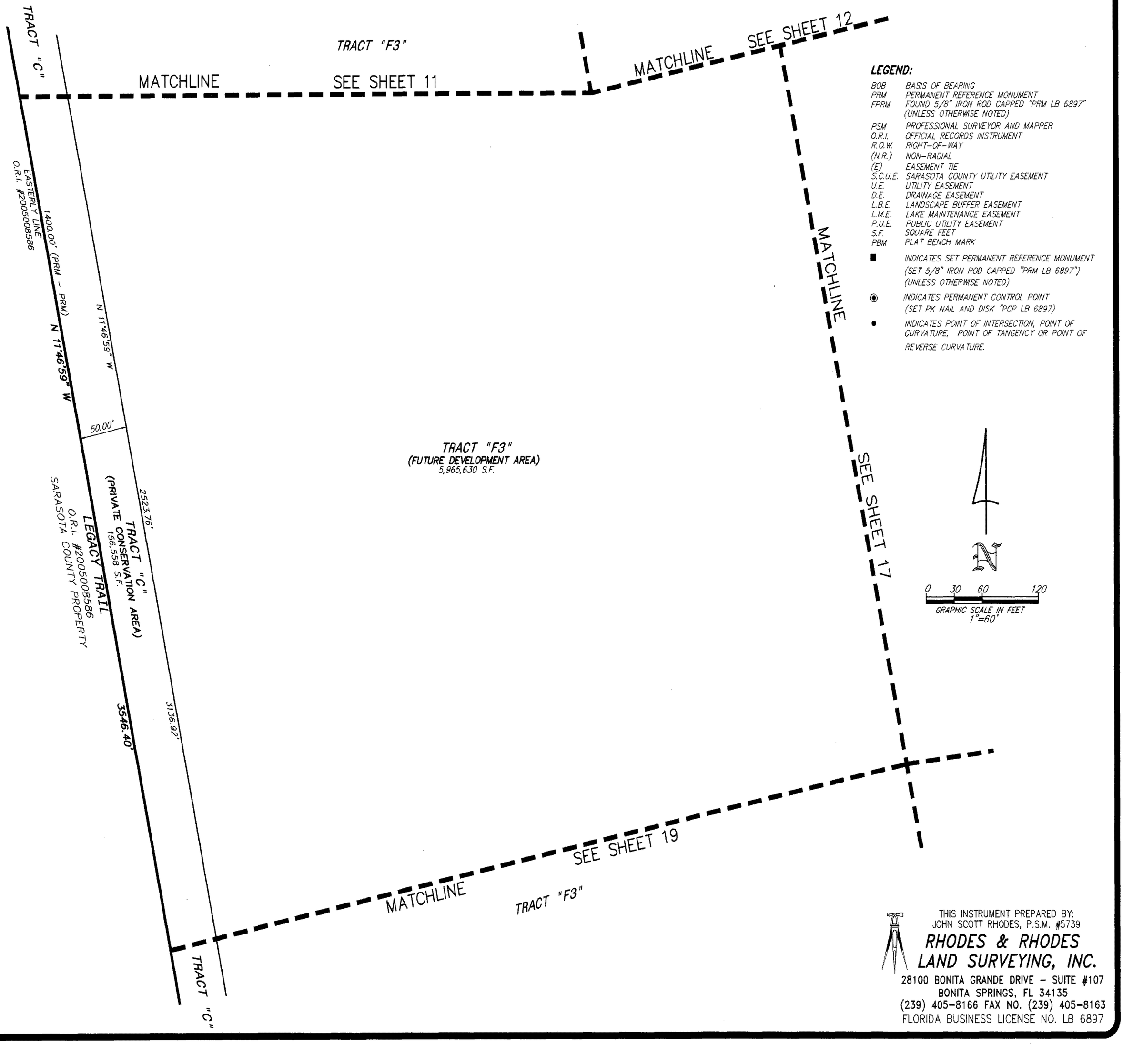
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10-0

SHEET 16 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA



LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK
■	INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
◉	INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)
•	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

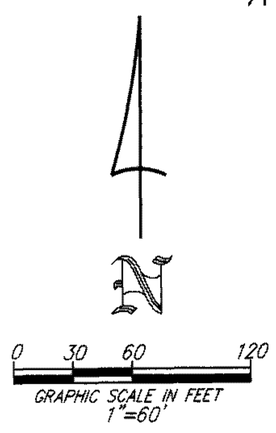
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Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10P

SHEET 17 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA



LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK
■	INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
◉	INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)
•	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

MATCHLINE SEE SHEET 13

TRACT "F3"

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 20

TRACT "F3"

TRACT "F3"
(FUTURE DEVELOPMENT AREA)
5,965,630 S.F.

162 9,906 S.F.
163 9,906 S.F.
164 9,910 S.F.
165 7,961 S.F.

N 12°19'02" W 202.50'
152.50'
N 02°39'00" W
15.00' D.E.
7.50'
N 06°21'02" E
N 16°57'30" E
7.5' D.E.
C342
C343
C397
C344
C345
L61
10' P.U.E.
C88
C31
35.00'
L37(TOTAL)
PBM 139-D
C89
25.00'
L26
N 87°36'50" E 236.24'
L107
L106
N 87°36'50" E 235.75'
20' U.E.
PBM 139-C
C90
13.55'(E)
C91
C32
L10' P.U.E.
TRACT "R"
VIA CASA BOULEARD
(PRIVATE R.O.W., P.U.E., U.E., & D.E.)
504,221 S.F.
C33
61.82'
N 28°22'51" W
L27

CURVE TABLE (SHEET 17)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C31	1100.00'	17°57'09"	344.66'	343.25'	N 07°58'55" E
C32	1100.00'	26°03'41"	500.34'	496.04'	N 14°01'29" W
C33	1100.00'	4°26'45"	85.35'	85.33'	N 29°16'42" W
C88	1135.00'	13°00'42"	257.75'	257.20'	N 07°58'55" E
C89	25.00'	87°31'47"	38.19'	34.58'	N 45°14'28" E
C90	25.00'	87°31'47"	38.19'	34.58'	N 47°13'46" W
C91	1135.00'	19°18'00"	382.32'	380.52'	N 13°06'53" W
C92	25.00'	87°43'38"	38.28'	34.65'	N 21°05'56" E
C342	322.50'	9°20'02"	52.54'	52.48'	N 82°20'59" E
C343	322.50'	9°20'02"	52.54'	52.48'	N 88°18'59" W
C344	322.50'	9°02'13"	50.87'	50.81'	N 79°07'52" W
C345	322.50'	1°34'15"	8.84'	8.84'	N 73°49'38" W
C397	322.50'	29°16'32"	164.78'	163.00'	N 87°40'46" W

LINE TABLE (SHEET 17)

LINE	LENGTH	BEARING
L26	58.92'	N 89°00'21" E
L27	56.20'	N 62°56'40" E
L37	50.00'	N 00°59'39" W
L61	43.36'	N 73°02'30" W
L106	20.00'	N 02°23'10" W
L107	20.01'	N 00°59'39" W

THIS INSTRUMENT PREPARED BY:
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RHODES & RHODES
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Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 100

SHEET 18 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

LINE TABLE (SHEET 18)		
LINE	LENGTH	CHORD BEARING
L7	54.44'	S 46°23'47" W
L8	24.13'	S 13°59'25" W
L26	58.92'	N 89°00'21" E
L27	56.20'	N 62°56'40" E
L66	63.63'	N 73°44'14" E

CURVE TABLE (SHEET 18)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C12	193.99'	54°36'30"	184.89'	177.97'	S 12°10'44" W
C13	339.86'	21°00'49"	124.65'	123.95'	S 04°37'06" E
C31	1100.00'	17°57'09"	344.66'	343.25'	N 07°58'55" E
C32	1100.00'	26°03'41"	500.34'	496.04'	N 14°01'29" W
C33	1100.00'	4°26'45"	85.35'	85.33'	N 29°16'42" W
C103	1065.00'	45°42'14"	849.53'	827.19'	N 08°38'58" W
C420	1167.00'	11°50'18"	241.12'	240.69'	N 78°57'39" W
C421	200.00'	44°55'30"	156.82'	152.83'	N 62°25'04" W
C422	200.00'	14°35'41"	50.95'	50.81'	N 47°15'09" W
C423	120.00'	14°52'34"	31.16'	31.07'	N 06°22'23" E
C424	280.00'	23°31'43"	114.98'	114.18'	N 02°02'48" E
C425	220.00'	22°19'52"	85.74'	85.20'	N 01°26'53" E
C426	65.00'	21°29'54"	24.39'	24.25'	N 01°51'52" E
C428	480.00'	11°34'43"	97.00'	96.84'	N 40°54'25" W
C429	70.00'	102°02'24"	124.67'	108.83'	N 04°19'26" E
C430	30.00'	97°15'32"	50.92'	45.03'	N 06°42'52" E
C431	570.00'	11°39'49"	116.03'	115.83'	N 36°05'00" W
C432	130.00'	116°10'53"	263.61'	220.71'	N 88°20'33" W
C433	110.00'	93°48'13"	180.09'	160.64'	N 80°28'07" E
C434	1065.00'	6°15'58"	116.47'	116.41'	N 11°04'10" E
C435	1065.00'	24°17'20"	451.47'	448.10'	N 04°12'28" W
C436	1065.00'	15°08'57"	281.59'	280.77'	N 23°55'36" W

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

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 20

MATCHLINE SEE SHEET 21

10' P.U.E.

15'

C434

C31

N 73°02'30" W 233.69'

C420

C421

C422

N 54°33'00" W 4.10'

N 01°03'54" W 137.77'

C423

C424

C425

C426

C428

C429

C430

C431

C432

C433

C435

C436

C103

C32

C33

C12

C13

L26

L27

L66

L7

L8

PBM 139-C

PBM 139-E

35.00'

TRACT "F3"

TRACT "F3"
(FUTURE DEVELOPMENT AREA)
5,965,630 S.F.

TRACT "LG"
(LAKE, D.E., L.M.E.)
278,703 S.F.

TRACT "F3"
(FUTURE DEVELOPMENT AREA)
5,965,630 S.F.

TRACT "R"
VIA CASA BOULEARD
(PRIVATE R.O.W., P.U.E., U.E. & D.E.)
504,221 S.F.

TRACT "F3"

TRACT "LG"

EAST LINE SOUTHWEST 1/4 SECTION 1-38-18
WEST LINE SOUTHEAST 1/4 SECTION 1-38-18

S 32°38'04" W 224.77'

UNPLATTED

S 05°53'18" W 175.47'

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

■ INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

◉ INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

• INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

THIS INSTRUMENT PREPARED BY:
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Esplanade on Palmer Ranch, Phase 1

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 51, PAGE 10 R

SHEET 19 OF 24

TRACT "F3"

SEE SHEET 16

MATCHLINE

TRACT "C"

EASTERLY LINE
O.R.I. #200500B586

1400.00' (PRM - PRM)

N 11°46'59" W

50.00'

2523.76' N 11°46'59" W

TRACT "C"
(PRIVATE CONSERVATION AREA)
156,558 S.F.

3136.92'

LEGACY TRAIL
O.R.I. #200500B586
SARASOTA COUNTY PROPERTY

3546.40'

1270.47' (PRM - PRM)

TRACT "F3"
(FUTURE DEVELOPMENT AREA)
5,965,630 S.F.

MATCHLINE

TRACT "F3"

SEE SHEET 20

MATCHLINE

SEE SHEET 22

TRACT "F3"

TRACT "C"

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

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N

0 30 60 120

GRAPHIC SCALE IN FEET
1"=60'

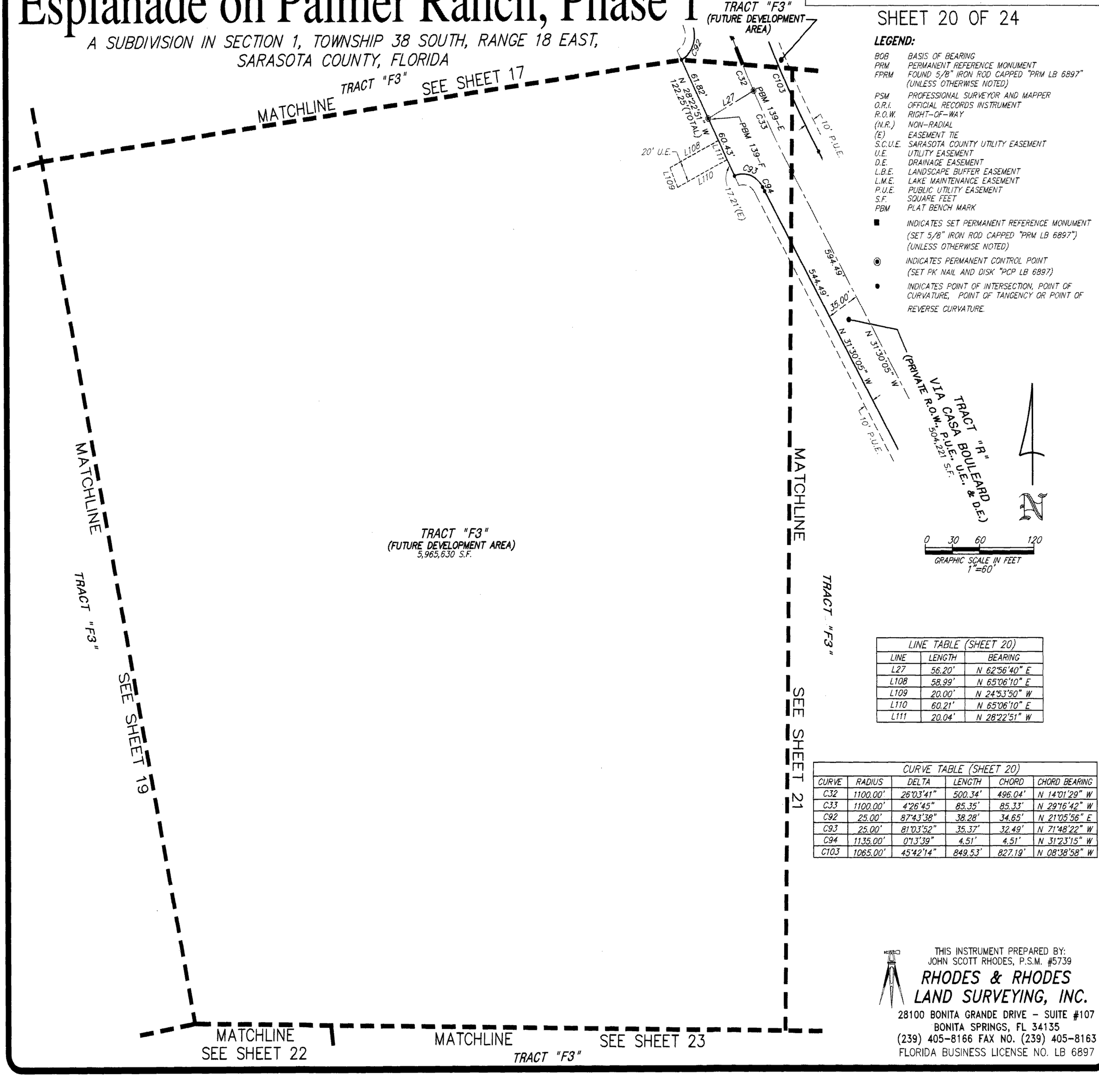
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Esplanade on Palmer Ranch, Phase 1

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 51, PAGE 105

SHEET 20 OF 24



LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

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LINE TABLE (SHEET 20)		
LINE	LENGTH	BEARING
L27	56.20'	N 62°56'40" E
L108	58.99'	N 65°06'10" E
L109	20.00'	N 24°53'50" W
L110	60.21'	N 65°06'10" E
L111	20.04'	N 28°22'51" W

CURVE TABLE (SHEET 20)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C32	1100.00'	26°03'41"	500.34'	496.04'	N 14°01'29" W
C33	1100.00'	4°26'45"	85.35'	85.33'	N 29°16'42" W
C92	25.00'	87°43'38"	38.28'	34.65'	N 21°05'56" E
C93	25.00'	81°03'52"	35.37'	32.49'	N 71°48'22" W
C94	1135.00'	0°13'39"	4.51'	4.51'	N 31°23'15" W
C103	1065.00'	45°42'14"	849.53'	827.19'	N 08°38'58" W

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
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Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10T

SHEET 21 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

MATCHLINE TRACT "F3" SEE SHEET 18

MATCHLINE TRACT "F3" SEE SHEET 20

MATCHLINE TRACT "F3" SEE SHEET 23

MATCHLINE SEE SHEET 24 TRACT "F3"

TRACT "LG"

TRACT "LG" (LAKE, D.E., L.M.E.) 278,703 S.F.

TRACT "F3" (FUTURE DEVELOPMENT AREA) 5,965,630 S.F.

TRACT "F3" (FUTURE DEVELOPMENT AREA) 5,965,630 S.F.

VIA CASA BOULEVARD (PRIVATE R.O.W., P.U.E.,U.E., & D.E.)

TRACT "R"

UNPLATTED

EAST LINE SOUTHWEST 1/4 SECTION 1-38-18

WEST LINE SOUTHEAST 1/4 SECTION 1-38-18

TEMPORARY CUL-DE-SAC EASEMENT "C"

SEE NOTICE NOTE #4 SHEET 1

CURVE TABLE (SHEET 21)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C13	339.86'	21°00'49"	124.65'	123.95'	S 04°37'06" E
C14	176.91'	22°56'00"	70.81'	70.34'	S 06°15'43" E
C15	110.50'	50°44'28"	97.86'	94.69'	S 40°56'47" E
C16	49.78'	40°29'14"	35.18'	34.45'	S 46°04'24" E
C17	82.10'	46°51'54"	67.16'	65.30'	S 33°08'13" W
C18	20.00'	54°38'10"	19.07'	18.36'	S 00°54'06" W
C19	127.00'	15°57'10"	35.36'	35.25'	S 18°26'24" E
C32	1100.00'	26°03'41"	500.34'	496.04'	N 14°01'29" W
C33	1100.00'	4°26'45"	85.35'	85.33'	N 29°16'42" W
C34	750.00'	14°42'11"	192.46'	191.93'	N 38°51'10" W
C50	250.00'	7°55'17"	34.56'	34.54'	N 62°27'34" E
C93	25.00'	81°03'52"	35.37'	32.49'	N 71°48'22" W
C94	1135.00'	0°13'39"	4.51'	4.51'	N 31°23'15" W
C95	25.00'	90°00'00"	39.27'	35.36'	N 13°29'55" E
C96	25.00'	88°21'14"	38.55'	34.84'	N 77°19'28" W
C97	785.00'	14°34'30"	199.69'	199.15'	N 40°26'06" W
C34	750.00'	14°42'11"	192.46'	191.93'	N 38°51'10" W
C97	785.00'	13°03'24"	178.89'	178.50'	N 39°40'33" W
C100	715.00'	12°31'38"	156.33'	156.02'	N 39°56'26" W
C101	25.00'	100°57'22"	44.05'	38.57'	N 16°48'04" E
C102	25.00'	83°32'50"	36.45'	33.31'	N 73°16'30" W
C103	1065.00'	45°42'14"	849.53'	827.19'	N 08°38'58" W
C425	220.00'	22°19'52"	85.74'	85.20'	N 01°26'53" E
C426	65.00'	21°29'54"	24.39'	24.25'	N 01°51'52" E
C427	70.00'	153°46'02"	187.86'	136.35'	N 67°59'56" E
C428	480.00'	11°34'43"	97.00'	96.84'	N 40°54'25" W
C429	70.00'	102°02'24"	124.67'	108.83'	N 04°19'26" E
C436	1065.00'	15°08'57"	281.59'	280.77'	N 23°55'36" W
C443	25.00'	58°40'34"	25.60'	24.50'	N 15°31'46" W
C444	45.01'	298°06'28"	234.17'	46.29'	N 44°45'17" E
C445	25.00'	59°31'13"	25.97'	24.82'	N 74°32'20" W

LINE TABLE (SHEET 21)		
LINE	LENGTH	BEARING
L9	44.27'	S 03°55'09" W
L10	34.91'	S 28°20'52" W
L16	26.73'	N 31°30'05" W
L27	56.20'	N 62°56'40" E
L28	59.83'	N 58°29'55" E
L29	26.28'	N 58°29'55" E
L38	50.00'	N 31°53'04" W
L40	51.97'	N 39°22'47" W
L69	22.00'	N 43°47'45" E
L112	20.00'	N 29°19'32" W
L113	20.02'	N 31°53'04" W
L114	92.70'	N 53°56'24" W
L115	81.25'	N 67°25'31" E
L116	42.83'	N 40°23'36" E
L117	22.52'	N 50°16'54" W
L118	11.15'	N 29°09'57" E
L119	33.00'	N 60°50'03" W
L120	34.00'	N 29°09'57" E
L121	33.00'	N 60°50'03" W
L122	2.50'	N 29°09'57" E
L123	46.49'	N 50°16'54" W
L124	58.39'	N 40°23'36" E
L129	95.41'	N 53°56'24" W
L130	20.18'	N 43°47'45" E

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
S.C.U.E.	SARASOTA COUNTY UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK
■	INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
◉	INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)
•	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

GRAPHIC SCALE IN FEET 1"=60'

THIS INSTRUMENT PREPARED BY:
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FLORIDA BUSINESS LICENSE NO. LB 6897

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10U

SHEET 22 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
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CURVE TABLE (SHEET 22)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C23	3641.32'	5°32'54"	352.62'	352.48'	S 87°41'36" W
C24	2863.95'	5°32'54"	277.34'	277.23'	S 87°41'36" W

TRACT "F3"

MATCHLINE SEE SHEET 20

SEE SHEET 19

MATCHLINE

TRACT "C"

EASTERLY LINE
O.R.I. #2005008586

1270.47' (PRM – PRM)
N 11°46'59" W

N 11°46'59" W 50.00'

TRACT "C"
(PRIVATE CONSERVATION AREA)
156,558 S.F.

2523.76'

LEGACY TRAIL
O.R.I. #2005008586
SARASOTA COUNTY PROPERTY

3546.40'

3136.92'

N 11°46'59" W 123.22'

S.W. CORNER OF SECTION 1-38-18

902.29'
N 89°32'21" W

SOUTH LINE SOUTHWEST 1/4 SECTION 1-38-18

51.16'

224.60'

N 89°31'57" W 275.76'

C24

S 84°55'09" W 201.91'

C23

UNPLATTED

TRACT "F3"
(FUTURE DEVELOPMENT AREA)
5,965,630 S.F.

TRACT "F3"

SEE SHEET 23

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB #6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
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L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK

INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)

INDICATES PERMANENT CONTROL POINT (SET PK NAIL AND DISK "PCP LB 6897)

INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

N

0 30 60 120

GRAPHIC SCALE IN FEET
1"=60'

Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 16

SHEET 23 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

CURVE TABLE (SHEET 23)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C23	3641.32'	5°32'54"	352.62'	352.48'	S 87°41'36" W

MATCHLINE SEE SHEET 20

MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 22

TRACT "F3"

TRACT "F3"
(FUTURE DEVELOPMENT AREA)
5,965,630 S.F.

MATCHLINE SEE SHEET 24

TRACT "F3"

C23 — 703.34' (PRM - PRM) — N 89°31'57" W — 1453.69'

UNPLATTED

N

0 30 60 120

GRAPHIC SCALE IN FEET
1"=60'

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
PSM	PROFESSIONAL SURVEYOR AND MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
R.O.W.	RIGHT-OF-WAY
(N.R.)	NON-RADIAL
(E)	EASEMENT TIE
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L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
PBM	PLAT BENCH MARK
■	INDICATES SET PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
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Esplanade on Palmer Ranch, Phase 1

PLAT BOOK 51, PAGE 10W

SHEET 24 OF 24

A SUBDIVISION IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

TRACT "F3"

MATCHLINE SEE SHEET 21

MATCHLINE

TRACT "F3"

SEE SHEET 23

TRACT "F3"
(FUTURE DEVELOPMENT AREA)
5,965,630 S.F.

EAST LINE SOUTHWEST 1/4 SECTION 1-38-18
WEST LINE SOUTHEAST 1/4 SECTION 1-38-18

UNPLATTED

UNPLATTED

20' U.E.

L115

C18

C19

C20

L11

C21

C22

L12

L127

L126

L125

N 54°11'03" W 155.24'

N 06°33'27" W 0.87'

N 06°33'27" W 115.49'

N 35°45'38" E 118.93'

N 35°45'38" E 126.87'

N 30°11'18" W 126.40'

N 30°11'18" W 131.77'

N 68°39'28" W 101.15'

N 68°39'28" W 98.31'

N 65°12'23" W 128.10'

N 65°12'23" W 111.42'

N 36°09'54" W 128.70'

N 36°09'54" W 117.98'

N 05°12'40" W 167.18'

N 05°12'40" W 161.71'

N 18°26'55" E 193.62'

N 18°26'55" E 192.01'

N 05°36'04" W 195.06'

N 05°36'04" W 195.13'

S 40°23'30" E 153.17'

S 42°28'20" W 80.90'

S 14°32'31" E 144.44'

S 41°22'32" E 88.93'

S 00°28'03" W 162.25'

N 1040934.1615
E 508272.6771

703.34' (PRM - PRM)

N 89°31'57" W

750.35' (PRM - PRM)

1453.69'

0 30 60 120

GRAPHIC SCALE IN FEET
1"=60'

LINE TABLE (SHEET 24)		
LINE	LENGTH	BEARING
L11	5.00'	S 22°26'47" W
L12	20.77'	S 49°36'30" W
L115	81.25'	N 67°25'31" E
L125	20.00'	N 84°23'56" E
L126	20.00'	N 71°33'05" W
L127	72.96'	N 67°25'31" E
L128	20.00'	N 54°14'22" W

CURVE TABLE (SHEET 24)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C18	20.00'	54°38'10"	19.07'	18.36'	S 00°54'06" W
C19	127.00'	15°57'10"	35.36'	35.25'	S 18°26'24" E
C20	20.00'	57°05'24"	19.93'	19.11'	S 39°00'31" E
C21	1165.00'	5°38'44"	114.79'	114.75'	S 70°22'35" E
C22	305.00'	32°48'27"	174.64'	172.27'	S 56°47'44" E
C433	110.00'	93°48'13"	180.09'	160.64'	N 80°28'07" E
C434	1065.00'	6°15'58"	116.47'	116.41'	N 11°04'10" E

LEGEND:

BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
FPRM	FOUND 5/8" IRON ROD CAPPED "PRM LB 6897" (UNLESS OTHERWISE NOTED)
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PBM	PLAT BENCH MARK

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