PROMENADE AT PALMER RANCH PHASE 1

SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 51 PAGE 13
SHEET 1 OF 7 SHEETS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 201707291 4 7 PG(S)
June 09, 2017 04:11:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

EASEMENTS

UNLESS OTHERWISE INDICATED, UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THERE ARE HEREBY EXPRESSLY RESERVED TO FLORIDA POWER AND LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, FRONTIER INC., ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS AND COMCAST CABLEVISION OF WEST FLORIDA, INC., 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.

THE OWNER DOES HEREBY GRANT A NON-EXCLUSIVE DRAINAGE EASEMENT TO THE PROMENADE AT PALMER RANCH HOMEOWNERS ASSOCIATION, INC. , OR OTHER CUSTODIAL OR MAINTENANCE ENTITY, FOR SURFACE AND STORM WATER DRAINAGE, LAKE MAINTENANCE, INSTALLATION, MAINTENANCE AND REPLACEMENT OF IRRIGATION LINES AND OTHER IMPROVEMENTS AND FOR ACCESS OVER, UNDER AND ACROSS ALL PORTIONS OF THE PLAT DEPICTED AS "DRAINAGE EASEMENT".

UNLESS OTHERWISE NOTED, EASEMENTS OF 10 FEET ALONG EACH FRONT LOT LINE, 2 FEET IN WIDTH ALONG EACH SIDE LOT LINE, 2 FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE A ZERO LOT LINE CONDITION EXISTS, THE SIDE LOT LINE EASEMENTS SHALL TERMINATE AT THE VERTICAL PLANE OF THE OUTSIDE PERIMETER OF ANY STRUCTURE WALL OR OVERHANG WITHIN SAID LOT LINE EASEMENT.

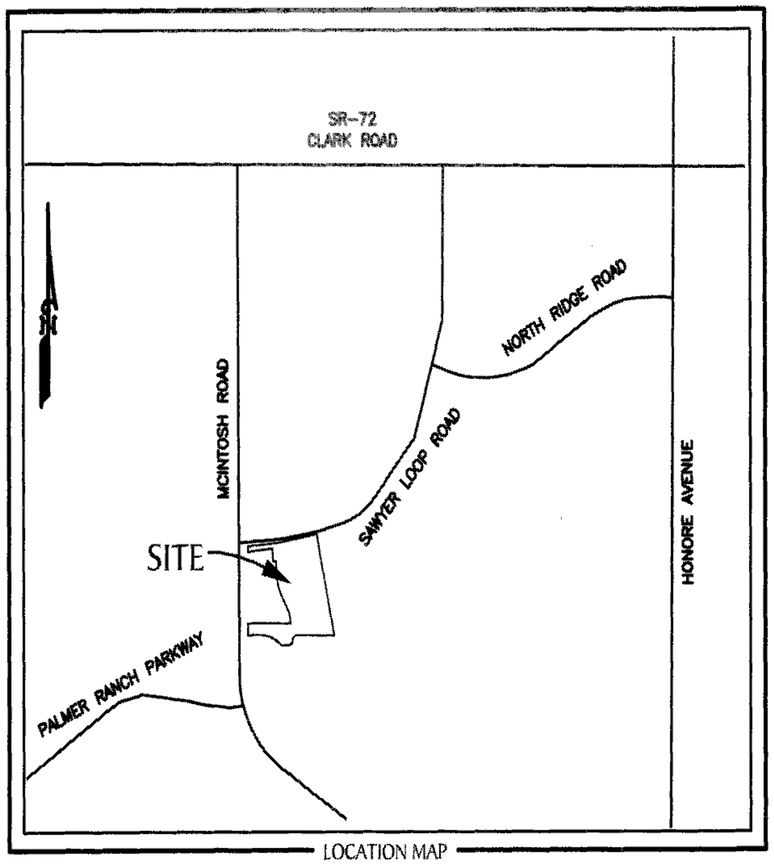
NOTES:

1) NOTICE OF PURCHASER IS SIMULTANEOUSLY RECORDED WITH THE PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017072911, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

2) THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS PLAT WAS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017072913 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

3) A OPEN SPACE RESTRICTIONS AND COVENANT FOR OPEN SPACE RESTRICTIONS AND COVENANT IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017072912 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4) THE FLOODPLAIN DELINEATION MAP WAS RECORDED IN MISCELLANEOUS MAP BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE
SARASOTA COUNTY, FLORIDA
SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I, DARREN SALTZBERG, AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, CERTIFY OWNERSHIP OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON.

PRIVATE

DOES DEDICATE AND SET APART TRACTS 100, 501, 503, 600, 601, 602, 604, 700, 701, 704 AND THE PRIVATE UTILITY EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND ANY OTHER PRIVATE EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO PROMENADE AT PALMER RANCH HOMEOWNERS ASSOCIATION, INC, IT'S SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, CABLE TELEVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER. SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROMENADE AT PALMER RANCH AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PUBLIC

THE OWNER FURTHER DOES HEREBY DEDICATE TO SARASOTA COUNTY AND ALL PROVIDERS OF EMERGENCY SERVICES, A NON-EXCLUSIVE EASEMENT OVER THE ROADS AND RIGHTS-OF-WAY AS SHOWN HEREON AS TRACT 100 FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND GOVERNMENTAL SERVICES. OWNER DOES HEREBY DEDICATE TO THE PUBLIC OR PRIVATE UTILITIES, A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THE ROADS AND RIGHT-OF-WAYS AS SHOWN HEREON AS TRACT 100, AND A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT, AND OPERATION OF THE UNDERGROUND UTILITY LINES AND RELATED ABOVEGROUND AND UNDERGROUND FACILITIES IN THE AREA MARKED OR DESCRIBED ON THIS PLAT AS UTILITY EASEMENTS. OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PUBLIC FLOWAGE EASEMENT AS SHOWN HERON.

OWNER: D.R. HORTON, INC.,
A DELAWARE CORPORATION

BY: DARREN SALTZBERG
VICE PRESIDENT

WITNESS:

Angela M. Mathews
WITNESS NAME PRINTED

WITNESS:

Brian M. Mihelich
WITNESS NAME PRINTED

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 2017, BY DARREN SALTZBERG, AS VICE PRESIDENT OF D.R. HORTON INC., A DELAWARE CORPORATION, HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Angela M. Mathews
(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES:

COMMISSION NUMBER:

ANGELA M. MATHEWS
Commission # FF 113399
Expires June 12, 2018

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 51, PAGE 13-19, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 9 DAY OF June, A.D., 2017

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

BY: E. Miller DEPUTY CLERK

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA LAND DEVELOPMENT REGULATIONS, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON MARCH 6, 2017 AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS), PLAT BENCHMARKS AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WILL BE SET WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CONFIRMED BY A SURVEYORS AFFIDAVIT.

GEOPOINT SURVEYING, INC. (Licensed Business Number LB7768)
1403 E. 5th Avenue
Tampa, Florida 33605

James Daniel LeViner DATE: 5/1/2017
Professional Land Surveyor No. LS6915
Certificate of Authorization No. LB7768

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA THIS 6 DAY OF June, A.D., 2017.

APPROVED:

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

Isaac Benyamin
COUNTY ENGINEER

Stephen DeMark
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFY 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: Teri S. Owen DATE: May 14th, 2017
TERI S. OWEN, PSM 5928
SARASOTA COUNTY SURVEYOR

GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

PROMENADE AT PALMER RANCH PHASE 1

SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Section 14, Township 37 South, Range 18 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 14, run thence along the West boundary of the Southwest 1/4 of said Section 14, N.00°15'15"E., a distance of 643.31 feet, thence S.89°44'45"E., a distance of 153.19 feet to a point on the Easterly boundary of TRACT 101, of PALMER RANCH INCREMENT II TRACT SUBDIVISION, according to the plat thereof as recorded in Plat Book 34, Pages 25 and 25A through 25C, inclusive, of the Public Records of Sarasota County, Florida and the POINT OF BEGINNING; thence along said Easterly boundary of TRACT 101, N.00°16'17"E., a distance of 118.07 feet; thence S.89°43'43"E., a distance of 522.48 feet; thence N.00°16'17"E., a distance of 27.62 feet; thence N.06°54'46"W., a distance of 64.23 feet; thence Northerly, 18.99 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 21°45'33" (chord bearing N.17°47'33"W., 18.87 feet); thence N.28°40'20"W., a distance of 217.23 feet; thence Northwesterly, 10.51 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 06°01'10" (chord bearing N.25°39'45"W., 10.50 feet); thence N.22°39'10"W., a distance of 63.16 feet; thence Northerly, 25.16 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 14°24'48" (chord bearing N.15°26'46"W., 25.09 feet); thence N.08°14'22"W., a distance of 119.27 feet; thence Northerly, 14.85 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 08°30'39" (chord bearing N.03°59'02"W., 14.84 feet); thence N.00°16'17"E., a distance of 101.98 feet; thence Westerly, 40.78 feet along the arc of a non-tangent curve to the left having a radius of 280.00 feet and a central angle of 08°20'42" (chord bearing N.88°51'52"W., 40.75 feet); thence N.03°13'11"W., a distance of 127.55 feet; thence S.83°55'16"W., a distance of 271.88 feet; thence N.89°43'43"W., a distance of 30.00 feet to a point on the aforesaid Easterly boundary of TRACT 101, of PALMER RANCH INCREMENT II TRACT SUBDIVISION; thence along said Easterly boundary of TRACT 101, N.00°16'17"E., a distance of 55.25 feet to a point on a curve on the Southerly right-of-way line of SAWYER LOOP ROAD (TRACT 202) of PALMER PARK OF COMMERCE, according to the plat thereof as recorded in Plat Book 35, Pages 32 and 32A through 32C, inclusive, of the Public Records of Sarasota County, Florida; thence along said Southerly right-of-way line, the following two (2) courses: 1) Easterly, 616.47 feet along the arc of a curve to the left having a radius of 3884.72 feet and a central angle of 09°05'32" (chord bearing N.83°06'14"E., 615.82 feet) to a point of tangency; 2) N.78°33'28"E., 235.71 feet to a point on the Westerly right-of-way line of SEMINOLE GULF RAILWAY; thence along said Westerly right-of-way line, S.11°47'36"E., 1044.76 feet; thence N.89°43'43"W., 455.28 feet to a point of curvature; thence Southwesterly, 82.12 feet along the arc of a curve to the left having a radius of 52.28 feet and a central angle of 90°00'00" (chord bearing S.45°16'17"W., 73.94 feet) to a point of reverse curvature; thence Southwesterly, 78.54 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 90°00'00" (chord bearing S.45°16'17"W., 70.71 feet) to a point of tangency; thence N.89°43'43"W., 74.52 feet to a point of curvature; thence Westerly, 36.55 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 41°53'08" (chord bearing N.68°47'09"W., 35.74 feet) to a point of reverse curvature; thence Westerly, 255.86 feet along the arc of a curve to the left having a radius of 350.00 feet and a central angle of 41°53'08" (chord bearing N.68°47'09"W., 250.21 feet) to a point of tangency; thence N.89°43'43"W., 161.05 feet to the POINT OF BEGINNING.

Containing 14.588 acres, more or less.

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.

NOTES:

1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HERON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENT **"O 82"**.

2) ELEVATIONS, AS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929), AS ESTABLISHED FROM SARASOTA COUNTY BENCHMARK **"R-100"**, PUBLISHED ELEVATION = 19.98 FEET AND **"99C"**, PUBLISHED ELEVATION = 19.67 FEET.

3) 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.

4) ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED RADIAL (R) ARE NON-RADIAL.

WETLAND PRESERVATION AREA NOTE:

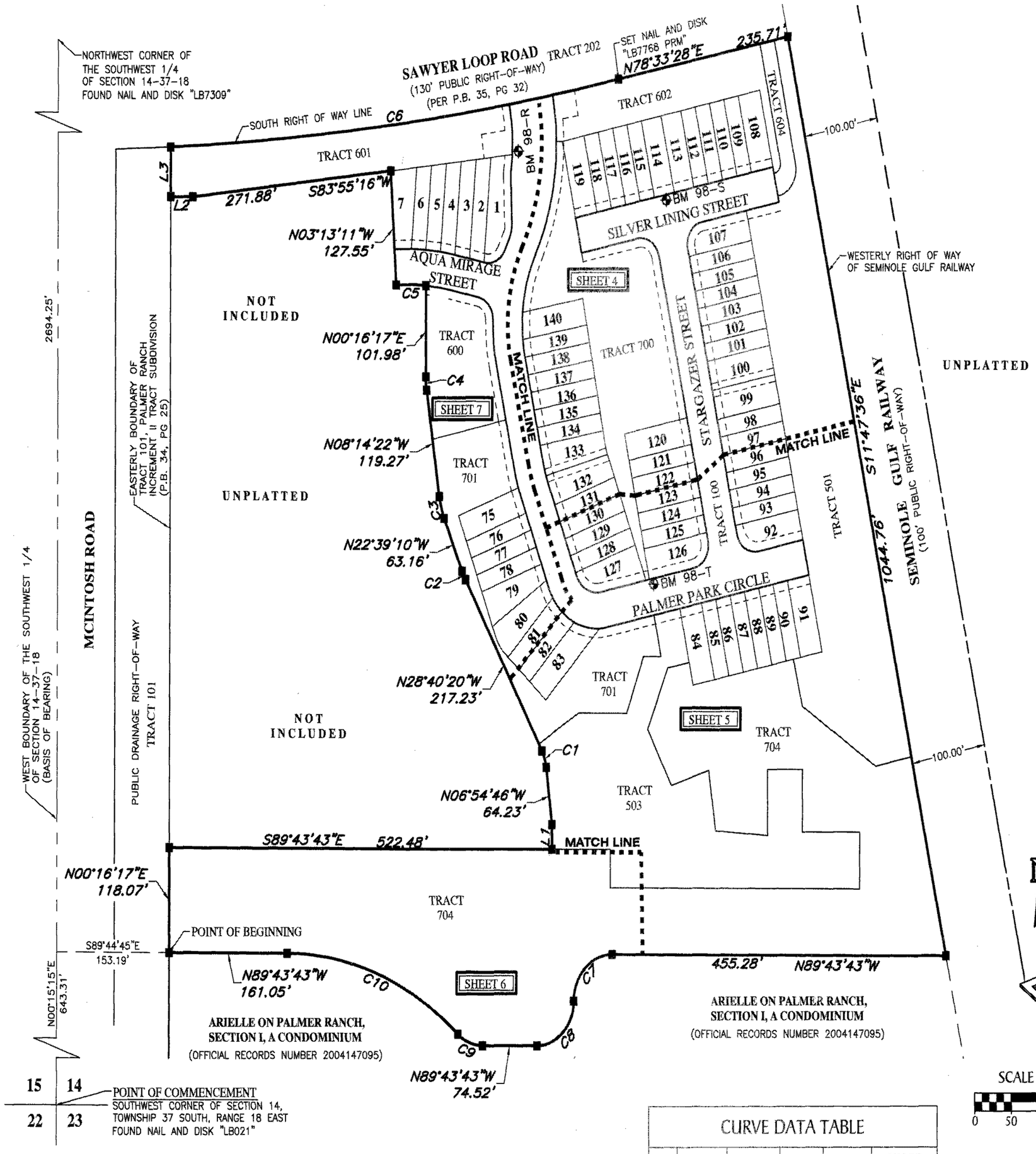
"THE NATIVE HABITAT PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN. ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM THE ENVIRONMENTAL PROTECTION DIVISION. EXCEPTION MAY BE GRANTED BY ENVIRONMENTAL PROTECTION TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION."

GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

PROMENADE AT PALMER RANCH PHASE 1

SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 51 PAGE 138
SHEET 3 OF 7 SHEETS



TRACT DESIGNATION TABLE

TRACT	DESIGNATION	SQUARE FEET
TRACT 100	PRIVATE RIGHT OF WAY, PRIVATE DRAINAGE AND UTILITY EASEMENT, INGRESS/EGRESS EASEMENT TO SARASOTA COUNTY	70,933 ±
TRACT 501	DRAINAGE AREA, PUBLIC FLOWAGE	66,649 ±
TRACT 503	DRAINAGE AREA, PUBLIC FLOWAGE & PUBLIC UTILITY EASEMENT	54,247 ±
TRACT 600	AMENITY AREA	14,659 ±
TRACT 601	COMMON AREA, PUBLIC FLOWAGE & UTILITY EASEMENT	24,472 ±
TRACT 602	COMMON AREA, PUBLIC FLOWAGE & UTILITY EASEMENT	15,898 ±
TRACT 604	COMMON AREA, PUBLIC FLOWAGE & UTILITY EASEMENT	3,519 ±
TRACT 700	PRESERVE AREA, PUBLIC FLOWAGE	34,263 ±
TRACT 701	PRESERVE AREA, PUBLIC FLOWAGE	24,079 ±
TRACT 704	PRESERVE AREA, PUBLIC FLOWAGE	176,146 ±

BASIS OF BEARINGS

THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF N.00°15'15"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N00°16'17"E	27.62'
L2	N89°43'43"W	30.00'
L3	N00°16'17"E	55.25'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	21°45'33"	18.99'	18.87'	N17°47'33"W
C2	100.00'	6°01'10"	10.51'	10.50'	N25°39'45"W
C3	100.00'	14°24'48"	25.16'	25.09'	N15°26'46"W
C4	100.00'	8°30'39"	14.85'	14.84'	N03°59'02"W
C5	280.00'	8°20'42"	40.78'	40.75'	N88°51'52"W
C6	3884.72'	9°05'32"	616.47'	615.82'	N83°06'14"E
C7	52.28'	90°00'00"	82.12'	73.94'	S45°16'17"W
C8	50.00'	90°00'00"	78.54'	70.71'	S45°16'17"W
C9	50.00'	41°53'08"	36.55'	35.74'	N68°47'09"W
C10	350.00'	41°53'08"	255.86'	250.21'	N68°47'09"W

LEGEND:

- ■----- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ⊟----- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ●----- indicates (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
- ⊕----- indicates Plat Benchmark

P.R.W.----- Private Right of Way
P.U.E.----- Public Utility Easement
D&.U.E.----- Drainage and Utility Easement

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.

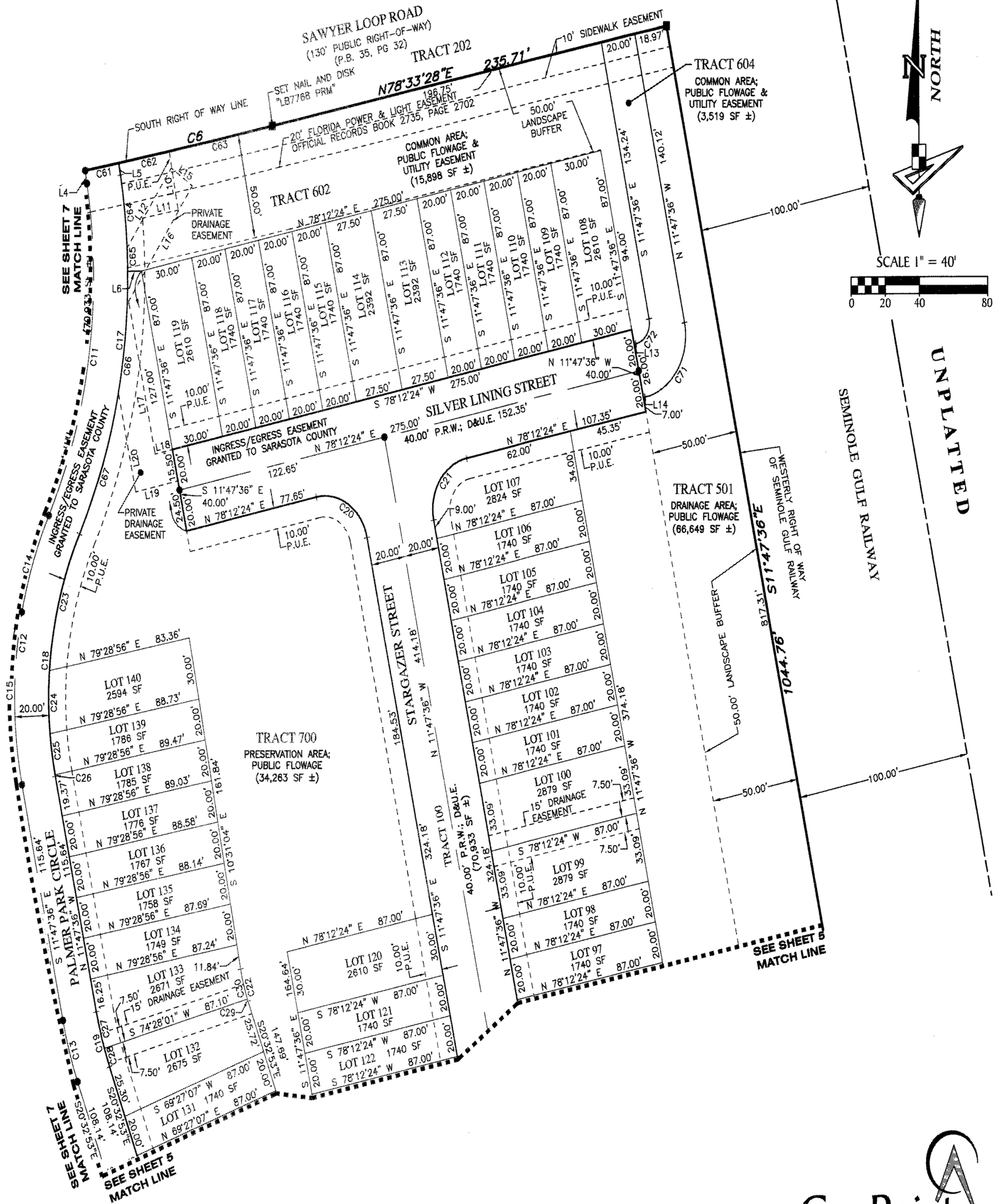
GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

PROMENADE AT PALMER RANCH PHASE 1

SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	N09°39'33"W	6.34'
L5	N09°47'43"W	5.77'
L6	S89°38'02"W	8.10'
L10	N10°15'29"W	28.42'
L11	N79°44'31"E	21.25'
L12	N34°29'05"E	45.87'
L13	S78°12'24"W	1.03'
L14	N78°12'24"E	1.03'
L15	S55°30'55"E	15.00'
L16	S34°29'05"W	66.29'
L17	S78°05'39"W	74.62'
L18	N78°12'24"E	10.33'
L19	S78°12'24"W	25.26'
L20	N11°50'20"W	48.64'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C6	3884.72'	9°05'32"	616.47'	615.82'	N83°06'14"E
C11	260.00'	35°49'02"	162.53'	159.90'	N08°14'58"E
C12	200.00'	37°57'05"	132.47'	130.07'	S07°10'57"W
C13	200.00'	8°45'18"	30.56'	30.53'	S16°10'15"E
C14	200.00'	14°00'10"	48.88'	48.76'	S19°09'24"W
C15	200.00'	23°56'54"	83.60'	82.99'	S00°10'51"W
C17	280.00'	35°57'12"	175.70'	172.83'	N08°10'53"E
C18	180.00'	37°57'05"	119.23'	117.06'	S07°10'57"W
C19	180.00'	8°45'18"	27.50'	27.48'	S16°10'15"E
C20	25.00'	90°00'00"	39.27'	35.36'	N56°47'36"W
C21	25.00'	90°00'00"	39.27'	35.36'	S33°12'24"W
C22	93.00'	10°01'49"	16.28'	16.26'	S15°31'59"E
C23	180.00'	21°39'44"	68.05'	67.65'	S15°19'37"W
C24	180.00'	9°42'47"	30.51'	30.48'	S00°21'38"E
C25	180.00'	6°22'26"	20.02'	20.01'	S08°24'14"E
C26	180.00'	0°12'08"	0.64'	0.64'	S11°41'31"E
C27	180.00'	5°48'34"	18.25'	18.24'	S14°41'52"E
C28	180.00'	2°56'44"	9.25'	9.25'	S19°04'31"E
C29	93.00'	0°45'06"	1.22'	1.22'	S20°10'20"E
C30	93.00'	9°16'43"	15.06'	15.04'	S15°09'26"E
C61	3884.72'	0°17'41"	19.99'	19.99'	N80°03'26"E
C62	3884.72'	0°26'40"	30.14'	30.14'	N79°41'15"E
C63	3884.72'	0°54'27"	61.52'	61.52'	N79°00'42"E
C64	280.00'	7°08'57"	34.94'	34.91'	N06°13'14"W
C65	280.00'	2°16'48"	11.14'	11.14'	N01°30'22"W
C66	280.00'	11°54'50"	58.22'	58.12'	N05°35'27"E
C67	280.00'	14°36'37"	71.40'	71.21'	N18°51'10"E
C71	30.00'	90°00'00"	47.12'	42.43'	N33°12'24"E
C72	10.00'	90°00'00"	15.71'	14.14'	N33°12'24"E



LEGEND:

- ■----- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ⊕----- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ●----- indicates (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
- ◆----- indicates Plat Benchmark

P.R.W.----- Private Right of Way
P.U.E.----- Public Utility Easement
D&.U.E.----- Drainage and Utility Easement

SEE NOTE ON SHEET 3 OF 7 FOR BASIS OF BEARINGS

GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

PROMENADE AT PALMER RANCH PHASE 1

SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

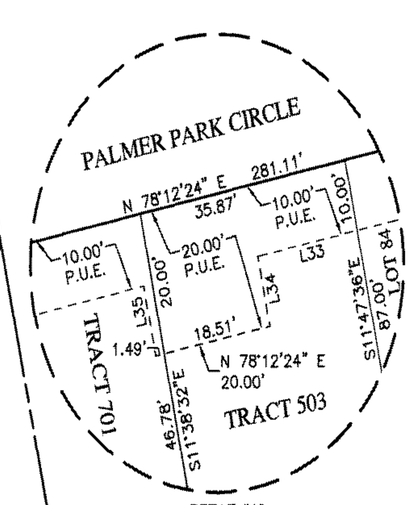
PLAT BOOK 51 PAGE 170
SHEET 5 OF 7 SHEETS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	21°45'33"	18.99'	18.87'	N17°47'33"W
C33	50.00'	81°14'42"	70.90'	65.11'	S61°10'15"E
C34	70.00'	81°14'42"	99.26'	91.15'	S61°10'15"E
C35	25.00'	90°00'00"	39.27'	35.36'	N33°12'24"E
C36	25.00'	90°00'00"	39.27'	35.36'	S56°47'36"E
C48	70.00'	16°36'06"	20.28'	20.21'	S38°55'30"E
C49	70.00'	16°36'06"	20.28'	20.21'	S55°31'35"E
C50	70.00'	28°58'59"	35.41'	35.03'	S78°19'08"E
C51	70.00'	8°58'58"	10.97'	10.96'	N82°41'53"E
C52	30.00'	81°14'42"	42.54'	39.06'	S61°10'15"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N00°16'17"E	27.62'
L33	S78°12'24"W	17.41'
L34	S11°47'36"E	10.00'
L35	S11°47'36"E	10.00'



DETAIL "A"
(SCALE 1"=20')

SEE SHEET 4 MATCH LINE

SEE SHEET 7 MATCH LINE

TRACT 700
PRESERVATION AREA
PUBLIC FLOWAGE

LOT 130 1740 SF
LOT 129 1740 SF
LOT 128 1740 SF
LOT 127 2935 SF
LOT 123 1740 SF
LOT 124 1740 SF
LOT 125 1740 SF
LOT 126 2880 SF
LOT 96 1740 SF
LOT 95 1740 SF
LOT 94 1740 SF
LOT 93 1740 SF
LOT 92 2824 SF

STARGAZER STREET

TRACT 100
INGRESS/EGRESS EASEMENT GRANTED TO SARASOTA COUNTY
40.00' P.R.W.; D&U.E. (70,933 SF ±)

PALMER PARK CIRCLE

SEE DETAIL "A"

LOT 81 1752 SF
LOT 82 1752 SF
LOT 83 2906 SF
LOT 84 2610 SF
LOT 85 1740 SF
LOT 86 1740 SF
LOT 87 1740 SF
LOT 88 1740 SF
LOT 89 1740 SF
LOT 90 1740 SF
LOT 91 2610 SF

TRACT 701
PRESERVATION AREA; PUBLIC FLOWAGE
(24,079 SF ±)

15' PRIVATE DRAINAGE EASEMENT

TRACT 704
PRESERVATION AREA; PUBLIC FLOWAGE
(176,146 SF ±)

TRACT 501
DRAINAGE AREA; PUBLIC FLOWAGE
(66,649 SF ±)

50.00' LANDSCAPE BUFFER

SEMINOLE GULF RAILWAY

UNPLATTED

TRACT 503
DRAINAGE AREA; PUBLIC FLOWAGE
(54,247 SF ±)

SEE SHEET 6 MATCH LINE

118.00' LANDSCAPE BUFFER

CONSERVATION EASEMENT INSTRUMENT #2005030488

SCALE 1" = 40'

0 20 40 80

NORTH

LEGEND:

- ■----- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ⊟----- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ◉----- indicates (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
- ⊕----- indicates Plat Benchmark

P.R.W.----- Private Right of Way
P.U.E.----- Public Utility Easement
D&.U.E.----- Drainage and Utility Easement

ARIELLE ON PALMER RANCH, SECTION I, A CONDOMINIUM
(OFFICIAL RECORDS NUMBER 2004147095)

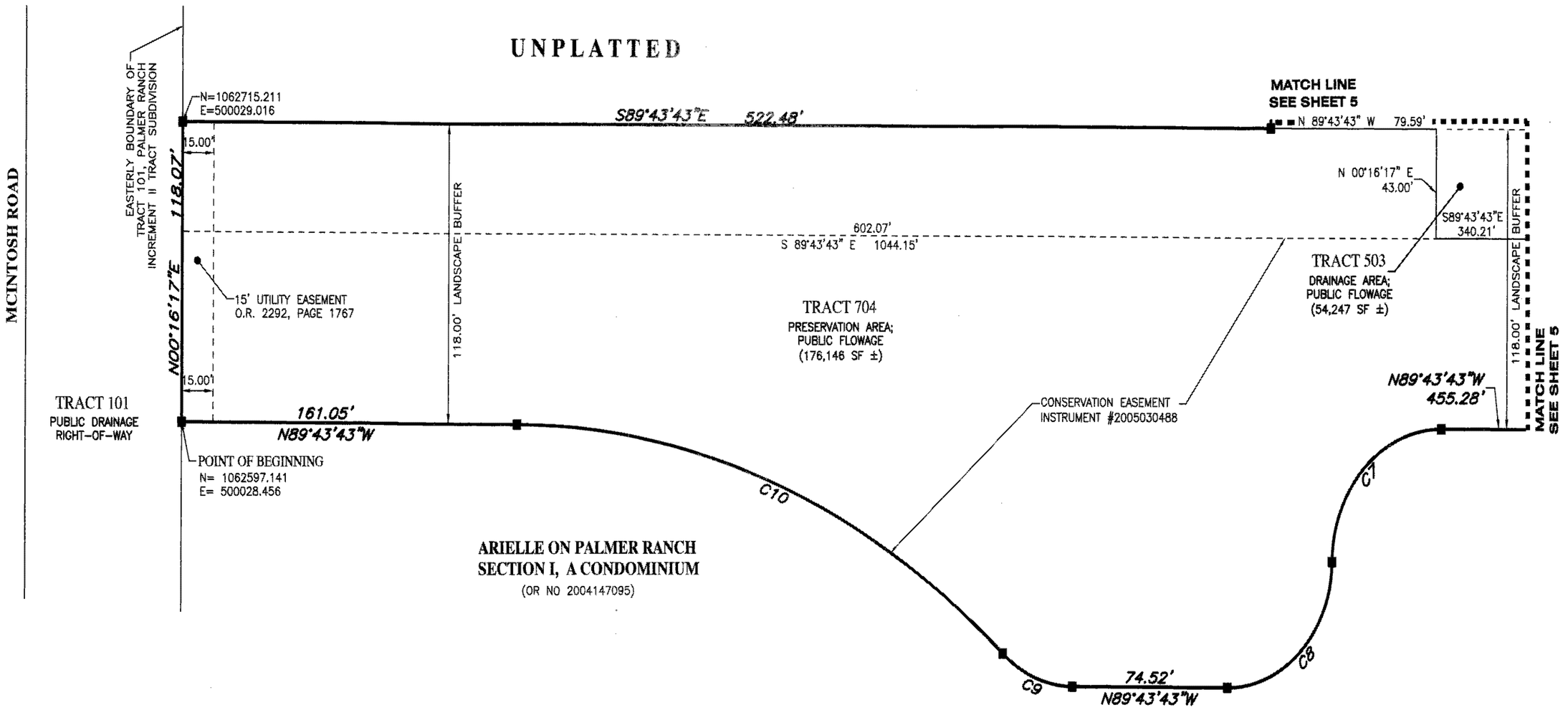
SEE NOTE ON SHEET 3 OF 7 FOR BASIS OF BEARINGS

GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

PROMENADE AT PALMER RANCH PHASE 1

SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 51 PAGE 13E
SHEET 6 OF 7 SHEETS



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C7	52.28'	90°00'00"	82.12'	73.94'	S45°16'17"W
C8	50.00'	90°00'00"	78.54'	70.71'	S45°16'17"W
C9	50.00'	41°53'08"	36.55'	35.74'	N68°47'09"W
C10	350.00'	41°53'08"	255.86'	250.21'	N68°47'09"W

LEGEND:

- ■----- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ⊟----- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ◉----- indicates (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
- ⊕----- indicates Plat Benchmark

P.R.W.----- Private Right of Way

P.U.E.----- Public Utility Easement

D&.U.E.----- Drainage and Utility Easement

SEE NOTE ON SHEET 3 OF 7 FOR BASIS OF BEARINGS

N NORTH

SCALE 1" = 40'

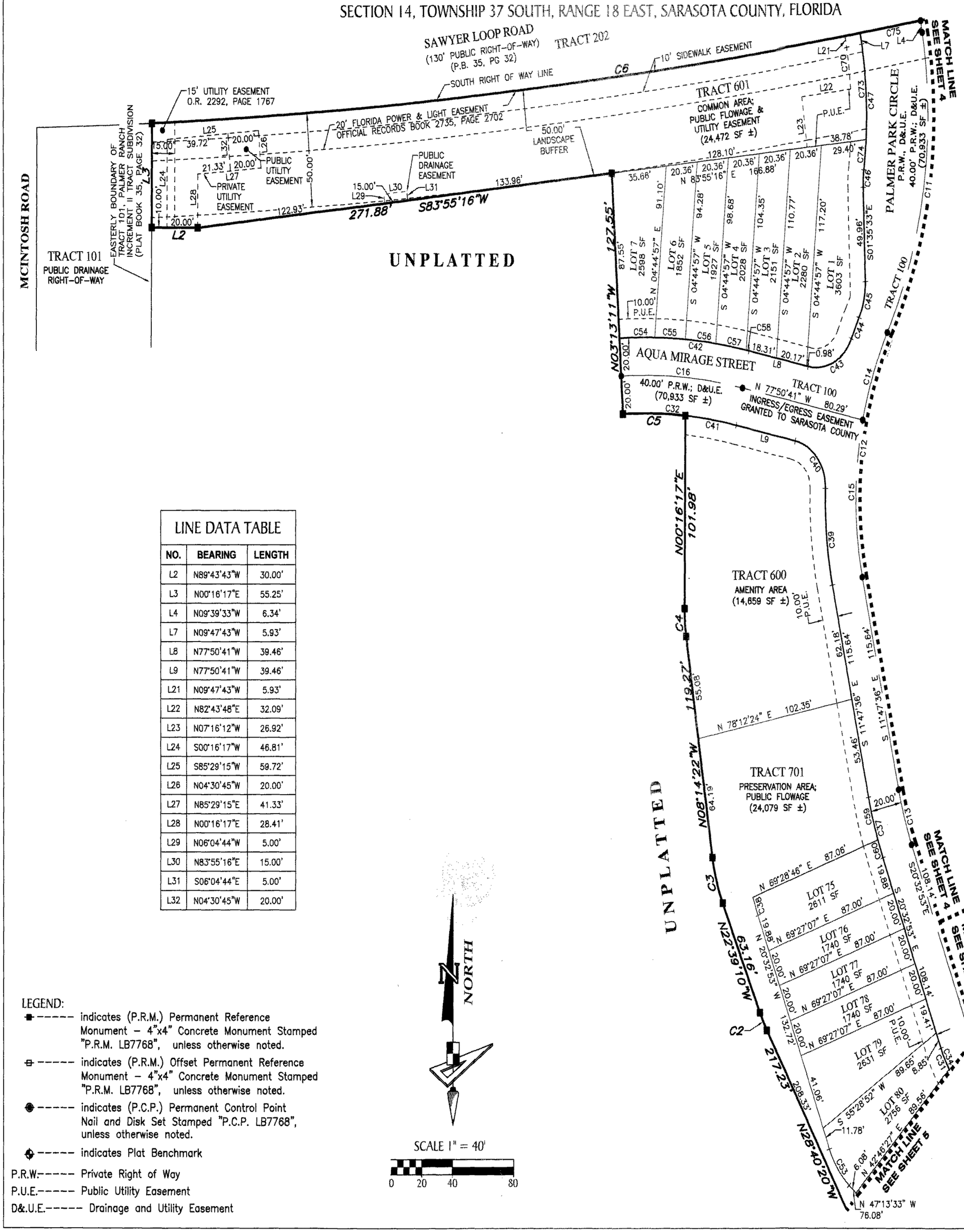
0 20 40 80

GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

PROMENADE AT PALMER RANCH PHASE 1

SECTION 14, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 51 PAGE 13E
SHEET 7 OF 7 SHEETS



LINE DATA TABLE

NO.	BEARING	LENGTH
L2	N89°43'43"W	30.00'
L3	N00°16'17"E	55.25'
L4	N09°39'33"W	6.34'
L7	N09°47'43"W	5.93'
L8	N77°50'41"W	39.46'
L9	N77°50'41"W	39.46'
L21	N09°47'43"W	5.93'
L22	N82°43'48"E	32.09'
L23	N07°16'12"W	26.92'
L24	S00°16'17"W	46.81'
L25	S85°29'15"W	59.72'
L26	N04°30'45"W	20.00'
L27	N85°29'15"E	41.33'
L28	N00°16'17"E	28.41'
L29	N06°04'44"W	5.00'
L30	N83°55'16"E	15.00'
L31	S06°04'44"E	5.00'
L32	N04°30'45"W	20.00'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	100.00'	6°01'10"	10.51'	10.50'	N25°39'45"W
C3	100.00'	14°24'48"	25.16'	25.09'	N15°26'46"W
C4	100.00'	8°30'39"	14.85'	14.84'	N03°59'02"W
C5	280.00'	8°20'42"	40.78'	40.75'	N88°51'52"W
C6	3884.72'	9°05'32"	616.47'	615.82'	N83°06'14"E
C11	260.00'	35°49'02"	162.53'	159.90'	N08°14'58"E
C12	200.00'	37°57'05"	132.47'	130.07'	S07°10'57"W
C13	200.00'	8°45'18"	30.56'	30.53'	S16°10'15"E
C14	200.00'	14°00'10"	48.88'	48.76'	S19°09'24"W
C15	200.00'	23°56'54"	83.60'	82.99'	S00°10'51"W
C16	300.00'	15°12'16"	79.61'	79.38'	N85°26'49"W
C31	70.00'	10°04'34"	12.31'	12.29'	S25°35'10"E
C32	280.00'	15°11'32"	74.24'	74.03'	N85°26'27"W
C34	70.00'	81°14'42"	99.26'	91.15'	S61°10'15"E
C37	220.00'	8°45'18"	33.62'	33.58'	S16°10'15"E
C38	307.00'	1°53'39"	10.15'	10.15'	S19°36'04"E
C39	220.00'	13°21'52"	51.32'	51.20'	S05°06'39"E
C40	25.00'	79°24'58"	34.65'	31.94'	N38°08'12"W
C41	280.00'	6°50'50"	33.46'	33.44'	N81°16'06"W
C42	320.00'	15°12'54"	84.98'	84.73'	N85°27'08"W
C43	25.00'	79°24'58"	34.65'	31.94'	S62°26'49"W
C44	220.00'	3°08'58"	12.09'	12.09'	S24°18'49"W
C45	41.00'	27°28'51"	19.66'	19.48'	S12°08'53"W
C46	59.00'	9°01'46"	9.30'	9.29'	S02°55'20"W
C47	220.00'	17°13'56"	66.17'	65.92'	N01°10'45"W
C53	50.00'	26°40'39"	23.28'	23.07'	S33°53'13"E
C54	320.00'	4°07'10"	23.01'	23.00'	S88°59'59"W
C55	198.09'	5°47'26"	20.02'	20.01'	N87°07'10"W
C56	307.80'	3°43'30"	20.01'	20.01'	N83°35'41"W
C57	320.00'	3°35'49"	20.09'	20.09'	N79°58'32"W
C58	320.00'	0°19'56"	1.86'	1.86'	N78°00'39"W
C59	220.00'	6°07'19"	23.51'	23.50'	S14°51'15"E
C60	220.00'	2°37'58"	10.11'	10.11'	S19°13'54"E
C70	210.00'	5°54'24"	21.65'	21.64'	N06°50'31"W
C73	220.00'	13°01'50"	50.03'	49.93'	N03°16'48"W
C74	220.00'	4°12'06"	16.13'	16.13'	N05°20'10"E
C75	3884.72'	0°35'25"	40.02'	40.01'	N80°29'59"E

LEGEND:

- ■----- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ⊟----- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ●----- indicates (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
- ◆----- indicates Plat Benchmark

P.R.W.----- Private Right of Way
P.U.E.----- Public Utility Easement
D&.U.E.----- Drainage and Utility Easement

SEE NOTE ON SHEET 3 OF 7 FOR BASIS OF BEARINGS

GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768