

Prepared by & Return to:  
Telese L. Zuberer, Esq. Icard I Merrill  
2033 Main Street, Suite 600  
Sarasota, FL 34237

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
UNIVERSITY PARK COMMUNITY ASSOCIATION, INC.**

**RECITALS**

**WHEREAS**, University Park Community Association, Inc., a Florida not-for-profit corporation ("Association") has been established for the operation of University Park in accordance with the Declaration of Covenants, Conditions and Restrictions for University Park, recorded on January 17, 1992 in Official Records Book 1363, Page 0264 of the Public Records of Manatee County, Florida, as amended from time to time ("Declaration");

**WHEREAS**, a Special Member Meeting was held on August 14, 2023, which meeting was duly noticed in accordance with Article 4 of the Bylaws of University Park Community Association, Inc. ("Bylaws");

**WHEREAS**, at the Special Member Meeting, a quorum of the Voting Members were present in accordance with Section 3.3 of Article 3 of the Bylaws;

**WHEREAS**, an amended and restated version of the Declaration of Covenants, Conditions and Restrictions for University Park ("Declaration") was submitted to, and properly approved by, at least two-thirds of the Association's Class A membership voting rights (there are no Majority Owners) in accordance with Article 21 of the Declaration; and

**WHEREAS**, the amended and restated version of the Declaration was submitted to, and approved by, the University Park Recreation District in advance of the meeting in accordance with Article 21 of the Declaration.

**NOW THEREFORE**, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The Declaration recorded in the Official Records Book and Page above has hereby been replaced by the attached Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Park.
3. All current and future Members of the Association are hereby bound by the attached documents.

**[SIGNATURE PAGES TO FOLLOW]**

**IN WITNESS WHEREOF**, the undersigned have set their hands and seals this 7<sup>th</sup> day of  
September, 2023.

**WITNESSES:**

**UNIVERSITY PARK COMMUNITY ASSOCIATION,  
INC.**, a Florida not-for-profit corporation

Amanda Goodhue

By: Thomas A. Christopher

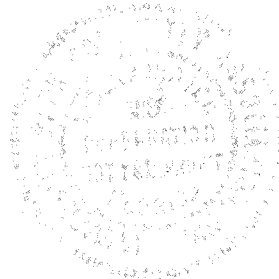
Print Name: Amanda Goodhue

Thomas Christopher, President

Jennifer Everingham

(Seal of Corporation)

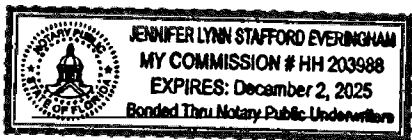
Print Name: Jennifer Everingham



STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 7<sup>th</sup> day of September, 2023 by  
Thomas Christopher, as the President of University Park Community Association, Inc., a  
Florida corporation not-for-profit, on behalf of the corporation. **He/she is personally known to me** or  
has produced \_\_\_\_\_ as identification.



Jennifer Everingham  
Signature of person taking acknowledgement

Jennifer Lynn Stafford Everingham  
Name typed, printed or stamped

Assistant Board Secretary  
Titled or rank

HH 203988  
Serial number, if any {Commission number}

**[SECOND SIGNATURE PAGE TO FOLLOW]**

**IN WITNESS WHEREOF**, the undersigned have set their hands and seals this 7<sup>th</sup> day of  
September, 2023.

**WITNESSES:**

**UNIVERSITY PARK COMMUNITY ASSOCIATION,  
INC.**, a Florida not-for-profit corporation

x Alexandria L. Schill

Print Name: Alexandria L. Schill

By: 

Peter Conway, Secretary

Jennifer Everingham

Print Name: Jennifer Everingham

**(Seal of Corporation)**



**STATE OF** Florida

**COUNTY OF** Manatee

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 7<sup>th</sup> day of September, 2023 by  
Peter Conway, as the Secretary of University Park Community Association, Inc., a Florida  
corporation not-for-profit, on behalf of the corporation. **He/she is personally known to me** or has  
produced \_\_\_\_\_ as identification.

Jennifer Everingham  
Signature of person taking acknowledgement

Jennifer Lynn Stafford Everingham  
Name typed, printed or stamped

Assistant Board Secretary  
Titled or rank

HH 203988  
Serial number, if any {Commission number}

**AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK**

*{Substantial rewording of the Declaration of Covenants, Conditions, and Restrictions for University Park - see original Declaration of Covenants, Conditions, and Restrictions for University Park and all prior amendments for present text}*

**ARTICLE 1  
INTRODUCTION AND SUBMISSION**

Certain lands located in Manatee County, Florida ("University Park"), more specifically described in Exhibit "A" attached hereto, and all improvements erected thereon, as well as all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, intended for use in connection therewith, have been submitted to be governed under this Declaration. The original Declaration was recorded in Official Records Book 1363, Page 264 et. seq of the Public Records of Manatee County, Florida.

University Park is an association consisting of thirty-two (32) Subdivisions, collectively identified by the Plats attached hereto as Exhibit "B" and known as the following Neighborhoods per each respective Supplemental Declaration: Albemarle; Ascot; The Boltons; Chelsea; Devonshire Place; Eaton Place; Grosvenor Gardens; Hampton Green; Heathfield; Henley; Highgate; Hyde Park; Kenwood Park; Knightsbridge; Langley Park; Lansdowne Crescent; Lennox Gardens; Marlow; Mayfair; Notting Hill; Richmond Park; Regents Park; Sloane Gardens; Stanhope Gate; St. James Park; St. John's Wood; Virginia Water; Warwick Gardens; Wentworth; Whitebridge Court; Wilton Crescent; and Wimbledon.

**ARTICLE 2  
DEFINITIONS**

The terms used in the Governing Documents, and all amendments and supplements thereto, shall have the meanings set forth below, unless the context otherwise requires.

**2.1 "Additional Property"** shall mean any real or personal property owned, leased or otherwise acquired by the Association for the use and/or benefit of the Owners and incorporated into the Community after the recording of this Declaration.

**2.2 "Architecture and Landscape Committee" or "ALC"** shall mean the committee operating pursuant to this Declaration.

**2.3 "Architectural Criteria"** shall mean such restrictions and regulations as may be adopted from time to time by the Architecture and Landscape Committee and approved by the Board with respect to Improvements affecting the Community or any portion thereof.

**2.4 "Articles of Incorporation"** shall mean the Amended and Restated Articles of Incorporation of the Association, which are attached hereto as Exhibit "C," and made a part hereof, as may be amended and/or supplemented from time to time.

**2.5 "Assessable Lot"** shall mean a Lot to which an Assessment Share has been allocated pursuant to this Declaration.

**2.6 "Assessment"** shall mean a share of the funds required for payment of Association Expenses which, from time to time, is assessed against each Assessable Lot.

**2.7 "Assessment Share"** shall mean the portion of any Community Assessment, Neighborhood Assessment, or Special Assessment allocated to each Lot.

**2.8 "Association"** shall mean University Park Community Association, Inc., a Florida corporation not-for-profit, the entity responsible for the operation of University Park, which is subject to Florida Statutes, Chapters 617 and 720, as amended from time to time.

**2.9 "Association Expenses"** shall mean all expenses incurred by the Association to carry out its powers and duties pursuant to this Declaration, any Supplemental Declaration, the Articles of Incorporation, Bylaws and Florida Statutes, Chapter 720, as may be amended from time to time.

**2.10 "Association Member" or "Member"** shall mean any Lot Owner, and includes any Person obligated by the Governing Documents to pay an Assessment or administrative fee.

**2.11 "Board of Directors" or "Board"** shall mean the representative body, which is responsible for the administration of the Association's affairs, duly elected and qualified in accordance with the Bylaws.

**2.12 "Bylaws"** shall mean the Amended and Restated Bylaws of the Association, which is attached hereto as Exhibit "D," and made a part hereof, as it may be amended and/or supplemented from time to time.

**2.13 "Chair Council"** shall mean an advisory body to the Board which consists of the thirty-two (32) Neighborhood Chairs.

**2.14 "Committee Bylaws"** shall mean the general Committee Bylaws approved and amended from time to time by the Board to establish required committee procedures.

**2.15 "Common Areas"** shall mean the Community Common Areas and the Neighborhood Common Areas, collectively.

**2.16 "Community"** shall mean the Initial Property together with any Additional Property acquired by the Association.

**2.17 "Community Assessment"** shall mean an Assessment levied by the Association against an Assessable Lot for the payment of a portion of the Community Expenses.

**2.18 "Community Common Areas"** shall mean all real property, other than Neighborhood Common Areas, that is owned and maintained by the Association for the use and benefit of all Owners.

**2.19 "Community Expenses"** shall mean all expenses incurred by the Association in connection with the management and administration of the Community and the operation, maintenance, improvement, protection, management and conservation of the Community Common Areas.

**2.20 "Community Roads"** shall mean all private roads within the Community that are available for the common use and benefit of all Association Members, Residents and guests. Community Roads shall be identified as such on plats and other instruments and recorded in the Public Records.

**2.21 "Community Systems"** shall mean, by way of example, but not be limited to, all lines, conduits, mains, wires, amplifiers, towers, antennae, materials, equipment, apparatus, installations, and fixtures maintained or installed by the Association, or pursuant to any grant of easement or authority by the Association within the Community by which any of the Community System Services are furnished to any of the Common Areas, Lots, or Parcels.

**2.22 "Community System Services"** shall mean water, sewer, gas, cable television, tele-communications, and other similar services (including those based on, containing, or serving future technological advances).

**2.23 "Construction Work"** shall mean any installation, construction, restoration, replacement, alteration, addition, or demolition of Improvements on a Lot or on the Common Areas, including any landscaping thereon.

**2.24 "Contiguous Property"** shall mean any parcel of real estate located in Township 35 South, Range 18 East, Manatee County, Florida, that is contiguous to some portion of the Community. For the purposes of this definition, lands separated only by public rights-of-way shall be deemed contiguous.

**2.25 "Country Club"** shall mean the country club known as "University Park Country Club" which is presently owned and operated by the University Park Recreation District.

**2.26 "Country Club Facilities"** shall mean all Improvements, facilities and areas owned by the University Park Recreation District or any successor or legal representative of University Park Recreation District

**2.27 "Declaration"** shall mean this Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Park, as it may be amended and/or supplemented from time to time.

**2.28 "Director"** shall mean a member of the Board of Directors.

**2.29 "Environmental Preservation Guidelines"** shall mean those guidelines, including, but not limited to, Water Use Permitting and Environmental Resource Permitting, promulgated by the Association from time to time relative to the maintenance, upkeep, and preservation of those

portions of the Community which are under the jurisdiction and control of any governmental authority or for which the Association desires or requires environmental protection or controls.

**2.30 "Fiscal Year"** shall mean the calendar year.

**2.31 "Governing Documents"** shall mean this Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Park, and all recorded exhibits thereto, as amended from time to time.

**2.32 "Improvements"** shall mean all buildings, driveways, parking areas, walkways, walls, fences, signs, structures, utility installations, site paving, grading, screen enclosures, pools, mailboxes, mechanical equipment, solar energy devices, antennae, satellite dishes, water and sewer lines, drains, wells, irrigation systems, landscaping, landscape devices and objects, exterior sculptures and fountains, and other improvements of any kind, together with any subsequent alterations, additions, or replacements.

**2.33 "Individual Lot Assessment"** shall mean an assessment levied by the Association against a Lot for the payment of Individual Lot Expenses attributable to such Lot.

**2.34 "Individual Lot Expenses"** shall mean all expenses (together with any applicable administrative fee and attorneys' fees) incurred by the Association with respect to any Lot pursuant to the provisions of this Declaration and any applicable Supplemental Declaration in connection with any of the following:

A. The performance by the Association of any of the maintenance responsibilities of the Lot Owner pursuant to this Declaration;

B. The performance by the Association of any of the maintenance obligations of the Lot Owner to the extent any Supplemental Declaration applicable to the Lot specifies that the cost of such performance is to be included in the Individual Lot Expenses; or

C. The performance by the Association of any maintenance responsibilities of the Lot Owner pursuant to an agreement between the Association and the Owner, except to the extent the cost of such performance is included in the Neighborhood Expenses.

**2.35 "Initial Property"** shall mean the real property described in Exhibit "A."

**2.36 "Institutional Mortgagee"** shall mean a savings and loan association, bank, credit union, mortgage banker, mortgage broker, insurance company, pension fund having assets in excess of twenty-five million dollars (\$25,000,000), agency of any state government, or agency of the United States Government (including the Federal National Mortgage Association and Federal Home Loan Mortgage Corporation), and its subsidiaries, affiliates, successors, and assigns, holding a first mortgage lien upon any Lot.

**2.37 "Land Development Code"** shall mean the Manatee County Land Development Code, as adopted by the Board of County Commissioners of Manatee County, Florida, by Ordinance No. 90-01, enacted July 25, 1990, and effective October 15, 1990.

**2.38 "Lot"** shall mean a residential platted parcel within the Community that is not part of the Common Areas of the Association.

**2.39 "Mutual Cooperation Agreement"** shall mean the agreement between the Association and the University Park Recreation District which sets forth the details of the mutual understandings and interactions of the two organizations.

**2.40 "Neighborhood"** shall mean any Subdivision of the Community identified as such in a Supplemental Declaration.

**2.41 "Neighborhood Assessment"** shall mean an assessment levied by the Association against an Assessable Lot for the payment of a portion of the Neighborhood Expenses applicable to the Neighborhood in which such Assessable Lot is located.

**2.42 "Neighborhood Chair"** shall mean the Person who has been elected by each Neighborhood Committee to serve as the Chair to represent their Neighborhood.

**2.43 "Neighborhood Committee"** shall mean the committee elected by the respective Neighborhood Owners to advise the Board on matters affecting the interests of the Neighborhood Owners.

**2.44 "Neighborhood Common Areas"** shall mean all real and personal property (or interest therein) that is designated as such in any Supplemental Declaration for the common use and benefit of one or more Neighborhoods and their respective Neighborhood Lot Owners.

**2.45 "Neighborhood Expenses"** shall mean all expenses, other than expenses classified as Individual Lot Expenses, incurred by the Association pursuant to the provisions of this Declaration and the Supplemental Declaration applicable to a Neighborhood in connection with the management, maintenance, and administration of the Neighborhood and the operation, maintenance, improvement, protection, management, and conservation of the Neighborhood Common Areas.

**2.46 "Neighborhood Owners"** shall mean the Lot Owners within a Neighborhood.

**2.47 "Neighborhood Roads"** shall mean all private roads within a Neighborhood that are available for the common use and benefit of the Neighborhood Owners and recorded in the Public Records.

**2.48 "Owner"** shall mean the record owner, whether one or more Persons, of legal title to a Lot located in the Community.



**2.49 "Parcel"** shall mean any Parcel of real property (including all appurtenances thereto) that is located within the Community that is an un-platted tract of land which is not a Lot.

**2.50 "Person"** shall mean a natural Person, corporation, partnership, trustee, or other legal entity.

**2.51 "Properties"** shall mean the Initial Property, Additional Property, and Contiguous Property, collectively.

**2.52 "Public Records"** shall mean the Public Records of Manatee County, Florida.

**2.53 "Registry of Association Members"** shall mean a listing maintained by the Secretary of the Association of all Members.

**2.54 "Resident"** shall mean a Person who occupies a Lot as his/her primary residence who is not a Lot Owner.

**2.55 "Resident Membership"** shall mean the minimum required membership level in the Country Club.

**2.56 "Residential Use"** shall mean the use of any building, or portion thereof, as a dwelling or lodging for non-transient Persons.

**2.57 "Restricted Vehicle"** shall mean any truck, motor home, camper, or other vehicle designed to provide temporary living quarters and having facilities for sleeping, galley, and head; trailer; boat; watercraft; aircraft; racing car; bus; motorcycle; commercial vehicle; any vehicle not in operable condition; and/or any vehicle as determined by a Board adopted Resolution. As used herein, "commercial vehicle" shall include, but not be limited to, any vehicle bearing signage identifying a business name.

**2.58 "Rules and Regulations"** shall mean the rules and regulations promulgated from time to time by the Board concerning the use and operation of the Community and the Association.

**2.59 "Special Assessment"** shall mean an assessment levied by the Association against a Lot as a supplement to a Community Assessment for the payment of a portion of the Community Expenses or as a supplement to a Neighborhood Assessment for a portion of the Neighborhood Expenses applicable to the Neighborhood in which such Lot is located.

**2.60 "Subdivision"** shall mean the various properties described in the Recitals of each of the Supplemental Declarations for the thirty-two (32) Neighborhoods within the Community.

**2.61 "Supplemental Declaration"** shall mean any instrument identified as such and recorded in the Public Records pursuant to which any portion of the Properties is made subject to this Declaration and any portion of the Properties is identified as a Neighborhood, as such instrument may be amended from time to time.

**2.62 "Surface Water Management System"** shall mean the waters of all ponds, swales, culverts, inlets, weirs, and outfalls used in connection with the retention, drainage, and control of surface waters within the Community, together with all drainage control devices and apparatus used in connection therewith and all easements therefor as may exist by virtue of this Declaration or other recorded instrument or plat.

**2.63 "Turnover"** shall mean the date on which the "Turnover meeting" occurred.

**2.64 "University Park Recreation District" or "UPRD"** shall mean a recreation district created under the provisions of Florida Statutes, Chapter 418, Part II, and Chapter 189, as amended, pursuant to Ordinance No. 18-29 enacted by the Board of County Commissioners of Manatee County, Florida on August 2, 2018.

**2.65 "Voting Interests"** refers to the arrangement established in the Governing Documents by which the Owners of each Lot, collectively, are entitled to one (1) vote in Association matters.

### **ARTICLE 3** **THE COMMUNITY**

**3.1 Description.** At the time of recording this Declaration, the Community is made up of the property as more fully described in Exhibit "A," and consists of:

- A. 1,202 Assessable Lots with residential single-family homes and attached single family homes;
- B. Surface water systems, wells, irrigation systems, potable water system, sewer collection systems;
- C. Road lighting systems;
- D. Infrastructure Improvements;
- E. Community Roads;
- F. Neighborhood Roads;
- G. Structures;
- H. Open spaces;
- I. Recreational and gathering places;

J. Neighborhoods; and

K. Common Areas.

The Community does not include any real and personal property of the UPRD, however, the UPRD property is physically located contiguous to, and intertwined within, the Community. The relationship between UPRD and the Association is defined in the "Mutual Cooperation Agreement" dated December 13, 2019.

**3.2 Purpose.** The Community exists to provide an enhanced lifestyle to Members, Residents and guests.

**3.3 Expansion of the Community.** The Association shall have the right, but not the obligation, to expand the Community at any time by: (a) approval of two-thirds (2/3<sup>rds</sup>) of the Voting Interests; and (b) the execution and recording in the Public Records of a Supplemental Declaration making any portion of the Additional Property or the Contiguous Property subject to the provisions of this Declaration.

**3.4 Withdrawal of Property from the Community.** The Association shall have the right to withdraw any property from the Community at any time by: (a) approval of two-thirds (2/3<sup>rds</sup>) of the Voting Interests; and (b) the execution and recording of an amendment to this Declaration providing for the removal of such property from the provisions of this Declaration.

Such amendment shall not require the consent of any Person other than the Association and the Owner of the property being removed. No Lot or Parcel may be removed by the Association from the provisions of this Declaration:

A. If the removal of the property from the provisions of this Declaration would leave any remaining portion of the Community without reasonable access to University Parkway or utility services, the Association, concurrently with such removal, shall provide such easements as are necessary to provide such reasonable access; and

B. No property included within a plat recorded in the Public Records shall be removed from the provisions of this Declaration without prior written consent of Manatee County.

**3.5 Re-subdivision.** Except as may be otherwise approved by the Association (which approval shall be set forth in an amendment to this Declaration executed by the Association and recorded in the Public Records), no Lot or contiguous group of Lots shall be re-subdivided or replatted in any manner.

**3.6 Combination of Lots.** No home shall be constructed or permitted to remain on any site that does not include at least one platted Lot according to the plat of the Subdivision.

Any Lot may be combined with contiguous Lots, or parts thereof, to form a single building site. Except as specifically set forth in this Declaration: (a) in the event that more than one Lot is developed as a building site, the provisions of this Declaration shall apply thereto as if it were a single

Lot; provided, however, that the combination of two or more Lots, or parts thereof, shall not alter the liability of any such Lot for its share of any Assessments other than Individual Lot Assessments; and (b) if a Lot is divided and the parts thereof added to other Lots, the share of such Lot for Assessments other than Individual Lot Assessments shall be prorated among such other Lots on the basis of square footage.

**3.7 Use of the Community Common Areas.** Each Owner and such Owner's tenants, guests and other invitees shall have the nonexclusive right to use and enjoy the Community Common Areas, as and when made available for use by the Association. The Association may permit or prohibit specific use of a portion of the Community Common Areas by the general public.

**3.8 Rules and Regulations.** The use of the Community may be subject to such Rules and Regulations as may be adopted and amended by the Board of Directors from time to time.

**3.9 All Owners Bound.** All of the restrictions, reservations, covenants, conditions, easements and limitations contained herein shall constitute covenants running with the land or equitable servitude on the land, as may be applicable, and shall run perpetually unless terminated as provided herein, and shall be binding on all Owners and those claiming by, through, under or against such Owners. By accepting the title or deed of any property within University Park, all Owners agree to be bound by the Governing Documents. Owners are responsible for the compliance and violations of these Governing Documents by such Owner's tenants, guests or other invitees.

#### **ARTICLE 4** **NEIGHBORHOODS**

**4.1 Establishment.** Every Lot intended for, or restricted to, Residential Use is located within a Neighborhood. The establishment, size, location, and boundaries of a Neighborhood are set forth in the Supplemental Declaration by which the Neighborhood is identified. There are thirty-two (32) Neighborhoods in the Community. As the Community contains Neighborhoods separated from one another by the Community Common Areas, the recreation land and facilities owned and operated by the UPRD, and natural features, and because the types of housing may vary, the Owners of Lots within different Neighborhoods may have some common interests that are different from the interests common to all Owners, such as common development themes, entry features, development name, and common areas and facilities which are not available for use by all Owners. Identifying these Neighborhoods promotes the interests of Neighborhood Owners with respect to matters that are common to their Neighborhood. Each Supplemental Declaration establishing a Neighborhood sets forth specific restrictions and other provisions applicable to the Neighborhood.

**4.2 Neighborhood Organization.** Every Neighborhood Owner shall be a Member of the Association. In any Neighborhood, matters of interest common to the Neighborhood shall be administered by the Association to the extent set forth in this Declaration and the Supplemental Declaration establishing the Neighborhood.

**4.3 Neighborhood Committee.** The Neighborhood Owners shall elect a committee (the "Neighborhood Committee") to advise the Board on matters affecting the interests of the Neighborhood Owners.

A. Size. Each Neighborhood Committee shall consist of three to five (3-5) members.

B. Election. All members of a Neighborhood Committee shall be elected by the Neighborhood Owners at an annual meeting of the Neighborhood Owners. All elections of members of a Neighborhood Committee shall be by plurality vote.

C. Recall/Removal. Any member of the Neighborhood Committee may be recalled and removed with or without cause in a special meeting of the Neighborhood Owners.

D. Terms. Each Neighborhood Committee shall elect a Chair who shall serve for a term of two years. All other members of the Neighborhood Committee shall serve for a term of one year. The terms for all Neighborhood Committee members shall commence on the first day of the month following the annual meeting of the Neighborhood Owners or such other date that may be determined from time to time by the Board.

E. Vacancy. Any vacancy occurring on a Neighborhood Committee due to a member's death or resignation shall be filled by majority vote of the remaining members of the Neighborhood Committee at a duly noticed Special Neighborhood Committee meeting. Notice of any Special Neighborhood Committee meeting at which a vacancy shall be filled shall be provided to the Neighborhood Owners in the respective Neighborhood at least fourteen (14) days prior to the meeting.

F. Quorum. A majority of the members of the Neighborhood Committee shall constitute a quorum at any meeting of the Neighborhood Committee, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Neighborhood Committee.

G. Neighborhood Chair. The Neighborhood Chair shall preside at the meetings of the Neighborhood Committee and Neighborhood Owners. The Neighborhood Chair shall be responsible for transmitting communications to the Board, shall be authorized to execute documents on behalf of the Neighborhood Committee approved by the Board, and shall have such other duties as may be assigned to the Neighborhood Chair by this Declaration, the Supplemental Declaration or by the Board.

H. Authority. Unless specifically authorized by the Board, the Neighborhood Committee and the Neighborhood Chair shall have no authority to vote on behalf of, or bind the Neighborhood Owners in, their respective Neighborhood in any matter.

I. Chair Council. Neighborhood Chairs shall serve as members of the Chair Council.

J. Notice. Notice of all regular Neighborhood Committee meetings shall be provided to the Neighborhood Owners in the respective Neighborhood at least forty-eight (48) hours prior to the meeting.

**4.4 Neighborhood Committee Responsibilities.** Each Neighborhood Committee shall have the following responsibilities:

A. Advise the Board each year on the proposed budget for Neighborhood Expenses;

B. Recommend to the Board, to the extent deemed appropriate by the Neighborhood Committee, additional services or changes in the levels of service provided by the Association to the Neighborhood;

C. Review and make recommendations on applications referred to it by the Architecture and Landscape Committee;

D. Advise the Chair Council, as appropriate, as to the views of the Neighborhood Owners on Association matters;

E. Consult with the Association to develop and review all assessments to, and expenditures from, the Neighborhood reserve accounts; and

F. Perform such other duties as may be requested by the Board.

**4.5 Meetings of Neighborhood Owners.** An annual meeting of the Neighborhood Owners shall be held each year at such time and place as is established by the Board. Special meetings of the Neighborhood Owners may be called at any time by the Board. The Board shall call a special meeting of Neighborhood Owners upon the unanimous written request of the Neighborhood Committee, or at the written request of at least one-third (1/3<sup>rd</sup>) of the Voting Interests located in a specific Neighborhood.

**4.6 Voting Rights at Meetings of the Neighborhood Owners.** Each Lot shall be entitled to one (1) Voting Interest in meetings of the Neighborhood Owners.

**4.7 Notices.** Written notice of any meeting of Neighborhood Owners shall be given by the Association to each Neighborhood Owner not less than fourteen (14) days prior to the date set for such meeting, and shall be deemed to have been properly given when: (a) mailed, postage prepaid, to the last known address of the Person who appears as the Lot Owner, or such Lot Owner's representative, on the records of the Association at the time of such mailing, or (b) sent by electronic transmission in accordance with Florida Statutes Chapter 720, as amended from time to time.

**4.8 Changes in Neighborhood Boundaries.** No change in the boundaries of a Neighborhood shall be made except upon the consent of the Association and Neighborhood Owners owning at least seventy-five percent (75%) of the Lots in each Neighborhood affected by such change, which consent shall be evidenced by the filing in the Public Records of an amendment

executed by the Association containing the Association's certification that the requisite consent of Neighborhood Owners was obtained.

**4.9 Neighborhood Common Areas.** Except as otherwise provided by the terms of this Declaration, the Association shall maintain, and keep in good repair, all portions of the Neighborhood Common Areas and those areas referenced in the Supplemental Declarations as being within the scope of the respective Neighborhood.

**4.10 Additional Roads.** Notwithstanding any other provision of this Declaration, the Association shall have the right to construct other paved or unpaved roadways (including sidewalks, drainage facilities, street lighting, landscaping, and related improvements) over any portion of a Subdivision to provide access for the Lot Owners, the Community, Owners of Lots in other Neighborhoods as may be designated by the Association, and such other Persons as may be designated by the Association, subject to the following terms and conditions:

A. Upon construction of any roadway, the Association shall execute and record, in the Public Records, an amendment to this Declaration, which amendment shall designate the roadway as either a Community Road or a Neighborhood Road under the terms of this Declaration and shall further designate the Persons entitled to use the roadway; and

B. No roadway shall be constructed by the Association over any Lot not owned by the Association.

**4.11 Required Installations.** In addition to any required installation set forth in each Supplemental Declaration, the following installations shall be constructed with the home on each Lot at the Lot Owner's expense and thereafter shall be maintained in accordance with this Declaration and each Supplemental Declaration:

A. Yard Light. A natural gas lamppost light fixture shall be installed in the front yard of each Lot, in a location designated by the Association. The fixture shall be connected to a natural gas supply line installed by the Association. Natural gas to illuminate the fixture shall be furnished by the Association as part of a Subdivision's Neighborhood Expenses. The times for illuminating the fixtures shall be controlled by the Association, in its sole discretion. Any proposed alternative technology and replacement of the existing natural gas lampposts, both on Lots and in Neighborhoods, shall require the approval of the Voting Interests of the Association as described in Article 5.

B. Irrigation System. A lawn and landscaping irrigation system for each Lot shall be installed in accordance with the Architectural Criteria. The irrigation system shall be connected to an irrigation water supply line installed by the Association. Water for the irrigation system will be supplied by the Association.

**ARTICLE 5**  
**THE ASSOCIATION**

**5.1 Purpose.** The general purposes of the Association are to operate, maintain, manage, and improve the Common Areas, and other portions of the Community, to the extent set forth in this Declaration and any Supplemental Declaration; to implement and enforce the provisions of this Declaration and any Supplemental Declaration wherever applicable and appropriate; and to promote the health, safety, and social welfare of the Owners. In the furtherance of such purposes, the Association, through the Board, shall have the power and duty to levy Assessments, and to enforce collection thereof, in the manner provided in this Declaration. The Association shall also have such powers and duties as may be prescribed by the terms hereof or its Articles of Incorporation and Bylaws and Florida Statutes Chapter 720.

**5.2 Membership.** All Owners shall automatically be Members of the Association. Membership of an Owner shall terminate as the Owner's vested interest in the fee title to a Lot terminates and, thereafter, shall pass to such Owner's successors in title as an appurtenance to such Lot.

**5.3 Voting.** Each Lot shall be entitled to one (1) Voting Interest. The vote for each Lot shall be cast as provided in the Bylaws. There shall be no apportionment of votes between multiple Owners.

**5.4 Fees.** In addition to Assessments, fines, fees and charges authorized pursuant to the provisions of this Declaration, any Supplemental Declaration, the Articles of Incorporation, Bylaws and Florida Statutes Chapter 720, the Board may, in its sole discretion, adopt reasonable schedules of fees that shall be payable by an Owner to the Association in connection with:

- A. The Association's review and consideration of matters submitted by, or on behalf of, an Owner to the Association for approval;
- B. The Association's performance of obligations or services benefitting an Owner; or
- C. The Association's provision, transfer, rental or sale of items of real or personal property to an Owner.

The amount of such fees, and the circumstances in which such fees shall be payable, shall be determined by the Board.

**5.5 Acts of the Association.** Unless the approval of the Owners is specifically made necessary by the Governing Documents, all approvals or actions permitted, or required to be given or taken by the Association, may be given or taken by its Board of Directors, without a vote of the Owners. An Owner does not have the authority to act for the Association by reason of being an Owner.

**5.6 Powers and Duties of the Association.** The powers and duties of the Association include those set forth in the Governing Documents and as allowed by law.



**5.7 Proceedings.** The Association, acting through the Board, shall have the power, but not the duty, to reasonably institute, prosecute, maintain, defend and/or intervene in a pending or potential lawsuit, bankruptcy proceeding, administrative proceeding, arbitration, mediation or governmental proceeding in its own name, but only with respect to matters affecting or pertaining to the Governing Documents, the Rules and Regulations, the Common Areas, University Park, and as to which the Association is a proper party in interest.

## **ARTICLE 6** **COMMON AREAS**

**6.1 General.** The Common Areas are comprised of the Community Common Areas and the Neighborhood Common Areas. The Community Common Areas are comprised of property intended for the common use and benefit of all Owners. The Neighborhood Common Areas are comprised of property intended for the common use and benefit of one or more Neighborhoods and their respective Neighborhood Owners. A nonexclusive and perpetual right of ingress and egress in the Common Areas is granted to the following Persons while in pursuit of their duties: (a) representatives of utilities, delivery, pickup, and sanitation services; (b) United States mail carriers; (c) representatives of fire, police, and sheriff's departments and other necessary municipal, county, special district, state, and federal agencies; and (d) health pollution control and emergency service personnel.

**6.2 Community Common Areas.** The Community Common Areas include the Community Roads and the Surface Water Management System. The Community Common Areas may also include, by way of illustration and not as a limitation, pedestrian sidewalks and walkways; bicycle paths; street and pathway lighting; parks and common open space; utility and amenity areas intended for the use and benefit of all Owners; water, sewer, well, irrigation, and wastewater treatment lines, facilities, apparatus, equipment, and systems; access control gates, equipment and buildings; and other Improvements used by the Association for administrative or maintenance purposes.

**6.3 Entry Common Areas.** The Entry Common Areas are a part of the Community Common Areas and are identified separately, solely for the purpose of determining and allocating Entry Area Expenses.

**6.4 Neighborhood Common Areas.** Neighborhood Common Areas are identified exclusively in the respective Supplemental Declarations applicable to the Neighborhoods. Neighborhood Common Areas include all property for the common use and benefit of one or more Neighborhoods and their respective Neighborhood Owners. By way of illustration, and not as a limitation, Neighborhood Common Areas include, to the extent set forth in the applicable Supplemental Declaration, the following: Neighborhood Roads; parking areas; driveways and pedestrian walkways; access to swimming pools; emergency entrances; common open space and landscaped areas; swimming pools and pool houses, and other recreational facilities.

**6.5 Enjoyment of Common Areas.** Every Owner has the nonexclusive right to use and enjoy the Common Areas, subject to this Declaration, the Rules and Regulations, the community

standards, the Neighborhood Supplemental Declarations and any restrictions or limitations contained in any deed conveying any portions of the Community Common Areas to the Association. An Owner may delegate such right to the members of his/her/its family, Residents, guests, tenants, and social invitees, as applicable. The Owner of a Lot and single-family dwelling who leases same shall be deemed to have delegated such right to the Lot and single-family dwelling tenant during the term of the lease.

A. The Association shall have the right, in its sole discretion, to use suitable portions (if any) of the Common Areas for performances, exhibitions, and other presentations of interest to the Owners and other Persons and to charge appropriately therefor.

B. No portion of the Common Areas utilized as common open space shall be denuded, defaced, or otherwise disturbed in any manner at any time, except for maintenance or repair, without the prior written approval of the Association, and where applicable, the Manatee County Planning and Development Director.

**6.6 Usage of Community and Neighborhood Roads.** Usage of the Community and Neighborhood Roads shall be subject to the following provisions:

A. The Association hereby delegates the nonexclusive right to exercise control of traffic on all Community and Neighborhood Roads to duly constituted law enforcement officers and, subject thereto, the Association shall have the right, but not the obligation, to: (a) control and regulate all types of traffic on the Community and Neighborhood Roads, including the right to control vehicular access to the Community and Neighborhood Roads; (b) prohibit their use by traffic which, in the opinion of the Association, could result in damage to the Community and Neighborhood Roads, or any part thereof; and, (c) control, authorize, and prohibit parking on all, or any part, of the Community and Neighborhood Roads. The Association reserves the right to deny access to the Community and Neighborhood Roads to any Person other than those Persons referenced in this Article, and the right to remove, or require the removal of, any fence, wall, hedge, shrub, tree, or other object, natural or artificial, placed or located on any Lot if its location will, in the sole opinion of the Association, unreasonably obstruct the vision of a motorist upon the Community and Neighborhood Roads.

B. All vehicles, automobiles, trucks, and motorcycles, as well as recreational modes of transport, including bicycles, skateboards, hoverboards, Segways, golf carts, and other similar items using the roads and sidewalks, shall be operated in a safe manner and in strict compliance with posted signage. Operators of motorized vehicles on Community and Neighborhood Roads must have a valid driver's license.

C. In the event and to the extent that any portion of the Community Roads shall be dedicated to, or otherwise acquired by, any governmental agency on behalf of the public, the provisions of Article 6.6.A. shall no longer apply to such portion.

**ARTICLE 7**  
**MAINTENANCE**

**7.1 General.** The responsibility for the maintenance of the Community is divided among the Association, the Lot Owners and the Neighborhoods in the manner set forth in this Article.

**7.2 Maintenance of the Community Common Areas.** Except as otherwise provided by the terms of this Declaration, the Association shall maintain, and keep in good repair, all portions of the Community Common Areas, which maintenance and repairs shall include, by way of illustration and not as a limitation: maintenance of all lakes, ponds, swales, and other watercourses, and related drainage facilities and apparatus, that are part of the Surface Water Management System; maintenance of all Community Roads, sidewalks, and all landscaping and other Improvements that are part of the Community Common Areas; and insect, pest, and aquatic control to the extent necessary or desirable, in the judgment of the Association, to supplement the service provided or required by Federal, state, and local governments.

A. The Association shall have a perpetual right and easement on, over, and under the Lots and Parcels (excluding the interior of Lot Improvements) to perform necessary maintenance, repairs and replacement of any and all areas for which it is responsible as part of the Common Elements. This authority shall include, but not be limited to, the authority to dispense pesticides and to take such other action as the Association may deem necessary or desirable to control insects and vermin within the Community. The authorization to provide pest services shall not be construed as an obligation on the part of the Association to provide such services.

B. In the event the Association, or any successor organization, shall fail to maintain the Community Common Areas in reasonable order and condition, Manatee County shall have the right, but not the obligation, to enter the Community for the purpose of maintaining the Community Common Areas. All expenses incurred by Manatee County in maintaining the Community Common Areas shall be assessed against the Assessable Lots and shall be payable by the Association within sixty (60) days after receipt of a statement therefor. If the Association fails to pay such assessment within such 60-day period, the assessment shall become a lien on the Parcel. The rights of Manatee County contained in this Article shall be in addition to any other rights Manatee County may have in regulating the operation and development of the Community, but shall also be subject to any applicable judicial or legislative restrictions.

**7.3 Maintenance of Neighborhood Common Areas.** The Common Areas of each Neighborhood, which may include swales, shall be maintained by the Association, in consultation with the respective Neighborhood Chairs, except as otherwise provided by the terms of this Declaration. The Association's cost for the maintenance of the Neighborhood Common Areas shall be paid through Neighborhood Assessments levied by the Association.

**7.4 Maintenance of Lots and Certain Adjoining Areas.** Except as otherwise provided by the terms of any Supplemental Declaration:

A. Each Lot Owner shall be responsible for the maintenance, repair and replacement of the Lot and Lot Improvements, unless otherwise specified, which responsibility shall include safeguarding the Lot Improvements in the event of hurricane or tropical storm watches and warnings by, among other things, placing indoors any unfixed items on balconies or lanais and repairing the Lot Improvements in the event of any damage therefrom;

B. Owners of Lots adjacent to any wetlands preserve shall maintain and irrigate sod on that portion of the Properties lying between the Lot boundary and the wetlands preserve, as more fully described in, and to the extent required by, the Environmental Preservation Guidelines promulgated pursuant to this Article;

C. Owners of Lots abutting any portion of the Community Common Areas on which a wall or fence has been constructed shall maintain and irrigate sod on that portion of the Community Common Areas lying between the wall or fence and the Lot boundary;

D. Owners of Lots fronting on any Community Road or Neighborhood Road shall maintain the driveways serving their respective Lots and shall maintain and irrigate sod on that portion of the right-of-way of such Community Road or Neighborhood Road lying between the Lot boundary and the nearest pavement edge;

E. Owners of Lots adjacent to any pond, or other body of water within the Properties, shall maintain and irrigate sod on that portion of the Properties lying between the Lot boundary and the water's edge of such pond or other body of water;

F. In performing the maintenance obligations set forth in subsections B-E of this Article, the Lot Owners shall have no right to remove or disturb trees, shrubs, or other vegetation without the prior written approval of the Owner of the property on which such trees, shrubs, or vegetation is located;

G. Each Owner of an unimproved Parcel shall keep the Parcel free of trash, junk, litter, and debris and, to the extent the Association's maintenance of the Parcel pursuant to this Article does not include maintenance of vegetation on the Parcel, shall maintain such vegetation in a neat and trim manner; and

H. After approval from the Association, some Lot Owners have installed bulkheads at the water's edge of the Lot to mitigate any erosion or potential pond erosion. The cost to install and maintain any such bulkhead is the sole responsibility of the Lot Owner and, furthermore, the Lot Owner is required to maintain any such bulkhead in a good, safe, healthy, neat and orderly appearance and condition.

All maintenance required by this Article shall be performed in a manner consistent with the community standards and all applicable restrictions. If any Owner fails to perform his/her/its maintenance responsibilities, the Association shall have the right, but not the obligation, to perform such maintenance responsibilities, provided the Association has first, in any situation not involving an emergency, by written notice to the Owner, afforded the Owner a period of thirty (30) days within

which to correct the failure. If the Association exercises its right to perform an Owner's maintenance responsibilities, agents and employees of the Association, together with such other Persons as may be authorized by the Board, shall have the right to enter upon the Owner's Lot to perform such maintenance, all without liability or responsibility, criminal or civil, for trespass or any other action. All costs incurred by the Association in performing an Owner's maintenance responsibilities, together with an administrative fee, shall be included in the Individual Lot Expenses and shall be assessed against the Owner's Lot as an Individual Lot Assessment. Maintenance responsibilities performed by the Association pursuant to this Article shall not be construed as maintenance responsibilities assumed by the Association by agreement with the Owner.

**7.5 Unimproved Parcels.** To ensure that Unimproved Parcels do not become overgrown with weeds and other vegetation, the Association shall provide for the periodic mowing of the Unimproved Parcels. The cost of providing such periodic mowing shall be included in the Individual Lot Expenses and shall be assessed against each Unimproved Parcel as an Individual Lot Assessment.

**7.6 Additional Association Maintenance.** The Association may maintain other property in accordance with the following provisions:

A. With respect to property located within a Neighborhood, the Association may assume maintenance responsibilities applicable to such Neighborhood by agreement with the Neighborhood Owners. The cost of maintenance provided by the Association pursuant to this Article shall be included in the Neighborhood Expenses if the maintenance is for the benefit of all Neighborhood Owners; otherwise, such cost shall be treated as Individual Lot Expenses and assessed against only those Lots within the Neighborhood for whose benefit such maintenance is provided.

B. With respect to property not located within a Neighborhood, the Association may undertake or assume maintenance responsibilities for any part of such Properties by agreement with the Owner thereof, if the Board determines that such maintenance is necessary or desirable to maintain the community standards. The cost of such maintenance shall be included in the Community Expenses.

C. Notwithstanding the contemporaneous rights set forth in Sections A or B above, upon a Board resolution, the Association may assume the responsibility for the payment of expenses related to the maintenance of all or part of a Neighborhood Common Area, on a temporary or permanent basis, as determined necessary and appropriate by the Board as a Community Common Expense.

**7.7 Administrative Fee.** If any Lot Owner fails to perform its maintenance responsibilities hereunder and the Association thereafter performs such responsibilities, then, in addition to any other rights which the Association may have with respect to such failure, the Association shall be entitled to charge a reasonable administrative fee for its rendition of services necessary to cure such failure (the "Administrative Fee"). Unless a lower amount is established by the Board, the amount of the Administrative Fee shall equal ten percent (10%) of the cost payable to the Association for curing such failure.

**7.8 Community Access Control.** The Community Common Areas include access control gates, related operating equipment, and staff facilities, and the Association shall provide for the maintenance and operation of these Community support activities, reserving the right to suspend the activities and facilities during a period when natural and unavoidable events inhibit the delivery of expected activities, and restrict the ability to operate facilities. The Association shall not, in any manner, be considered insurers or guarantors of any Person's safety within the Community, nor shall the Association have any liability to any Person for any injury or loss sustained as a result of any failure to provide access control and related operation, or the actions of any Person entering the Community through an area monitored by an access control device or related operation with or without the knowledge or permission of any access control staff, regardless of the proper or improper function of any access control device, or whether or not the entrance of such Person into the Community was due to the negligent or intentionally wrong act of any access control staff or other Person responsible for the maintenance or monitoring of any access control device or related facility.

**7.9 Environmental Preservation Guidelines.** The Association shall be responsible for implementing and carrying out the Environmental Preservation Guidelines. The costs of implementing and carrying out the Environmental Preservation Guidelines shall be included in the Community Expenses. The Environmental Preservation Guidelines shall include provisions for the maintenance, upkeep, and preservation of the Surface Water Management System, wetlands, wetlands fringing hammocks, and all other environmentally sensitive or governmentally regulated areas within the Community. The Environmental Preservation Guidelines may also include applicable governmental requirements regarding the performance and monitoring of the Community's stormwater management system and other environmental conditions and requirements imposed by governmental authority having jurisdiction of the Community. In addition, the Environmental Preservation Guidelines may also include the following management and preservation guidelines:

A. Integrated Pest Management Guidelines.

1. Prevention of Pest Problems: (a) Use pest-resistant plant varieties for landscaping; (b) use plants adapted to site conditions; (c) use more native plants in landscaping; and (d) use slow-release fertilizers, avoid excessive fertilization and watering, and avoid mowing grass too low.
2. Inspection for the Presence of Pests: Monitor the vegetation and site at frequent intervals to determine the presence of pests and pest predators.
3. Make a Value Judgment: Determine whether the existing or potential pest damage warrants control measures or not.
4. Use the Correct Pesticide/Herbicide in the Correct Fashion: (a) Use the least toxic and most environmentally safe product; (b) use a product which will cause the least harm to pest predators; and (c) submit an annual written inventory of all pesticides and herbicides used within a Subdivision to the Manatee County Environmental Action Commission.

5. Use Higher Toxicity as a Last Resort: (a) Use higher toxicity products for spot treatments only after reading the label and following its directions, and with concern to safeguard the safety of humans, pets and the environment; and (b) prior to identifying the product to use, contact the local experts such as the Soil Conservation Service, Agricultural Extension Agents, and/or retail nurseries to make sure the higher toxicity product is appropriate.

6. Use Pesticide Only During Correct Weather Conditions: Use a pesticide during weather conditions which assure proper contact with the pests (i.e., avoid windy days or days preceding or directly following rain events).

7. Continue Pest Inspection Program.

B. Wet Detention Ponds. Removal of native vegetation is prohibited within the wet detention ponds except as permitted under applicable regulation. Removal includes dredging, the application of herbicide, and cutting. Maintenance of the ponds shall include keeping structures free of any obstructions. Questions regarding authorized activities within the wet detention ponds should be addressed by the Association to the Southwest Florida Water Management District ("SWFWMD"), Venice Permitting Department.

**7.10 Surface Water Management System.** In addition to its maintenance obligations set forth in this Article, the Association shall comply with the following provisions with respect to the Surface Water Management System:

A. The Association shall have the sole right to control the water level and maintenance of all ponds, swales, drainage control devices, and all other areas and apparatus comprising the Surface Water Management System. No use of the water in any of the Surface Water Management System's ponds may be made by any Persons without the Association's prior written consent, which consent may be withheld for any reason deemed sufficient by the Association. The Association may, in its sole discretion and without notice:

1. Remove or withdraw all or part of the water from any pond, or any other portion of the Surface Water Management System for any purpose, including, but not limited to, maintenance, compliance with governmental regulations, or extraction of fill dirt; and

2. Add reclaimed water to any pond or other portion of the Surface Water Management System for any purpose, including, but not limited to, purposes related to irrigation of any lands within the Community, and any property acquired by University Park Recreation District. As used herein, the term "Reclaimed Water" shall mean water that has received a degree of treatment and basic disinfection at a wastewater treatment facility but does not qualify as potable water under applicable governmental regulations.

B. No Person shall have any claim against the Association for the Association's exercise of such rights, or the manner in which such discretion is exercised.

C. Nothing set forth in this Article shall be construed to abrogate the Association's responsibility to operate and maintain the Surface Water Management System in compliance with all applicable regulations of Manatee County, SWFWMD, and other governmental authorities.

D. The Association shall, from time to time, establish and communicate maintenance policies to the Members.

**7.11 Land Development Code.** In addition to all other maintenance provisions set forth in this Declaration and any Supplemental Declaration, applicable Land Development Code provisions may include and may require the following:

A. Any required plant material which dies shall be replaced with plant material of required variety and size within thirty (30) days of its removal;

B. Understory growth and the natural function of landscaped areas shall be maintained; and

C. If vegetation is not maintained in a healthy state, or is not replaced within thirty (30) days when necessary, Manatee County may commence enforcement action and issue citations pursuant to the Land Development Code.

## **ARTICLE 8** **ASSOCIATION EXPENSES**

**8.1 Classification of Expenses.** The Association Expenses are classified as follows:

- A. Community Expenses;
- B. Neighborhood Expenses; and
- C. Individual Lot Expenses.

**8.2 Community Expenses.** Community Expenses shall mean all expenses incurred by the Association in connection with the management and administration of the Community, and the operation, maintenance, improvement, protection, management, and conservation of the Community Common Areas. By way of illustration and not as a limitation, the Community Expenses shall include:

- A. All ad valorem taxes assessed against the Community Common Areas;
- B. All other taxes assessed against, or payable by, the Association in connection with the Community Common Areas or the Community as a whole;



C. All expenses required for the operation, management, repair, maintenance, improvement, and replacement of the Community Roads;

D. All utility charges incurred in connection with the operation of the Community Common Areas, including street lighting expense for the Community Roads;

E. All premiums for insurance obtained by the Association pursuant to this Declaration;

F. Private police protection, night watchmen, and gate services, if any, provided at the discretion of the Board for the common benefit of the Owners;

G. Construction, repair, maintenance, and replacement of access control gates and gatehouses;

H. Repair, maintenance, and replacement of all water, sewer, well, irrigation, and wastewater treatment lines, facilities, apparatus, equipment, and systems that are part of the Community Common Areas;

I. Engineering, architectural, accounting, legal, and other professional and employee services engaged by the Board in connection with the Community Common Areas or the Community as a whole;

J. A reasonable contingency fund for the ensuing fiscal year in such amount, if any, as the Board may deem appropriate;

K. A reasonable annual reserve for anticipated major capital repairs, maintenance and improvement, and capital replacements, in such amount, if any, as the Board may deem appropriate;

L. Reimbursement of actual expenses incurred by Officers and Directors, if authorized by the Board;

M. Repayments of loans procured by the Association for any of its authorized purposes in connection with the Community Common Areas or the Community as a whole, including interest thereon;

N. Any expense identified by the terms of this Declaration as part of the Community Common Expenses;

O. All administrative expenses for operating the Association (including salaries, wages, and benefits paid to employees of the Association), to the extent such expenses are not included in the Neighborhood Expenses;

P. All expenses incurred by the Association that are not Neighborhood Expenses or Individual Lot Expenses; and

Q. All other expenses relating to the Community Common Areas or the Community as a whole, deemed necessary or desirable by the Board for accomplishing the purposes, objectives, or responsibilities of the Association, including, but not limited to, one-time or temporary expenses arising out of unusual or unexpected circumstances and/or Acts of God.

**8.3 Neighborhood Expenses.** Neighborhood Expenses shall mean all expenses, other than expenses classified as Individual Lot Expenses, incurred by the Association pursuant to the provisions of this Declaration and the Supplemental Declaration applicable to a Neighborhood in connection with the management, maintenance, and administration of the Neighborhood and the operation, maintenance, improvement, protection, management, and conservation of the Neighborhood Common Areas.

**8.4 Individual Lot Expenses.** Individual Lot Expenses shall mean all expenses (together with any applicable Administrative Fee and attorneys' fees) incurred by the Association with respect to a Lot pursuant to the provisions of this Declaration and any applicable Supplemental Declaration in connection with any of the following:

A. The performance by the Association of any of the maintenance responsibilities of the Lot Owner pursuant to this Declaration;

B. The performance by the Association of any of the maintenance obligations of the Lot Owner pursuant to any Supplemental Declaration applicable to the Lot;

C. The performance by the Association of any of the maintenance responsibilities of the Lot Owner pursuant to an agreement between the Association and the Owner in accordance with this Declaration, except to the extent the cost of such performance is included in the Neighborhood Expenses;

D. The enforcement by the Association against the Lot or its Owner of any of the restrictions or other provisions of this Declaration or any Supplemental Declaration applicable to such Lot, except for judicial actions in which the Lot Owner is the prevailing party;

E. The performance by the Association of any of its maintenance responsibilities pertaining to the Community if, in the judgment of the Board, such performance was necessitated by the carelessness, negligence, or intentional act of the Lot Owner or the Owner's Residents, family, guests, tenants, or invitees; and

F. Any other action, service, or matter, the costs of which are specifically included in the Individual Lot Expenses by the terms of this Declaration or any Supplemental Declaration applicable to the Lot.

## **ARTICLE 9 INSURANCE**

**9.1 Community and Neighborhood Common Areas Insurance.** The Association shall obtain all-risk coverage insurance for all insurable Improvements that are part of the Community and Neighborhood Common Areas or, if all-risk coverage is not reasonably available in the determination of the Board, then, at a minimum, insurance covering loss or damage by fire or other hazards, including, but not limited to, extended coverage, vandalism, malicious mischief and windstorm. This insurance shall be in an amount sufficient to cover the replacement cost, as defined in the relevant insurance policy, of any repair or reconstruction in the event of damage or destruction from such hazards. The cost of such insurance shall be included in the Community Expenses and Neighborhood Expenses and paid through Assessments levied by the Association.

**9.2 Liability Insurance.** The Association shall obtain public liability insurance covering loss to the Association from damage or injury caused by the negligence of the Association or any of its members, employees, or agents, and, if reasonably available (as determined by the Board), Directors' and officers' liability insurance. The liability policy shall have coverage of at least one million dollars (\$1,000,000) with Board approval required for any amount above this minimum. The cost of such insurance shall be included in the Community Expenses and paid through Assessments levied by the Association.

**9.3 Policies.** Each policy may contain a reasonable deductible, as determined by the Board. All insurance coverage obtained by the Association shall be written in the name of the Association. Such insurance shall be governed by the following provisions:

A. All policies shall be written with a company authorized to do business in Florida which is assigned a rating of "A," or better, and a financial size category of "10," or larger, by A. M. Best Company, Inc., if reasonably available, or, if not available, the most nearly equivalent rating;

B. Exclusive authority to adjust losses under policies obtained by the Association shall be vested in the Board; and

C. The insurance carried by the Association shall be primary and shall not be brought into contribution with insurance purchased by Owners or Residents of Lots.

**9.4 Other Association Insurance.** In addition to the other insurance required by this Article, the Association shall obtain workers' compensation insurance if, and to the extent, required by law. The Association will also obtain a fidelity bond on Directors, officers, employees, and other Persons handling, or responsible for, the Association's funds. The amount of fidelity coverage shall be determined by the Board and Florida Statutes. Fidelity bonds shall contain a waiver of all defenses based upon the exclusion of Persons serving without compensation and shall require at least thirty (30) days' prior written notice to the Association of any cancellation, substantial modification, or nonrenewal. The Association's property and liability insurance does not cover: (a) Lot Owners for damage to their property; or (b) damages incurred by a Lot Owner's negligence.

### **9.5 Damage and Destruction.**

A. Immediately after damage or destruction by fire, or other casualty, to Improvements covered by insurance obtained by the Association, the Board, or its duly authorized agent, shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Improvements.

B. Any damage or destruction to the Community Common Areas shall be repaired or reconstructed unless a majority of the Board decides, within ninety (90) days after the casualty, not to repair or reconstruct.

C. In the event it is determined, in the manner described above, that the damage or destruction is not to be repaired or reconstructed and no alternative Improvements are authorized, then, and in that event, the affected portion of the Community shall be restored substantially to its natural state and maintained by the Association.

**9.6 Lot Owner's Responsibilities in the Event of Loss.** Each Lot Owner is responsible to either carry property and liability insurance, or to self-insure, on the insurable portion of his/her/its Lot Improvements. Furthermore:

A. In the event of any damage to the Owner's Lot or Improvements, the Owner shall remove all debris within sixty (60) days, complete repair or reconstruction of the damaged Improvements within one (1) year in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with this Declaration, and pay any costs of repair or construction that are not covered by insurance proceeds.

B. Notwithstanding the provisions of this Article, in the event of damage resulting in destruction of all, or substantially all, of the Owner's Lot or Improvements, the Owner may decide not to rebuild or not to reconstruct, in which case the Owner shall, within sixty (60) days' time, which period is subject to adjustment by the Board, clear the Lot of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction. Thereafter, the Lot shall be maintained by the Owner, or by such other Persons as may be responsible for such maintenance under the terms of this Declaration.

C. All time periods described herein are subject to adjustment by the Board.

## **ARTICLE 10 ASSESSMENTS**

**10.1 Classification of Assessments.** There are four (4) types of Assessments, namely:

- A. Community Assessments for the payment of Community Expenses;
- B. Neighborhood Assessments for the payment of Neighborhood Expenses;

- C. Special Assessments to supplement Community and Neighborhood Expenses; and
- D. Individual Lot Assessments for the payment of Individual Lot Expenses.

The four (4) types of Assessments listed above may be referred to collectively as "Assessments," and may be levied in the form of operating Assessments or levied to fund reserves for future capital expenditures and/or deferred maintenance.

**10.2 Apportionment of Assessments.** Each Lot has been allocated an Assessment Share for the determination of the Lot's share of any Community Assessment or Neighborhood Assessment, and any Special Assessment supplementary thereto. All Lots are allocated an equal share of Assessments at the proportion of one over twelve-hundred two (1/1,202).

**10.3 Community Assessments and Budget.** The Community Expenses shall be payable through Community Assessments levied by the Association against all Assessable Lots.

Prior to the conclusion of each fiscal year, the Board shall establish and adopt a budget for the Community Expenses for the next fiscal year and, thereupon, vote to levy, on behalf of the Association, a Community Assessment against each Assessable Lot. The budget and Community Assessments shall be in such amount deemed sufficient in the judgment of the Board to enable the Association to pay the Community Expenses as, and when, they become due, and shall be distributed to all Lot Owners within the Neighborhood following approval by the Board at the Association's budget meeting.

**10.4 Neighborhood Assessments and Budget.** Neighborhood Expenses applicable to a Neighborhood shall be payable through annual Neighborhood Assessments levied by the Association against all Assessable Lots located within the Neighborhood.

Prior to the conclusion of each fiscal year, relying on the input from, and consultation with, each Neighborhood Committee, the Board shall establish and adopt a budget for the Neighborhood Expenses for the next fiscal year for each Neighborhood on whose behalf Neighborhood Expenses are expected to be incurred during such fiscal year. Neighborhood Assessments are levied against each Assessable Lot within the Neighborhood in the proportion of one over the total number of Assessable Lots in a Neighborhood. The Association's obligation to pay Neighborhood Expenses for any Neighborhood, the determination of the items included within the Neighborhood Expenses for any Neighborhood, and the establishment of any categories of Neighborhood Expenses shall be governed by the terms of the Supplemental Declaration applicable to such Neighborhood, subject to any provision of this Declaration to the contrary. Each budget for Neighborhood Expenses and related Neighborhood Assessments shall be in such amount as shall be deemed sufficient in the judgment of the Board to enable the Association to pay the Neighborhood Expenses as, and when, they become due, and shall be distributed to all Lot Owners within the Neighborhood following approval by the Board at the Association's budget meeting.

**10.5 Individual Lot Assessments.** Each Lot to which Individual Lot Expenses apply shall be subject to Individual Lot Assessments levied by the Association for the payment of such Individual Lot Expenses. Except as otherwise provided by the Board, each Individual Lot Assessment shall be

deemed levied by the Association upon delivery of notice of such Individual Lot Assessment in accordance with this Article.

**10.6 Special Assessments.** Special Assessments may be levied to supplement Community and Neighborhood Expenses as follows:

A. Community Expenses. The Board, on behalf of the Association, may levy a Special Assessment against each Assessable Lot in the event the revenue receivable by the Association pursuant to the Community Expenses budget adopted by the Board for any fiscal year is insufficient to pay the Community Expenses for such fiscal year; in the event of emergency situations requiring additional funds for the payment of the Community Expenses; or in the event the Association reserves applicable to the Community Common Areas are insufficient to cover capital expenditures for the Community Common Areas; and

B. Neighborhood Expenses. The Board, on behalf of the Association, may levy a Special Assessment against each Assessable Lot located within a Neighborhood in the event the revenue receivable by the Association pursuant to the Neighborhood Expenses budget adopted by the Board for the Neighborhood in any fiscal year is insufficient to pay the Neighborhood Expenses for such Neighborhood in such fiscal year; in the event of emergency situations requiring additional funds for the payment of the Neighborhood Expenses for the Neighborhood; or in the event the Association reserves applicable to the Neighborhood are insufficient to cover capital expenditures for the Neighborhood Common Areas.

**10.7 Notice of Assessments.** Notice of Assessments shall be given as follows:

A. Notice of Assessments. On or before the end of each fiscal year, the Association shall notify each Owner of an Assessable Lot of the amount of the Community Assessment and Neighborhood Assessment levied against such Lot for the next fiscal year.

B. Notice of Individual Lot Assessments. Prior to the conclusion of each fiscal year, the Association shall notify each Owner of a Lot of the amount of any known Individual Lot Assessment to be assessed against such Lot for that fiscal year. Notice of any other Individual Lot Assessment shall be given by the Association to the Owner of the Lot against which the Individual Lot Assessment is levied within ninety (90) days after the Individual Lot Expenses to which the Individual Lot Assessment related are incurred or otherwise determined by the Association.

C. Notice of Special Assessments. Notice of any Special Assessments shall be given by the Association to each Owner of an Assessable Lot against which the Special Assessment is levied.

D. Failure to Notify. In the event the Association should fail to notify an Owner of any applicable Assessment on or before the time specified above, the levy and lien of such Assessment shall not be invalidated or otherwise affected, but the time for payment of the Assessment shall be extended by the number of days the notice is late. So long as notice has

properly been given, failure to receive any notice given by the Association shall not excuse an Owner from the payment of any Assessment when due.

E. Persons Entitled to Notice. Notice of any Assessment shall be sent by the Association only to the Owners of Lots that are subject to such Assessment as of the date of the notice. It is the duty of each Owner of a Lot who becomes subject to an Assessment subsequent to the date of notice thereof to ascertain from the Association the amount of the Assessment levied against such Lot. Failure to ascertain such amount shall not excuse any Owner from the payment of any Assessment when due.

**10.8 Payment of Assessments.** Assessments shall be paid in accordance with the following provisions:

A. Payment of Community and Neighborhood Assessments. Assessments shall be due and payable by each Lot to which an Assessment share has been allocated on such dates set by the Board, that portion of the full amount of the Community and applicable Neighborhood Assessments levied against such Lot for such fiscal year;

B. Payment of Individual Lot Assessments. Each Owner of a Lot against which an Individual Lot Assessment has been levied by the Association, shall pay to the Association, within thirty (30) days of notice thereof, the full amount of the Individual Lot Assessment;

C. Payment of Special Assessments. Each Owner of a Lot against which a Special Assessment has been levied by the Association shall pay to the Association on or before the time established for payment by the Board, provided, however, that no Special Assessment payment shall be due sooner than thirty (30) days following notice thereof; and

D. Liability for Assessments. The Owner of each Lot, regardless of how title was acquired, including a purchaser at a judicial sale, is liable for all Assessments or installments thereon due while the Owner of a Lot. Multiple Owners are jointly and severally liable. Whenever title to a Lot is transferred, the transferee is jointly and severally liable with the transferor for all monies owed by the transferor, without prejudice to any right the transferee may have to recover from the transferor any amounts paid by the transferee.

**10.9 Failure to Pay Assessments.** Each Assessment shall be the personal obligation of the Lot Owner against which the Assessment is levied, ownership being determined as of the date of such levy. If any Assessment is not paid within fifteen (15) days after the date on which payment of the Assessment is due, then:

A. Interest shall accrue on the Assessment, from the due date until paid, at the rate of eighteen percent (18%) per annum or such other legal rate as may be established by the Board.

B. A late fee for each delinquent Assessment may be imposed in an amount allowed by law (or such lesser amount as may be established by the Board) and may be added to the Assessment debt.

C. If any Assessment as to a Lot becomes past due, and notice has been provided to the Owner that the Assessment is delinquent, the Association shall have the right to accelerate the due date of the entire unpaid balance of the Lot's Annual Assessment, Special Assessments for that fiscal year and/or Individual Assessments, as if the balance had originally been due on the date of the notice that the Assessment was delinquent. The Association's Claim of Lien for accelerated Assessments shall secure payment of the entire accelerated obligation, together with interest on the entire balance, any costs incurred by the Association, attorneys' fees and costs incurred incident to any step of the collection process, whether or not a Claim of Lien has been recorded or commences a foreclosure action against the Owner. The right to accelerate is exercised by sending, to the delinquent Owner, a notice of the exercise, which notice shall be sent by certified/registered mail and regular U.S. Mail to the Owner's last known address and shall be deemed given upon mailing of the notice. The notice may be given as part of the notice of intent to foreclose or may be sent separately.

D. All payments on the account shall be applied first to interest, then to late fees, then to attorneys' fees and costs, and finally to the unpaid Assessments as required by law. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation or instruction in, or accompanying, the payment. No payment by check is deemed received until the check has cleared.

E. The liability for Assessments may not be avoided or abated by waiver of the use or enjoyment of any Common Areas, by abandonment of the Lot for which the Assessments are made, or by interruption in the availability of the Lot or the Common Areas for any reason whatsoever.

**10.10 Proof of Payment of Assessment.** Upon the request of any Owner or Owner's designee, or any mortgagee or mortgagee's designee, the Association shall issue an estoppel certificate providing information on the amounts due and owing to the Association, and other information required by Florida Statutes Chapter 720, as amended from time to time. The Association shall comply within the time frame set forth by law to provide such a certificate and shall be authorized to charge a fee for the preparation of the certificate.

**10.11 Association Defense of a Legal Action.** If the Association is a named defendant in a mortgage foreclosure action of a Lot, the Association shall have the right to collect, from the Lot Owner, all attorneys' fees and costs incurred by the Association to defend the lawsuit in the manner described in this Article.

## **ARTICLE 11**

### **COLLECTION OF ASSESSMENTS**

**11.1 Creation of Lien.** Each Assessment levied by the Association against a Lot shall be secured by a lien effective from, and relating back to, the date on which the original Declaration of University Park is recorded, as allowed by law, in favor of the Association against the Lot and Improvements thereon. If an Assessment is not paid on the due date set forth in the notice of the respective Assessment, the Association shall have the right to perfect its lien by recording a Claim of



Lien in the Public Records of Manatee County, Florida. The Claim of Lien secures all unpaid Assessments that are due and that may accrue before entry of a Certificate of Title, as well as interest, late fees, expenses, and management fees incurred by the Association incident to the collection process, any costs incurred by the Association, and attorneys' fees and costs incurred during all portions of the collection process of the Assessments. Upon full payment, the person making payment is entitled to satisfaction of the Claim of Lien. Alternatively, the Association may bring an action in its name to foreclose its lien for unpaid Assessments, and/or may also bring an action against the Lot Owner on his/her/its personal obligation to recover the Assessment amounts due and owing.

**11.2 Enforcement of Lien.** In the event any Assessment is not paid, the Association lien may be enforced by the Association by foreclosure suit as provided for by law, for not only the Assessment amount, but also the interest and delinquency charge and all costs, including attorneys' fees, incurred in preparing, filing, and/or foreclosing the Assessment lien, and all such costs, delinquency charges, interest, and attorneys' fees shall be secured by such lien.

**11.3 Priority of Lien.** The Assessment lien against each Lot shall have priority, and be collected, pursuant to the provisions of Florida Statutes, Section 720.3085, as amended from time to time.

## **ARTICLE 12**

### **ARCHITECTURE AND LANDSCAPE COMMITTEE**

**12.1 Architecture and Landscape Committee.** The Architecture and Landscape Committee shall be composed of not less than five (5), nor more than seven (7) members, or as may be determined by the Board, who shall be Association Members.

A. The Board shall have the right to appoint and replace all members of the Architecture and Landscape Committee in its discretion.

B. Board members may not serve as members of the Architecture and Landscape Committee.

C. The Architecture and Landscape Committee shall comply with the general Committee Bylaws as approved and amended by the Board.

D. A majority of the total appointed Architecture and Landscape Committee members shall constitute a quorum to transact business at any meeting of the Architecture and Landscape Committee, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Architecture and Landscape Committee.

E. No member of the Architecture and Landscape Committee shall be entitled to compensation for services performed.

F. All copying, telephone, supplies, and other out-of-pocket expenses of the Architecture and Landscape Committee shall also be paid by the Association as part of the Community Expenses.

**12.2 Architecture and Landscape Committee Authority.** Lot Owners covenant and agree that, by accepting title to their Lot, any change or alteration other than normal maintenance and repair to their external dwelling and landscaping shall not be initiated until plans and specifications have been submitted to the Architecture and Landscape Committee and approved as set forth herein. All requests must be approved in writing.

A. The Architecture and Landscape Committee shall comply with the Architectural Criteria in its review of Lot Owner's applications, provided such Architectural Criteria are reasonable and consistent with the provisions of this Declaration and any applicable Supplemental Declaration.

B. The Architecture and Landscape Committee shall provide advice and recommendations to the Board to assist them in meeting their landscaping maintenance responsibilities in the Community.

C. The Architecture and Landscape Committee shall provide advice and recommendations to the Board related to achieving the objectives described in the Mutual Cooperation Agreement, as may be amended.

D. Proposed additions and changes to the Architectural Criteria shall be submitted to the Chair Council for review and comment, and then presented to the Board for approval.

E. The Architecture and Landscape Committee will provide the Chair Council and Board with a review, at least annually, of the Architectural Criteria.

**12.3 Plans and Specifications.** The plans and specifications submitted by the Lot Owners to the Architecture and Landscape Committee shall provide information as may be reasonably necessary for the Architecture and Landscape Committee to evaluate the proposed changes and alterations to the external dwelling and landscaping for compliance with the Architectural Criteria. The Architecture and Landscape Committee shall provide guidelines that describe the information required in Lot Owner applications, depending on the nature and scope of the proposed changes and alterations.

**12.4 Proceeding with Work.** Upon receipt of written approval from the Architecture and Landscape Committee, the Lot Owner shall, as soon as practical, satisfy any and all conditions of such approval and may proceed with the commencement and completion of the work. In all cases, the approved work shall commence within six (6) months from the date of approval and, if not so commenced, approval shall be deemed revoked unless the Architecture and Landscape Committee, pursuant to written request made and received prior to the expiration of the six (6) month period, extends the period of time within which the approved work must be commenced.

**12.5 Fees.** The Board shall adopt a schedule of reasonable fees for processing applications to the Architecture and Landscape Committee. Such fees, if any, shall be payable to the Association at the time an application is submitted to the Architecture and Landscape Committee. No application shall be deemed to have been properly submitted without payment of the applicable fees.

A. In addition to the fees payable under Article 12.5, the Lot Owner making application to the Architecture and Landscape Committee shall be provided notice of the requirement to reimburse the Association for all reasonable costs directly associated with the review of his/her/its application by the Architecture and Landscape Committee, including any expense for architectural, engineering, or attorneys' fees.

B. If such reimbursement is not made within fifteen (15) days after delivery to the Lot Owner of written notice of the costs to be reimbursed, such costs shall be included in the Individual Lot Expenses.

### **ARTICLE 13** **RESTRICTIONS**

**13.1 Common Neighborhood Restrictions.** The following restrictions shall apply and are common to all Neighborhoods except Ascot, Kenwood Park and Notting Hill which shall, instead, be governed by the specific use restrictions set forth in their respective Supplemental Declaration. Further, the Neighborhood of Whitebridge Court, consisting of duplex or attached-style homes, may have additional exceptions to the provisions stated below.

**13.2 Residential Use.** Except as otherwise provided herein, the Lots may be used for residential purposes and for no other purpose. No business or commercial building may be erected on any Lot, and no business, occupation, or profession may be conducted on any part thereof, except that:

A. A Lot Owner may conduct a home occupation on his/her/its Lot, if the home occupation is permitted by the Land Development Code without special permit approval or other special authorization; does not involve any outdoor activity other than ingress and egress; is not accompanied by the display of any exterior sign; complies with all other provisions of this Declaration, the Rules and Regulations, and the community standards; and is otherwise approved by the Association;

B. A Lot Owner and his agents may show his/her/its Lot and Improvements thereon for sale or lease; and

C. A Lot Owner may lease his/her/its Lot in accordance with this Declaration.

**13.3 Nuisances.** No Person shall create any public or private nuisance, or engage in any noxious, illegal, or offensive activity, within the Community. By way of illustration, and not as a limitation, no Owner shall place or keep any substance, material, or thing that emits foul or obnoxious

odors or that is unsightly, unkempt, or unsanitary; cause unreasonable noise or other conditions, including the use of fireworks, that disturb, in the opinion of the Board, the reasonable peace, quiet, safety, or comfort of the occupants of adjacent properties; or conduct outside burning of wood, leaves, trash, garbage, or household refuse within the Lot or Community. Notwithstanding that construction activities may temporarily disturb the peace and quiet of the occupants of adjacent properties, such construction activities shall be permitted, subject only to such reasonable limitations as may be imposed by the terms of the Rules and Regulations or any applicable Supplemental Declaration. No Person shall have any claim against the Association or any other Person for any interference with such Person's view, peace and quiet, welfare, or access to light and air caused by any such construction activities.

**13.4 Exterior Antennas.** No Person shall place or maintain, within the Community, any exterior antenna, aerial, satellite dish, or other apparatus for the reception or transmission of television, radio, or other electronic signals, without the prior written approval of the Association.

**13.5 Utility Lines.** No Person shall place or maintain any overhead utility or cable television lines within the Community without the prior written approval of the Association, except for temporary lines as required during construction or as otherwise may be required by law.

**13.6 Air Conditioning Units.** No window or wall air conditioning units may be installed or maintained on any Lot without the prior written approval of the Association.

**13.7 Artificial Vegetation.** No artificial grass or other artificial vegetation shall be permitted on the exterior of any Lot, nor any portion of the Community and/or Neighborhood Common Areas without the prior written approval of the Association.

**13.8 Decorations.** No Person shall place, or maintain on a Lot, any flags, banners, decorative lights or ornaments, or similar items without the prior written approval of the Association; provided, however, that nothing herein shall prohibit the display of holiday decorative lights and ornaments between Halloween and January 10, or the appropriate display of the flags allowed by the Homeowners' Association Act, as amended from time to time.

**13.9 Damage and Insurance Rates.** No Person shall engage in any activity causing damage to, or an increase in, insurance rates on any Improvements within the Community.

**13.10 Clearing of Vegetation.** No Person shall cut down, remove, or clear from any Lot any trees, shrubs, or other vegetation except pursuant to plans approved by the Architecture and Landscape Committee or except as otherwise may be authorized by prior written approval of the Association.

**13.11 Pollutants.** No Person shall discharge substances, solutions, fluids, or other material into any street, easement, surface water drain, or portion of the Properties so as to harmfully affect any landscaping or vegetation, or to otherwise pollute the Surface Water Management System. Swimming pool discharges must be emptied into an adjacent street or storm sewer and may not be discharged into Common Areas, neighboring Lots, ponds or any property owned by UPRD.

**13.12 Golf Carts.** No gasoline-powered golf carts shall be operated within the Community, except golf carts owned and operated by the Association or the Country Club. All other golf carts shall be powered by electricity or by similar non-combustion means. No golf cart shall be parked or stored anywhere within the Community other than in a Lot Owner's garage or other areas specifically designated by the Board as golf cart parking areas. Except for golf carts leased from the Country Club or registered with the Country Club, each owner of a golf cart operated within the Community shall register the golf cart with the Association, provide proof of liability coverage and shall keep the golf cart in good condition and appearance.

**13.13 Governmental Regulations.** No Person shall violate, in any respect, the provisions of any governmental laws or regulations applicable to the Surface Water Management System or the Community.

**13.14 Alterations.** Without limiting the provisions of this Declaration, and except as may otherwise be authorized by the terms of this Declaration or any applicable Supplemental Declaration or by the prior written consent of the Association, no Person shall: (a) erect, install, or alter any Improvements on any portion of the Common Areas; or (b) erect, install, or alter any Improvements which the Association is required to maintain pursuant to the terms of this Declaration or any applicable Supplemental Declaration.

**13.15 Occupants Bound.** All provisions of this Declaration, the Rules and Regulations, the community standards, the Environmental Preservation Guidelines, the Architectural Criteria, and any Supplemental Declaration applicable to a Lot and governing the conduct of the Lot Owner shall also apply to all occupants, Residents and tenants of the Lot and all family members, guests, and invitees of the Owner. Each Lot Owner shall cause all such occupants, Residents, tenants, family members, guests, and invitees to comply with such provisions and shall be jointly and severally responsible with such occupants, family members, guests, and invitees for any violation by them of such provisions. The lease of any Lot and single-family dwelling shall be deemed to include a covenant on the part of the tenant to comply with, and be fully bound by, such provisions.

**13.16 Rentals.** No Lot may be rented or leased for a term of less than thirty (30) days. Notwithstanding, a ninety (90) day minimum rental period shall be implemented in the following staggered time frames:

A. Any Owner obtaining title to a Lot on or after the recording date of this Declaration may only rent a Lot for a minimum period of not less than ninety (90) days.

B. Any Owner having title to a Lot recorded prior to the recording date of this Declaration may only rent a Lot for a minimum period of not less than ninety (90) days effective December 31, 2023.

C. Notwithstanding the above, the Board of Directors may implement a written policy by Board Resolution authorizing an Owner to continue to rent his/her/its respective Lot for a minimum of not less than thirty (30) days until June 30, 2025, after which date the minimum lease term shall be ninety (90) days for all Lots within University Park, regardless of the date of acquisition of title. Consideration for a review of a rental term extension, on a Lot-by-Lot

basis, may be granted by the Board of Directors, contingent on the Owner's rental history, or existing written agreements applying specifically to renting the Lot.

The Board has the authority to adopt reasonable rules and regulations governing rentals that are not otherwise directly in conflict with Florida Statutes Chapter 720, as amended from time to time, including adopting definitions and parameters of what constitutes a tenant and a lease.

**13.17 Architectural Criteria.** The home and all other Improvements constructed or installed upon a Lot shall comply with the Architectural Criteria.

**13.18 Garages Required.** No home shall be constructed on any Lot without provision for an enclosed garage adequate to house at least two large-sized automobiles. All garages must have doors that are maintained in a useful, working condition and that are operated by electric door openers. Except when in actual use, garage doors must be kept closed. No garage shall be converted to other usage without the substitution of another garage.

**13.19 No Trailers or Temporary Buildings.** Except as may be reasonably necessary for Construction Work, no tents, trailers, vans, shacks, or temporary accessory buildings or structures shall be erected, or permitted to remain on, any Lot or on the Neighborhood Common Areas without the prior written consent of the Association. Upon completion of any Construction Work, any of the foregoing items shall be promptly removed.

**13.20 Water and Sewer.** All homes shall use, and be connected to, the central water and sewerage system made available by the Association. No well shall be drilled or utilized on any Lot, and no septic tank shall be installed, used, or maintained on any Lot, without the prior written approval of the Association and the approval of any applicable governmental authority. The water supplied by the Association for each Lot's lawn and landscaping irrigation system may include Reclaimed Water and is not for human consumption.

**13.21 Driveway Construction.** Each home shall have a driveway of stable and permanent construction and shall be at least sixteen feet (16') in width at the entrance to the garage. All driveways must be constructed of materials as set forth in the Architectural Criteria. Where curbs or swales are required to be disturbed for construction of driveway entrances, such curbs or swales shall be restored to their original grade and condition by the Lot Owner. No portion of a driveway shall be located within five feet (5') of the side line of any Lot without the approval of the Architecture and Landscape Committee.

**13.22 Lampposts and Mailboxes.** No lamppost, mailbox, paper box, or receptacle of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected on any Lot unless and until the size, location, and design of, and the type of material for, such lamppost, box, or receptacle have been approved by the Architecture and Landscape Committee. Either the Association or the Architecture and Landscape Committee may require the use of standard lampposts and mailboxes by all homes in a Subdivision.

**13.23 Landscaping and Irrigation.** Lots shall be landscaped as required by the Architectural Criteria. All lawns and landscaping shall extend to the pavement line in front of, or

adjacent to, any home and to the normal water line for those Lots adjacent to ponds. An underground irrigation system of sufficient size and capacity to irrigate all sodded and landscaped areas shall be installed and maintained by the Lot Owner in good working order on each landscaped Lot. Lot Owners are required to make reasonable efforts to help reduce overwatering and flooding that leads to damaged lawns by installing alternating sprinklers in the areas between the homes of Lot Owners.

**13.24 Boats and Vehicles.** No vehicle shall be parked in a Neighborhood overnight except on a paved driveway or inside a garage. No Restricted Vehicle shall be parked overnight in a Neighborhood unless approved by the Association. Other than routine cleaning, no maintenance or repair of any boat, watercraft, aircraft, or vehicle shall be permitted upon any Lot except within an enclosed garage. The routine cleaning of a Restricted Vehicle must be reported to the Association in advance. The restrictions on vehicles contained in this Article shall not apply to vehicles or trailers utilized by builders in connection with Construction Work in a Subdivision.

**13.25 Roadways.** Except as the Association may otherwise approve in writing, and except as may be denoted on the plat of a Subdivision, no Lot, or any portion thereof, shall be opened, dedicated, or used as a street, road, pathway, or other thoroughfare, whether public or private.

**13.26 Signs.** No sign of any kind shall be displayed on any Lot except as follows:

A. Individual, ornamental house numbers and name plates may be displayed, provided their size, color, design, and location is approved by the Architecture and Landscape Committee (either the Association or the Architecture and Landscape Committee may require the use of standard house number and name signage); and

B. Other signs may be displayed if such signs are approved by the Association as to size, design, location, and content.

**13.27 Animals.** No horses, cattle, swine, goats, poultry, or other animal or fowl, not customarily regarded as a household pet, shall be kept on any Lot. No animal or pet shall be permitted to roam outside except on a leash or within a fenced-in area. No animal or pet may be kept on any Lot if, in the sole judgment of the Board, it is determined that the animal or pet, due to its size, breed, past or present aggressiveness or viciousness, or other factors, is, or is expected to be, the source of excessive disturbance, annoyance, or danger to the Lot Owners or other Persons. The authority of the Board to prohibit or direct the removal of any animal or pet shall not be construed as imposing any duty of the Board to do so. Lot Owners must remove all animal or pet droppings from Common Areas and from any and all Lots.

**13.28 Trash, Yard Waste, Recycling and Other Material.** Lot Owners shall keep their Lots free of trash, refuse, yard waste, junk, litter, debris and recycling. Lot Owners shall place all garbage, trash, other refuse, and recycling in sanitary containers. Containers shall not be placed along any Neighborhood Road or Community Road except at dusk the night before the scheduled day for refuse, yard waste and recycling collection. Containers shall be removed promptly, along with any debris, after collection and stored inside a garage or screened/enclosed area out of sight. Either the

Association or the Architecture and Landscape Committee may require the use of standard containers for the collection of garbage, trash, refuse, yard waste and recycling.

**13.29 Sales.** No garage sales, estate sales, yard sales or auctions, or other similar events shall be conducted on any Lot or in the Neighborhood Common Areas.

**13.30 Solicitation.** No Person shall distribute, post, or leave any paper, newspaper, brochure, leaflet, sample, item, or material on any lands, Improvements, or vehicles within a Neighborhood unless it is distributed, posted, or left: (a) on a Lot at the request of the Lot Owner or pursuant to prior written authorization of the Association, which authorization shall not be given in any instance for commercial advertising material; or (b) Nothing in this section shall be deemed to limit, hamper, or restrict the dissemination of information (orally, in writing, or via social or electronic media) designed to inform or persuade Lot Owners or Residents regarding community issues such as the organization, plans, policies, or financing of the Association or of the University Park Recreation District.

**13.31 Storm Protection.** Lot Owners may board up their home or install protective shutters as provided in the Architectural Criteria.

**13.32 Riparian Matters.** With the exception of the Lots along the Braden River and certain Lots in Chelsea, Knightsbridge, and Hyde Park approved by the Declarant, no seawalls, docks, boathouses, boat slips, davits, moorings, or piers shall be constructed upon, or adjacent to, any Lot. Maintenance is the responsibility of the Lot Owner, and replacement must be approved by the Architecture and Landscape Committee. No Person shall swim in, operate any watercraft on, or otherwise use any portion of the Surface Water Management System.

**13.33 Usage of Lots and Neighborhood Common Areas.** No Lot Owner shall interfere with the use of another Lot by the Lot Owner, occupant, or Person entitled to the use thereof, or make use of any part of the Neighborhood Common Areas in such a manner as to abridge the equal rights of the other Lot Owners to their use and enjoyment thereof.

**13.34 Fences.** No dog runs, animal pens, or fences of any kind shall be permitted on any Lot except as approved by the Architecture and Landscape Committee in accordance with the Architectural Criteria. No fence shall be constructed within thirty-five feet (35') of the Country Club.

**13.35 Window Coverings.** All windows on any home which are visible from the street, from other Lots, or from the Country Club Parcel shall have window coverings which are in compliance with the Architectural Criteria. No awnings, canopies, or shutters shall be permanently installed on the exterior of any home unless first approved by the Architecture and Landscape Committee.

**13.36 Swimming Pools.** Any swimming pool constructed or refurbished on a Lot requires the approval of the Architecture and Landscape Committee. Neighborhood swimming pool facilities are only for the use of that Neighborhood's Lot Owners and their guests unless otherwise specified in any Supplemental Declaration.



**13.37 Screening of Equipment, Storage Tanks, Garbage Containers, and Clothes Drying Areas.** The screening of equipment, storage tanks, garbage containers, clothes drying areas, as well as other similar installations, is required, but must have the prior written consent of the Architecture and Landscape Committee in accordance with the Architectural Criteria.

**13.38 Solar Collectors.** Other than solar collectors installed by the Association, no solar collectors shall be installed on any Lot without the prior written consent of the Architecture and Landscape Committee in accordance with the Architectural Criteria.

**13.39 Unsightly Objects.** No laundry, towels, blankets, garments, or unsightly objects shall be left or placed in any location on a Lot that is visible from the street, from other Lots, or from the Country Club Parcel.

**13.40 Wetland Areas.** Each Lot Owner, at the time of construction of a home or other Improvements on his/her/its Lot, shall comply with the construction plans for the Surface Water Management System pursuant to Chapter 40D-4, Florida Administrative Code, approved and on file with SWFWMD. No Lot Owner may construct, or maintain any home or other Improvements on, or undertake or perform any activity in, any wetland, wetland buffer area, or upland conservation area described in any SWFWMD approved permit and plat of a Subdivision, unless prior written approval is received from SWFWMD pursuant to Chapter 40D-4, Florida Administrative Code. Furthermore, except for activities permitted under the provisions of the Land Development Code, no development, as defined in the Land Development Code, shall occur in any area depicted on the plat of a Subdivision as a "wetland," "wetland buffer," "conservation area," or "conservation buffer."

**13.41 Community Common Areas.** No Person shall, without the prior written approval of the Association, do any of the following on any part of the Community Common Areas:

- A. Operate motorcycles or other motorized vehicles for any purpose other than as a means of transportation on the Community Roads;
- B. Boat, fish, or swim other than in ponds designated by the Board;
- C. Operate hobbyist drones or other airborne mechanical devices;
- D. Permit the running of animals;
- E. Light any fires except in designated picnic areas;
- F. Fell any trees or intentionally injure any landscaping;
- G. Hunt, carry, or discharge firearms or other weapons;
- H. Interfere with any drainage, utility, or access easements;
- I. Build any structures, other than recreational, or other common facilities constructed or approved by the Association;

J. Discharge any liquid or material, other than natural drainage, into any pond or watercourse;

K. Alter or obstruct any ponds or watercourses; or

L. Interfere with any water control structures or apparatus.

**13.42 Variances.** The Association hereby reserves the right, with respect to any Lot, to vary those conditions, restrictions, limitations, and agreements set forth in this Declaration and the Supplemental Declarations which refer to setback lines, square footage content, areas of improvement, easements, construction of Improvements, landscaping, and signs, and any such variance shall be evidenced by written instrument executed by the Association. Such variance shall not constitute a waiver of any such condition, restriction, limitation, or agreement as to the remaining Lots, and the same shall remain fully enforceable against all Lots other than the Lot where such variance is permitted.

#### **ARTICLE 14** **CHAIR COUNCIL**

**14.1 Description.** Membership of the Chair Council is comprised of the Neighborhood Chairs elected by the Neighborhood Committees in each of the thirty-two (32) Neighborhoods, in accordance with this Declaration.

**14.2 Purpose.** The Chair Council activities shall include the following:

A. Advise the Board on matters affecting the interests of all Lot Owners, Neighborhoods and the Community.

B. Board-appointed Committees shall present recommendations, proposals for capital and operating budgets and other expenditures, and policies and procedures, including budgets, to the Chair Council for review. The Chair Council, through its Chair, will provide an advisory report of the Chair Council's review to the Board. In some cases, the Board of Directors may request specific written feedback or recommendations from the Board-appointed Committees and/or Chair Council.

C. The Chair Council shall make other advisory recommendations to the Board as the majority of Members, or Neighborhood Owners, may determine.

D. The Board may request the Chair Council to review and provide advice on matters under consideration by the Board. The Chair Council will respond in a timely manner.

**14.3 Chair Council Bylaws.** The Chair Council will, from time to time, amend its Bylaws by a roll call vote at a meeting duly noticed, called to order and with a certified quorum. These Chair Council Bylaws shall include, as a minimum, statements further defining its: (a) purpose; (b) election of officers; (c) meeting procedures; (d) voting requirements, and (e) rules of operation. Upon

approval, by the Chair Council, of any amendments thereto, the Board will vote to adopt the Chair Council Bylaws.

## **ARTICLE 15** **CONDEMNATION**

All proceeds received by the Association in connection with the condemnation, or conveyance under threat of condemnation, of the Common Areas shall be applied as follows:

- A. If the proceeds are payable in connection with the Community Common Areas, the proceeds shall be applied by the Association to the payment of the Community Expenses;
- B. If the proceeds are payable in connection with the Neighborhood Common Areas, the proceeds shall be applied by the Association to the payment of the Neighborhood Expenses applicable to such Neighborhood Common Areas; and
- C. After such proceeds are applied to the restoration of the Common Areas, to the extent deemed advisable by the Board, all remaining funds shall then be held by the Association for use by the Association.

## **ARTICLE 16** **EASEMENTS**

**16.1 Creation of Easements.** The Association hereby reserves unto itself, its successors and assigns, a perpetual, alienable, and releasable nonexclusive easement, right, and privilege: (a) on, over and under the right-of-way of all Community Roads, Neighborhood Roads, sidewalks and pathways in the Community for ingress and egress by pedestrians, runners, bicycles, golf carts, automobiles, trucks, construction equipment, and other vehicles for the purpose of obtaining access to the Properties and for the installation, construction, maintenance, replacement and use of electrical power and telephone poles, wires, cables, conduits, water mains, sewers, irrigation and drainage lines, drainage ditches and swales, underdrains and any other equipment or appurtenances pertaining to the installation, maintenance, transmission or use of electricity, telephone, television signal transmission, gas, street lighting, water, irrigation, drainage, or other utilities or conveniences; (b) on, over and under any unimproved area of any property lying between any Community Road or Neighborhood Road and any pond, canal, swale, or ditch serving as part of the Surface Water Management System for the installation, construction, maintenance, replacement, and use of irrigation and drainage lines, pipes, ditches, swales, and other irrigation or drainage devices, including the right of pedestrian and vehicular ingress and egress to such pond, canal, swale, or ditch for such purposes; and (c) on, over and under all property lying within twenty feet (20') of the normal water line of all ponds, and within ten feet (10') of the top of the bank of all canals, swales, and ditches serving as part of the Surface Water Management System for access to, and maintenance of, all portions thereof and for installation, maintenance, and replacement of drainage control devices and apparatus. As used herein, "unimproved area" shall mean any area on which there are situated no permanent Improvements other than landscaping, paving, walkways, or driveways. Any area upon

which any such permanent Improvements are hereafter constructed in compliance shall thereupon be deemed to be released from the easement described in subparagraph (b) above.

**16.2 Disturbances.** If the Association or any other Person should, in the exercise of its rights under any of the easements designated in this Article, disturb any grass, soil, paving or other Improvements, the Association or such other Person, as the case may be, shall restore the same as nearly as practicable to its condition prior to the disturbance.

**16.3 Maintenance of Easement Areas.** The easement area of each Lot, and all Improvements located within it, shall be maintained continuously by the Lot Owner, except for those Improvements for which the Association, utility company, or public authority is responsible. No drainage easement, swale, canal, or pond may be obstructed, filled in, or altered without the Association's prior written approval. Any walls, fences, paving, landscaping, or other Improvements constructed, placed, or planted by a Lot Owner over the easement area of his/her/its Lot may be removed by the Association or other Person entitled to use the easement if required for the installation or maintenance of Improvements or facilities related to the purpose for which the easement was reserved or granted.

## **ARTICLE 17**

### **UNIVERSITY PARK COUNTRY CLUB**

**17.1 University Park Country Club.** The University Park Recreation District (UPRD) was created on August 2, 2018 and, on November 2, 2019, completed the purchase of certain assets as more fully described in the Purchase/Sale Agreement. The UPRD operates the Country Club containing recreational facilities for the benefit of the Community and the public. Lot Owners have certain privileges and obligations as set forth in the Charter of the UPRD, as may be amended from time to time.

The mutual interactions, dependencies and responsibilities of the University Park Recreation District and the Association are contained in the Mutual Cooperation Agreement between the two (2) entities that may be amended from time to time.

**17.2 Use of Country Club.** Neither membership in the Association nor ownership or occupancy of a Lot shall confer upon any Person any right to use the Country Club. Rights to use the Country Club will be granted only to such Persons, and only on such terms and conditions, as may be determined from time to time by the University Park Recreation District and by the Resident Membership requirements specified in this Article below.

**17.3 Obligations of the Association and Lot Owners.** The following are obligations of the Association and the Lot Owners to the Country Club:

A. A Lot Owner shall permit any Person playing golf upon the Country Club to walk upon any portion of his/her/its Lot adjacent thereto at such Person's own risk, in order to retrieve errant golf balls as long as such Person does not damage the Lot while accomplishing such retrieval. Similarly, the Community shall permit any Person playing golf upon the

Country Club to walk upon any portion of the Community adjacent thereto at such Person's own risk, to retrieve errant golf balls as long as such Person does not damage the Community while accomplishing such retrieval.

B. No Person shall have the right to use the Country Club for jogging, walking, exercising, picnicking, sunbathing, fishing, or other purposes without the express, prior written consent of the Country Club, which consent may be withheld by the Country Club in its sole and absolute discretion.

C. To the extent any Country Club landscaping, irrigation systems, maintenance vehicle access drives, or golf cart paths connecting holes of the Country Club are located on any portion of the Community, the Community shall grant, to the Country Club, a nonexclusive easement over such portion for the use, maintenance, and replacement of such landscaping, irrigation systems, access drives, and golf cart paths and Improvements incidental thereto.

**17.4 Required Membership in Country Club.** As described in the Mutual Cooperation Agreement, a Person who purchases a Lot within the Community after December 31, 2007, as a condition of ownership, must apply for, and maintain in good standing at all times during such Person's ownership of the Lot, at a minimum, Resident Membership in the Country Club operated by the UPRD. "Resident Membership" shall mean a membership in the Country Club that is designated as such by the Country Club and all of the rights and obligations of the Resident Members are outlined in the Mutual Cooperation Agreement. The membership dues and Country Club charges shall be established by the UPRD.

**17.5 Void Conveyances.** Any deed or other instrument conveying an ownership interest in a Lot after December 31, 2007, to any Person other than the Association or an Institutional Mortgagee, shall be void unless there shall also be recorded, in connection therewith, a certificate executed by the Country Club verifying that such Person is the holder of a Resident Membership or stating that, notwithstanding such Person's bona fide application for a Resident Membership, such application was not approved by the Country Club.

**17.6 Collection of Country Club Charges.** Should an Owner fail to pay when due, any initiation fee, annual dues or other monies owing to the Country Club ("Delinquent Fees"), the Country Club, which is owned and operated by the University Park Recreation District, may assign the Delinquent Fees to the Association for collection from the Owner. Such assignment shall be in writing and shall identify the nature and amount of the Delinquent Fees. Upon any such assignment, the Board shall levy an Individual Lot Assessment against the Owner's Lot in accordance with the collection procedures set forth herein. The Individual Lot Assessment may be secured by a lien on the Owner's Lot in favor of the Association and, if not paid in accordance with the collection provisions set forth herein, the Association, at the direction of the Country Club, may proceed with foreclosure as set forth in Article 10. The Country Club shall reimburse the Association for all costs, including attorneys' fees and any costs incurred incident to collection efforts. Recovery of amounts from the Owner shall be the property of the Country Club and shall forthwith be paid to County Club; provided however, that any delinquent charge collected as set forth in Article 10 herein shall be retained by the Association in consideration of its enforcement of the lien.

**17.7 Termination of Country Club Membership.** If a Person's Membership in the Country Club is terminated by the UPRD as a result of default in timely payment of such Person's Membership account or default by such Person in otherwise complying with the provisions of the Country Club Bylaws or the County Club's rules and regulations, then: (a) such Person shall have no right to a return of any Country Club charges previously paid by such Person to the Country Club or District; (b) such Person shall pay, to the District within thirty (30) days, any outstanding Country Club charges owing by such Person; and (c) such Person shall pay, to the District within thirty (30) days, as liquidated damages for such default, an amount equal to the greater of: (a) ten thousand five hundred dollars (\$10,500); or (b) seven (7) times the annual dues payable with respect to such Membership as of the date of the Membership termination.

## **ARTICLE 18** **REMEDIES**

**18.1 Compliance by Owners.** Each Owner shall comply, and shall cause the Owner's family, guests, tenants, and invitees to comply, with the restrictions and covenants set forth in this Declaration, in any Supplemental Declaration applicable to such Owner's Lot, the Articles of Incorporation, the Bylaws and Florida Statutes Chapter 720. Each Owner shall further comply, and shall cause the Owner's family, guests, tenants, and invitees to comply, with the Environmental Preservation Guidelines, the Architectural Criteria, the community standards, and the Rules and Regulations.

**18.2 Enforcement.** Upon the failure of an Owner to comply with the provisions of this Article, the Association shall be entitled to exercise all rights and remedies provided by the terms of this Declaration and, in addition, to commence an action against the Owner for any relief allowed by law, including, without limitation, money damages, injunctive relief, or any combination thereof. In any such action in which the Association is the prevailing party, the Association shall be entitled to recover its costs and attorneys' fees.

**18.3 Fines.** The Association shall have the authority to fine an Owner for failure to comply with any of the terms of this Declaration, the Articles of Incorporation, the Bylaws, the Rules and Regulations and/or the policies adopted by the Board of Directors. A fine must be imposed pursuant to the procedure and requirements in Florida Statutes Chapter 720, as amended from time to time. A fine levied by the Board may become a lien on the Lot and collected in the same manner as Assessments. Fines shall not be construed as an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be legally entitled.

## **ARTICLE 19** **COMMUNITY SYSTEMS AND COMMUNITY SYSTEM SERVICES**

**19.1 Community Systems.** The Association reserves the ownership of all components of the Community Systems and the right to convey any of such components to a governmental authority, a utility company or cable television company, or other Person as the Association may deem appropriate.

**19.2 Community System Services.** The Association shall have the right to enter into contracts for the provision of any of the Community System Services to the Lots, Neighborhoods, Common Areas and Parcels upon such terms as the Association shall deem, in its sole discretion, to be in the best interests of the Association and the Lot Owners. Any such contract, including any provision thereof requiring payment by the Association or any Lot Owner for the furnishing of any of the Community System Services pursuant to the contract, shall be binding upon the Association and the Lot Owners.

**19.3 Cable Television.** The Association, on behalf of the Lot Owners, may provide fiber optic cable services to the Community, including, but not limited to, multi-channel video and high-speed internet services as a Common Expense.

**19.4 Irrigation Water.** The Association reserves the sole right to control the use of water to, from, and within all ponds comprising the Surface Water Management System. No use of the water may be made by the Lot Owners without the Association's prior written consent. The main irrigation water supply lines within a Neighborhood and all other equipment and components used for the withdrawal and distribution of irrigation water through a Neighborhood will be owned and controlled by the Association. The Association costs for the maintenance of the main irrigation water supply lines within a Neighborhood shall be paid through Neighborhood assessments. Each Lot Owner shall be responsible for the maintenance, repair, and replacement of the irrigation system within the Lot boundaries. The Association may assume maintenance responsibilities for property located within a Neighborhood by agreement with the Neighborhood Owners. The Association shall have an easement over the Neighborhood Common Areas for maintenance, repair and replacement of the lines, equipment and components of the irrigation water system.

**19.5 Limitation.** Any actions under this Article which are deemed to be of significant impact to the Community may request a review by the Chair Council for recommendation to the Board.

## **ARTICLE 20** **AMENDMENTS**

This Declaration may be amended at any time and, from time to time, upon: (a) the approval of at least fifty-one percent (51%) of the total number of Voting Interests; and (b) the recording in the Public Records of an amendatory instrument executed by the President and Secretary of the Association. Notwithstanding the foregoing: (a) no amendment to Article 11.3 and no amendment materially or adversely affecting the rights of Institutional Mortgagees under Article 17.4 and Article 17.5 shall be effective without the written consent of Institutional Mortgagees holding at least fifty-one percent (51%) of all mortgages held by Institutional Mortgagees; and (b) no amendment materially or adversely affecting the rights or interests of Manatee County under this Declaration shall be effective without the written consent of Manatee County. All amendments shall reasonably conform to the general purposes of this Declaration as set forth herein.

**ARTICLE 21**  
**MISCELLANEOUS**

The following provisions shall apply to this Declaration and all Supplemental Declarations.

**21.1 Governing Law.** The construction, validity, and enforcement of the provisions of this Declaration shall be determined according to the laws of the state of Florida. The venue of any action or suit brought in connection with this Declaration shall be in Manatee County, Florida.

**21.2 Notices.** Any notice authorized or required to be given to any Owner, or such Owner's representative, under the provisions of this Declaration, shall be in writing and shall be deemed to have been properly given when: (a) mailed, postage prepaid, to the last known address of the Person who appears as the Owner, or such Owner's representative, on the records of the Association at the time of such mailing; or (b) sent by electronic transmission in accordance with Florida Statutes Chapter 720. Any notice authorized or required to be given to the Association under the provisions of this Declaration shall be in writing and shall be deemed to have been properly given when mailed, postage prepaid, to the address of the Association's principal office at the time of such mailing.

**21.3 Waiver.** Failure of the Association to insist upon strict performance of any provision of this Declaration, with respect to any Owner or Properties in the Community, shall not be deemed to be a waiver of such provision as to such Owner or Properties unless the Association has executed, in writing, a waiver thereof. Any such written waiver of any provision of this Declaration by the Association with respect to any Owner or Properties in the Community shall not constitute a waiver of such provision as to any other Owner or Properties.

**21.4 Individual Liability.** The obligations of the Association arising out of this Declaration, or under any other instrument, are Association obligations and do not extend to the employees, officers, Directors and/or committee members. Such employees, officers, Directors, and committee members shall have no individual liability in any action brought, or for any claim asserted, by any Owner within the Community.

**21.5 Invalidation.** The invalidation of any provision of this Declaration by lawful court order shall not affect or modify any of the other provisions of this Declaration, which other provisions shall remain in full force and effect.

**21.6 Usage.** Whenever used herein, the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders. Titles of Articles, paragraphs, and sub-paragraphs of this Declaration are for convenience only and neither limit nor amplify the provisions of this Declaration.

**21.7 Covenants to Run with the Title to the Land.** The provisions of this Declaration, as amended and supplemented from time to time as herein provided, shall be deemed to run with the title to the Properties subject hereto and shall remain in full force and effect until termination in accordance with the provisions of this Article or otherwise according to the laws of the state of Florida.

**{SEE CERTIFICATE OF AMENDMENT FOR SIGNATURE PAGE}**

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**EXHIBIT "A"**

***{Certain lands located in Manatee County, Florida ("University Park"), specifically described herein}***

THE FOLLOWING FOUR PARCELS:

PARCEL 1

(RESIDENTIAL TRACTS R1 AND R2)

FROM THE S.W CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 00°01'06" W, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 2210.12 FEET; THENCE N 89°58'54" E, A DISTANCE OF 1086.14 FEET; THENCE N 39°22'00" E, A DISTANCE OF 532.13 FEET; THENCE S 50°38'00" E, A DISTANCE OF 120.00 FEET; THENCE S 39°22'00" W, A DISTANCE OF 882.53 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE S 50°38'00" E, A DISTANCE OF 70.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°15'00", A DISTANCE OF 111.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE ARC OF AFORESAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'00"; A DISTANCE OF 37.26 FEET TO THE P.T. OF SAID CURVE; THENCE S 79°00'00" E, A DISTANCE OF 34.58 FEET; THENCE N 15°38'00" E, A DISTANCE OF 152.02 FEET; THENCE N 50°06'00" E, A DISTANCE OF 700.00 FEET; THENCE N 37°52'00" E, A DISTANCE OF 313.43 FEET; THENCE S 78°36'00" E, A DISTANCE OF 195.41 FEET; THENCE S 58°24'00" E, A DISTANCE OF 196.93 FEET; THENCE S 14°52'00" W, A DISTANCE OF 141.66 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 07°10'25" W, AT A DISTANCE OF 225.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°41'35", A DISTANCE OF 89.12 FEET TO THE P.T. OF SAID CURVE; THENCE N 60°08'00" E, A DISTANCE OF 169.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°58'00", A DISTANCE OF 104.14 FEET TO THE P.T. OF SAID CURVE; THENCE N 54°10'00" E, A DISTANCE OF 51.62 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°19'30", A DISTANCE OF 30.25 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°32'52", A DISTANCE OF 95.01 FEET; THENCE N 59°46'00" W, A DISTANCE OF 250.06 FEET; THENCE N 30°14'00" E, A DISTANCE OF 150.00 FEET; THENCE N 59°46'00" W, A DISTANCE OF 260.00 FEET; THENCE N 08°16'00" W, A DISTANCE OF 90.00 FEET; THENCE N 57°34'00" W, A DISTANCE OF 72.07 FEET; THENCE N 08°16'00" W, A DISTANCE OF 781.09 FEET; THENCE N 83°56'00" W, A DISTANCE OF 48.84 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'00", A DISTANCE OF 55.41 FEET; THENCE N 01°50'00" E, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 01°50'00" W, AT A DISTANCE OF 850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'00", A DISTANCE OF 62.80 FEET TO THE P.T. OF SAID CURVE; THENCE S 83°56'00" E, A DISTANCE OF 525.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 563.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°10'00", A DISTANCE OF 237.47 FEET TO THE P.T. OF SAID CURVE; THENCE S 59°46'00" E, A DISTANCE OF 15.31 FEET; THENCE S 30°14'00" W, A DISTANCE OF 100.00 FEET; THENCE S 59°46'00" E, A DISTANCE OF 154.92 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°34'00", A DISTANCE OF 376.77 FEET TO THE P.T. OF SAID CURVE; THENCE N 62°40'00" E, A DISTANCE OF 214.54 FEET; THENCE S 27°20'00" E, A DISTANCE OF 116.72 FEET; THENCE S 30°14'00" W, A DISTANCE OF 1460.59 FEET; THENCE S 42°17'00" E, A DISTANCE OF 197.74 FEET; THENCE S 47°43'00" W, A DISTANCE OF 50.00 FEET; THENCE N 42°17'00" W, A DISTANCE OF 155.08 FEET; THENCE S 54°10'00" W, A DISTANCE OF 731.03 FEET;

THENCE S 81°39'00" W, A DISTANCE OF 208.85 FEET; THENCE S 87°06'00" W, A DISTANCE OF 230.00 FEET; THENCE S 44°30'00" W, A DISTANCE OF 150.00 FEET; THENCE S 11°00'00" W, A DISTANCE OF 140.00 FEET; THENCE N 79°00'00" W, A DISTANCE OF 185.00 FEET; THENCE S 11°00'00" W, A DISTANCE OF 100.00 FEET; THENCE N 79°00'00" W, A DISTANCE OF 285.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'00", A DISTANCE OF 49.68 FEET; THENCE N 18°07'00" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 42.93 ACRES, MORE OR LESS.

PARCEL 2

(RESIDENTIAL TRACT B)

FROM THE S.W CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 00°01'06" W, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 2210.12 FEET; THENCE N 89°58'54" E, A DISTANCE OF 1086.14 FEET TO THE POINT OF BEGINNING; THENCE N 50°38'00" W, A DISTANCE OF 187.30 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 50°38'00" W, AT A DISTANCE OF 80.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°12'00", A DISTANCE OF 67.30 FEET TO THE P.T. OF SAID CURVE; THENCE N 08°50'00" W, A DISTANCE OF 48.90 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°46'00", A DISTANCE OF 166.94 FEET TO THE P.T. OF SAID CURVE; THENCE N 72°36'00" W, A DISTANCE OF 68.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°40'29", A DISTANCE OF 159.44 FEET; THENCE N 30°56'00" E, A DISTANCE OF 20.68 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 30°56'00" E, AT A DISTANCE OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°00'00", A DISTANCE OF 55.85 FEET; THENCE N 85°04'00" W, A DISTANCE OF 12.20 FEET; THENCE N 33°12'00" W, A DISTANCE OF 200.00 FEET; THENCE N 55°02'00" E, A DISTANCE OF 53.93 FEET; THENCE N 22°00'00" E, A DISTANCE OF 67.59 FEET; THENCE S 82°46'00" E, A DISTANCE OF 89.35 FEET; THENCE N 61°08'00" E, A DISTANCE OF 61.28 FEET; THENCE N 37°34'00" E, A DISTANCE OF 61.31 FEET; THENCE N 06°42'00" E, A DISTANCE OF 98.66 FEET; THENCE N 19°30'00" W, A DISTANCE OF 24.35 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'03", A DISTANCE OF 84.72 FEET; THENCE N 88°21'00" W, A DISTANCE OF 324.82 FEET; THENCE N 01°39'00" E, A DISTANCE OF 26.99 FEET; THENCE N 88°21'00" W, A DISTANCE OF 60.00 FEET; THENCE N 01°39'00" E, A DISTANCE OF 125.03 FEET; THENCE N 51°34'00" E, A DISTANCE OF 45.90 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 69°10'35" E, AT A DISTANCE OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°16'25", A DISTANCE OF 64.82 FEET; THENCE N 36°33'00" W, A DISTANCE OF 18.88 FEET; THENCE N 16°05'00" E, A DISTANCE OF 351.75 FEET; THENCE N 29°37'00" E, A DISTANCE OF 637.88 FEET; THENCE N 88°06'00" E, A DISTANCE OF 50.76 FEET TO A POINT ON THE ARC OF

A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 88°06'00" E, AT A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°01'00", A DISTANCE OF 54.99 FEET; THENCE N 28°53'00" W, A DISTANCE OF 44.88 FEET; THENCE N 29°37'00" E, A DISTANCE OF 134.11 FEET; THENCE S 57°54'00" E, A DISTANCE OF 335.03 FEET; THENCE N 32°06'00" E, A DISTANCE OF 57.85 FEET; THENCE S 57°54'00" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 57°54'00" E, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°49'21", A DISTANCE OF 40.94 FEET TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°52'39", A DISTANCE OF 41.67 FEET; THENCE S 04°24'00" W, A DISTANCE OF 131.45 FEET; THENCE S 31°53'00" W, A DISTANCE OF 341.29 FEET; THENCE S 78°42'00" W, A DISTANCE OF 25.82 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 78°42'00" W, AT A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°58'00", A DISTANCE OF 70.66 FEET; THENCE S 20°20'00" E, A DISTANCE OF 19.96 FEET; THENCE S 31°53'00" W, A DISTANCE OF 43.65 FEET; THENCE S 19°50'00" W, A DISTANCE OF 95.12 FEET; THENCE S 13°32'00" W, A DISTANCE OF 445.25 FEET; THENCE S 10°55'00" W, A DISTANCE OF 141.50 FEET; THENCE S 77°49'15" W, A DISTANCE OF 115.57 FEET; THENCE S 19°30'00" E, A DISTANCE OF 93.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°03'00", A DISTANCE OF 150.27 FEET TO THE P.T. OF SAID CURVE; THENCE S 62°33'00" E, A DISTANCE OF 42.68 FEET; THENCE N 34°14'00" E, A DISTANCE OF 148.87 FEET; THENCE S 72°48'00" E, A DISTANCE OF 103.85 FEET; THENCE S 85°41'00" E, A DISTANCE OF 180.00 FEET; THENCE N 58°18'00" E, A DISTANCE OF 261.00 FEET; THENCE S 25°32'00" E, A DISTANCE OF 278.37 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 57°04'34" W, AT A DISTANCE OF 390.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°26'34", A DISTANCE OF 43.85 FEET TO THE P.T. OF SAID CURVE; THENCE S 39°22'00" W, A DISTANCE OF 923.45 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT LAND DESCRIBED AS PARCEL 4 BELOW.

PARCEL 3

(BOULEVARD RIGHT-OF-WAY)

FROM THE S.W. CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 00°01'06" W, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 2210.12 FEET; THENCE N 89°58'54" E, A DISTANCE OF 1086.14 FEET TO THE POINT OF BEGINNING; THENCE N 39°22'00" E, A DISTANCE OF 532.13 FEET; THENCE S 50°38'00" E, A DISTANCE OF 120.00 FEET; THENCE S 39°22'00" W, A DISTANCE OF 882.53 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE S 50°38'00" E, A DISTANCE OF 70.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°15'00", A DISTANCE OF 111.26 FEET; THENCE S 18°07'00" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 18°07'00" E, AT A DISTANCE OF 400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°15'00", A DISTANCE OF 148.35 FEET TO THE P.T. OF SAID CURVE; THENCE N 50°38'00" W, A DISTANCE OF 70.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE S 39°22'00" W, A DISTANCE OF 27.47 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°28'00", A DISTANCE OF 414.22 FEET TO THE P.T. OF SAID CURVE; THENCE S 08°06'00" E, A DISTANCE OF 413.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°58'32", A DISTANCE OF 357.82 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°20'49", A DISTANCE OF 236.96 FEET TO THE P.T. OF SAID CURVE; THENCE S 00°31'43" W, A DISTANCE OF 325.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE SOUTH LINE OF SAID SECTION 35 AND THE NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY; THENCE N 89°28'17" W, ALONG SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE, A DISTANCE OF 170.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 00°31'43" E, AT A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE N 00°31'43" E, A DISTANCE OF 325.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°20'49", A DISTANCE OF 275.38 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°58'32", A DISTANCE OF 301.32 FEET TO THE P.T. OF SAID CURVE; THENCE N 08°06'00" W, A DISTANCE OF 413.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°28'00", A DISTANCE OF 513.64 FEET TO THE P.T. OF SAID CURVE; THENCE N 39°22'00" E, A DISTANCE OF 527.87 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT LAND DESCRIBED AS PARCEL 4 BELOW.

PARCEL 4

(HAMPTON GREEN SUBDIVISION)

FROM THE S.W CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 00°01'06" W, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 2210.12 FEET; THENCE N 89°58'54" E, A DISTANCE OF 1086.14 FEET TO THE POINT OF BEGINNING; THENCE N 50°38'00" W, A DISTANCE OF 187.30 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 50°38'00" W, AT A DISTANCE OF 80.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°12'00", A DISTANCE OF 67.30 FEET TO THE P.T. OF SAID CURVE; THENCE N 08°50'00" W, A DISTANCE OF 48.90 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°46'00", A DISTANCE OF 166.94 FEET TO THE P.T. OF SAID CURVE; THENCE N 72°36'00" W, A DISTANCE OF 68.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°59'34", A DISTANCE OF 160.54 FEET; THENCE N 31°42'00" E, A DISTANCE OF 20.09 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 31°42'00" E, AT A DISTANCE OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET; THENCE S 31°42'00" W, A DISTANCE OF 30.60 FEET; THENCE N 33°12'00" W, A DISTANCE OF 206.11 FEET; THENCE N 55°02'00" E, A DISTANCE OF 53.93 FEET; THENCE N 22°00'00" E, A DISTANCE OF 67.59 FEET; THENCE S 82°46'00" E, A DISTANCE OF 89.35 FEET; THENCE N 61°08'00" E, A DISTANCE OF 61.28 FEET; THENCE N 37°34'00" E, A DISTANCE OF 61.31 FEET; THENCE N 06°42'00" E, A DISTANCE OF 98.66 FEET; THENCE N 70°30'00" E, A DISTANCE OF 50.00 FEET; THENCE S 19°30'00" E, A DISTANCE OF 68.65 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°03'00", A DISTANCE OF 150.27 FEET TO THE P.T. OF SAID CURVE; THENCE S 62°33'00" E, A DISTANCE OF 42.68 FEET; THENCE N 34°14'00" E, A DISTANCE OF 148.87 FEET; THENCE S 72°48'00" E, A DISTANCE OF 103.85 FEET; THENCE S 85°41'00" E, A DISTANCE OF 180.00 FEET; THENCE N 58°18'00" E, A DISTANCE OF 261.00 FEET; THENCE S 25°32'00" E, A DISTANCE OF 278.37 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 57°04'34" W, AT A DISTANCE OF 390.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°02'26", A DISTANCE OF 279.35 FEET TO THE P.T. OF SAID CURVE; THENCE N 08°07'00" W, A DISTANCE OF 1125.69 FEET; THENCE N 03°56'46" W, A DISTANCE OF 160.42 FEET; THENCE N 08°07'00" W, A DISTANCE OF 241.70 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1800.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°26'32", A DISTANCE OF 328.05 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°21'08", A DISTANCE OF 434.61 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°59'43", A DISTANCE OF 183.20 FEET TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°01'53", A DISTANCE OF 111.92 FEET TO THE P.T. OF SAID CURVE; THENCE N 13°14'00" W, A DISTANCE OF 445.52 FEET; THENCE N 76°46'00" E, A DISTANCE OF 120.00 FEET; THENCE S 13°14'00" E, A DISTANCE OF 650.00 FEET; THENCE S 06°32'00" E, A DISTANCE OF 100.00 FEET; THENCE S 13°14'00" E, A DISTANCE OF 196.41 FEET TO THE

P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 42' 00", A DISTANCE OF 493.23 FEET TO THE P.T. OF SAID CURVE; THENCE S 02° 28' 00" W, A DISTANCE OF 515.93 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 35' 00", A DISTANCE OF 184.71 FEET TO THE P.T. OF SAID CURVE; THENCE S 08° 07' 00" E, A DISTANCE OF 891.36 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 29' 00", A DISTANCE OF 422.66 FEET TO THE P.T. OF SAID CURVE; THENCE S 39° 22' 00" W, A DISTANCE OF 1451.32 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 28' 00", A DISTANCE OF 414.22 FEET TO THE P.T. OF SAID CURVE; THENCE S 08° 06' 00" E, A DISTANCE OF 413.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 58' 32", A DISTANCE OF 357.82 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 20' 49", A DISTANCE OF 236.96 FEET TO THE P.T. OF SAID CURVE; THENCE S 00° 31' 43" W, A DISTANCE OF 325.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 39.27 FEET TO THE SOUTH LINE OF SAID SECTION 35 AND THE NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY; THENCE N 89° 28' 17" W, ALONG SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE, A DISTANCE OF 170.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 00° 31' 43" E, AT A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE N 00° 31' 43" E, A DISTANCE OF 325.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 20' 49", A DISTANCE OF 275.38 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 58' 32", A DISTANCE OF 301.32 FEET TO THE P.T. OF SAID CURVE; THENCE N 08° 06' 00" W, A DISTANCE OF 413.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 28' 00", A DISTANCE OF 513.64 FEET TO THE P.T. OF SAID CURVE; THENCE N 39° 22' 00" E, A DISTANCE OF 527.87 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 26 AND 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 35.00 ACRES, MORE OR LESS.

**A PARCEL OF LAND IN SECTIONS 25, 26, 35 AND 36,  
TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
DESCRIBED AS FOLLOWS:**

**BEGIN AT THE S.W. CORNER OF SAID SECTION 35; THENCE  
N 00°01'06" W, A DISTANCE OF 2699.49 FEET TO THE WEST 1/4 CORNER OF SAID  
SECTION 35; THENCE N 00°00'58" W, A DISTANCE OF  
2699.63 FEET TO THE N.W. CORNER OF SAID SECTION 35; THENCE  
N 00°03'46" E, A DISTANCE OF 2642.37 FEET TO THE WEST 1/4 CORNER OF SAID  
SECTION 26; THENCE N 00°07'13" E, A DISTANCE OF  
1333.96 FEET TO THE N.W. CORNER OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SAID  
SECTION 26; THENCE S 89°13'01" E, A DISTANCE OF  
2840.13 FEET TO THE N.E. CORNER OF SAID SOUTH 1/2 OF THE  
N.W. 1/4; THENCE S 01°26'26" W, A DISTANCE OF 1334.27 FEET TO THE N.W.  
CORNER OF THE S.E. 1/4 OF SAID SECTION 26; THENCE  
S 89°12'40" E, A DISTANCE OF 2807.69 FEET TO THE N.W. CORNER OF THE S.W.  
1/4 OF SAID SECTION 25; THENCE S 89°11'03" E, ALONG THE  
NORTH LINE OF SAID S.W. 1/4, A DISTANCE OF 303.73 FEET TO A POINT  
THAT IS 303.55 FEET EAST OF, AS MEASURED AT A RIGHT ANGLE TO THE  
WEST LINE OF SAID SECTION 25; THENCE S 02°45'45" W, PARALLEL WITH  
THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2673.33 FEET TO  
THE NORTH LINE OF SAID SECTION 36; THENCE CONTINUE S 02°45'45" W,  
A DISTANCE OF 1.04 FEET TO A POINT THAT IS 303.55 FEET EAST OF,  
AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF SAID SECTION 36;  
THENCE S 00°20'22" E, PARALLEL WITH THE WEST LINE OF SAID  
SECTION 36, A DISTANCE OF 1461.89 FEET; THENCE N 89°27'25" W,  
PARALLEL WITH THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 35, A  
DISTANCE OF 303.59 FEET TO THE EAST LINE OF SAID SECTION 35;  
THENCE CONTINUE N 89°27'25" W, A DISTANCE OF 1513.95 FEET TO THE  
WEST LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT;  
THENCE S 00°26'00" W, ALONG SAID WEST LINE, A DISTANCE OF 2560.80  
FEET; THENCE N 89°27'42" W, A DISTANCE OF 1800.00 FEET;**

**THENCE S 00°26'00" W, A DISTANCE OF 1320.00 FEET TO THE SOUTH  
LINE OF THE S.W. 1/4 OF SAID SECTION 35; THENCE N 89°28'17" W, A  
DISTANCE OF 2154.66 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 941.36 ACRES, MORE OR LESS**

**TOGETHER WITH AND INCLUDING ALL THAT PART OF THE NORTH 1/2 OF THE  
N.E. 1/4 OF SAID SECTION 26, LYING SOUTHERLY AND WESTERLY OF THE  
BRADEN RIVER.**

**CONTAINING 42.7 ACRES, MORE OR LESS.**

**LESS AND EXCEPT ALL THAT LAND DESCRIBED IN PARCELS 1 - 4 ABOVE AND THE  
UNNAMED PARCEL BELOW.**



THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE  
18 EAST, AND THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION  
26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT LAND DESCRIBED AS PARCEL 2 ABOVE.

**EXHIBIT "B"**

***{University Park consists of thirty-two (32) Subdivisions, collectively identified by the Plats contained herein}***

Inst. Number: 202341098401 Page 59 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 88°55'01" E, ALONG THE NORTH LINE OF SAID N.W. 1/4, A DISTANCE OF 2745.73 FEET TO THE NORTHEAST CORNER OF SAID N.W. 1/4; THENCE S 00°10'30" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 253.33 FEET; THENCE S 89°49'30" W, A DISTANCE OF 96.54 FEET TO THE POINT OF BEGINNING; THENCE S 05°10'00" E, A DISTANCE OF 303.58 FEET; THENCE S 25°05'00" W, A DISTANCE OF 546.01 FEET; THENCE S 63°30'00" E, A DISTANCE OF 276.91 FEET TO AN INTERSECTION OF THE WEST LINE OF DEVONSHIRE PLACE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 23 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE THE FOLLOWING SEVEN (7) COURSES: (1) S 05°04'15" W, A DISTANCE OF 16.11 FEET; (2) S 26°30'00" W, A DISTANCE OF 136.59 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 03°52'24" W, AT A DISTANCE OF 125.00 FEET, (3) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'30", A DISTANCE OF 1.47 FEET; (4) S 02°58'10" W, A DISTANCE OF 50.31 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 02°23'34" E, AT A DISTANCE OF 25.00 FEET; (5) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°17'34", A DISTANCE OF 46.38 FEET TO A POINT OF TANGENCY; (6) S 13°54'00" W, A DISTANCE OF 4.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; (7) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°50'30", A DISTANCE OF 37.46 FEET TO AN INTERSECTION OF THE NORTH LINE OF ST. JAMES PLACE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 126 OF AFORESAID PUBLIC RECORDS AND A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 563.00 FEET; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'30", A DISTANCE OF 36.11 FEET TO A POINT OF TANGENCY; (2) N 83°56'00" W, A DISTANCE OF 525.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 950.00 FEET; (3) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'00", A DISTANCE OF 62.80 FEET; THENCE N 01°50'00" E, A DISTANCE OF 30.00 FEET; THENCE N 25°56'00" E, A DISTANCE OF 830.00 FEET; THENCE N 12°34'00" E, A DISTANCE OF 378.00 FEET; THENCE S 77°26'00" E, A DISTANCE OF 204.63 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 9.69 ACRES, MORE OR LESS.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INVOLVED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS, WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND, THE UTILITY FOR CABLE T.V. IS INCLUDED.

INGRESS AND EGRESS OVER PRIVATE ROADS

TRANSATLANTIC CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN ALBEMARLE, A SUBDIVISION, AND THEIR QUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("CHANCERY PLACE"), AS SHOWN ON THIS PLAT.

EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY AND THE SOUTHERN MANATEE FIRE AND RESCUE DISTRICT A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE) WHILE IN PURSUIT OF THEIR DUTIES (INCLUDING BUT NOT LIMITED TO RESPONDING TO EMERGENCIES, TRAINING, AND SITE ORIENTATION) OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT."

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("CHANCERY PLACE"), AS SHOWN ON THIS PLAT AS A "UTILITY EASEMENT."

PRIVATE DRAINAGE EASEMENT

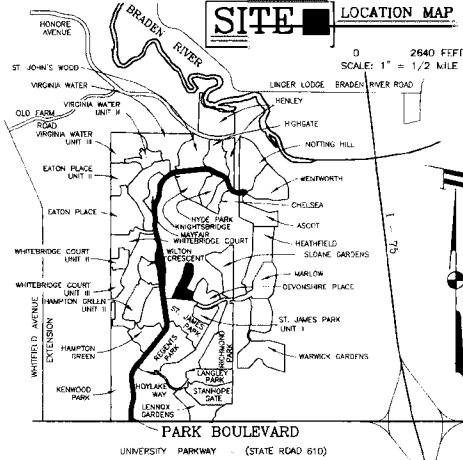
THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT."

PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

ALBEMARLE

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



NOTES

- 1. BEARINGS ARE BASED ON THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE S 88°55'01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- 2. 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.
- 3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
- 4. ELEVATIONS ARE BASED ON NGVD 1929. BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
- 5. TRACT "NR1" ("CHANCERY PLACE") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE DECLARATION OF RESTRICTIONS FOR ALBEMARLE (THE "ALBEMARLE RESTRICTIONS").
- 6. TRACT "AMA", AND TRACT "AMB", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR ALBEMARLE SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE ALBEMARLE RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE ALBEMARLE RESTRICTIONS.
- 7. NO BUILDINGS, WALLS, OR OTHER STRUCTURES SHALL BE INSTALLED OR MAINTAINED ON ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER", UNLESS APPROVED BY THE SUBDIVIDER AND PERMITTED UNDER THE LAND DEVELOPMENT CODE.

CERTIFICATE OF APPROVAL  
OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 13th DAY OF November, 2003.

ATTEST:  
R. B. SHORE  
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
FAIRMAN



CERTIFICATE OF OWNERSHIP  
AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

1870875

TRANSATLANTIC CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "ALBEMARLE", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 17th DAY OF November, 2003.

TRANSATLANTIC CAPITAL GROUP  
BY: PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION  
AS GENERAL PARTNER

BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
Sherry S. Speer (SIGNATURE) Sharon K. Greene (SIGNATURE)  
Sherry S. Speer (PRINT NAME) SHARON K. GREENE (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF November, 2003, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF TRANSATLANTIC CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12/16/2006  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
STATE M. WATERS  
MY COMMISSION # 028485 51985  
December 6, 2006

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: JULY 2, 2003

SIGNATURE: James N. Gatch, Jr.  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4285  
CERTIFICATE OF AUTHORIZATION #186982

CERTIFICATE OF APPROVAL  
OF THE COUNTY SURVEYOR

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

JAMES B. POWERS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4569  
FOR THE MANATEE COUNTY SURVEYOR

CERTIFICATE OF APPROVAL  
OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 43, PAGES 10, 11, 12, AND 13, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS THE 17th DAY OF November, 2003.

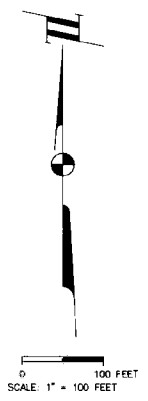
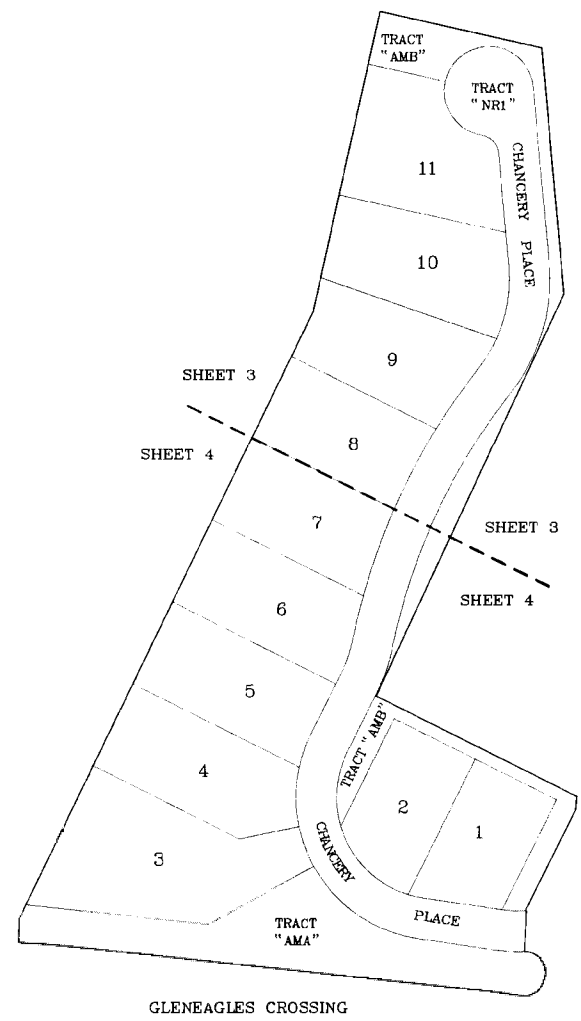
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

ZOLLER, NAJJAR & SHROYER, L.C.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# ALBEMARLE

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP



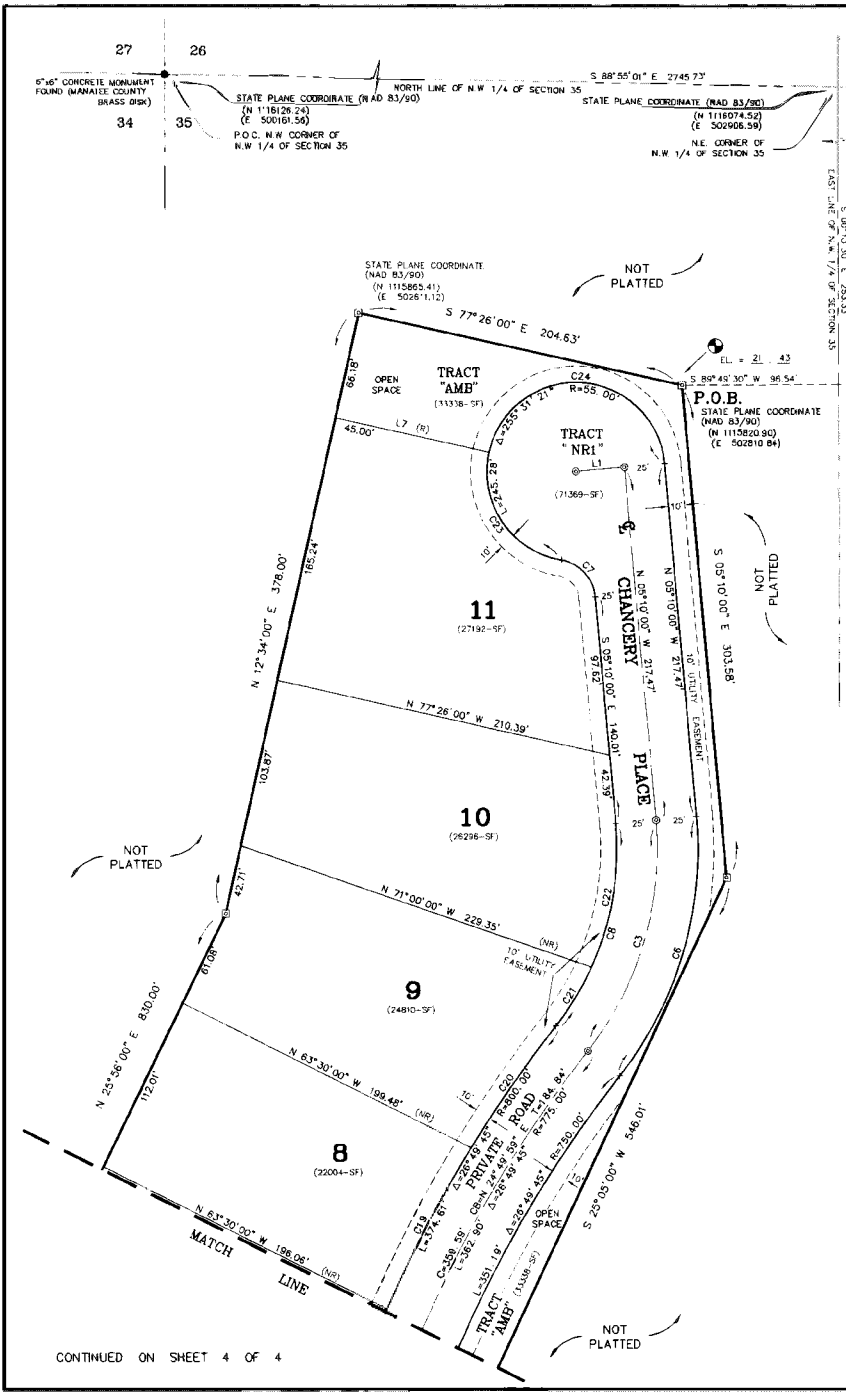
**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 60 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# ALBEMARLE

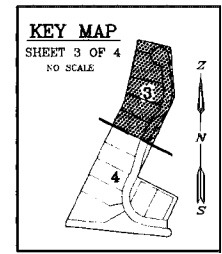
A SUBDIVISION

SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



### CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C3	151.54	43° 24' 51"	200.00	147.95	N 16° 32' 26" E	76.82
C4	170.49	43° 24' 51"	225.00	125.00	S 42° 55' 40" E	
C5	32.25	75° 31' 21"	25.00	175.00	S 16° 32' 26" W	
C6	132.60	43° 24' 51"	175.00	800.00	N 27° 40' 54" E	
C7	112.12	08° 01' 43"	800.00	175.00	N 34° 56' 19" E	
C8	91.47	06° 33' 04"	175.00	175.00	N 31° 19' 28" E	
C9	42.29	13° 40' 30"	175.00	175.00	N 09° 37' 00" E	
C10	90.31	29° 34' 01"	55.00	55.00	S 84° 03' 40" W	
C11	89.52	83° 15' 21"	55.00	55.00	S 08° 18' 00" E	
C12	155.76	162° 16' 00"				
LINE BEARING		DISTANCE				
L1	S 84° 03' 40" W	30.00				
L2	N 29° 56' 00" E	20.00				
L3	N 77° 26' 00" W	97.30				
L4	N 12° 34' 00" E	21.28				



- ### LEGEND:
- PERMANENT REFERENCE MONUMENT FOUND (OR AS NOTED)
  - PERMANENT REFERENCE MONUMENT SET (4"x4" CONCRETE MONUMENT (P.R.M. # 1324) OR 4"x4" CONCRETE MONUMENT (P.R.M. # LB9982))
  - ⊙ PERMANENT CONTROL POINT
  - ⊙ AREA OF LOT IN SQUARE FEET
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - C3 CURVE # (SEE CURVE DATA TABLE)
  - L1 LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - REF. REFERENCE
  - OR.B. OFFICIAL RECORD BOOK
  - PAGE PAGE
  - O/A OVERALL DISTANCE
  - NSVD NATIONAL GEODETIC VERTICAL DATUM
  - LB LICENSED BUSINESS
  - R/W RIGHT OF WAY
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - EL ELEVATION
  - ∠ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - LO CHORD LENGTH
  - TL TANGENT LENGTH
  - CB CHORD BEARING
  - ⊕ DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ BENCHMARK
  - ⊕ TOP OF CONCRETE MONUMENT (ALSO SEE SHEET 4 OF 4)
  - ⊕ CENTERLINE

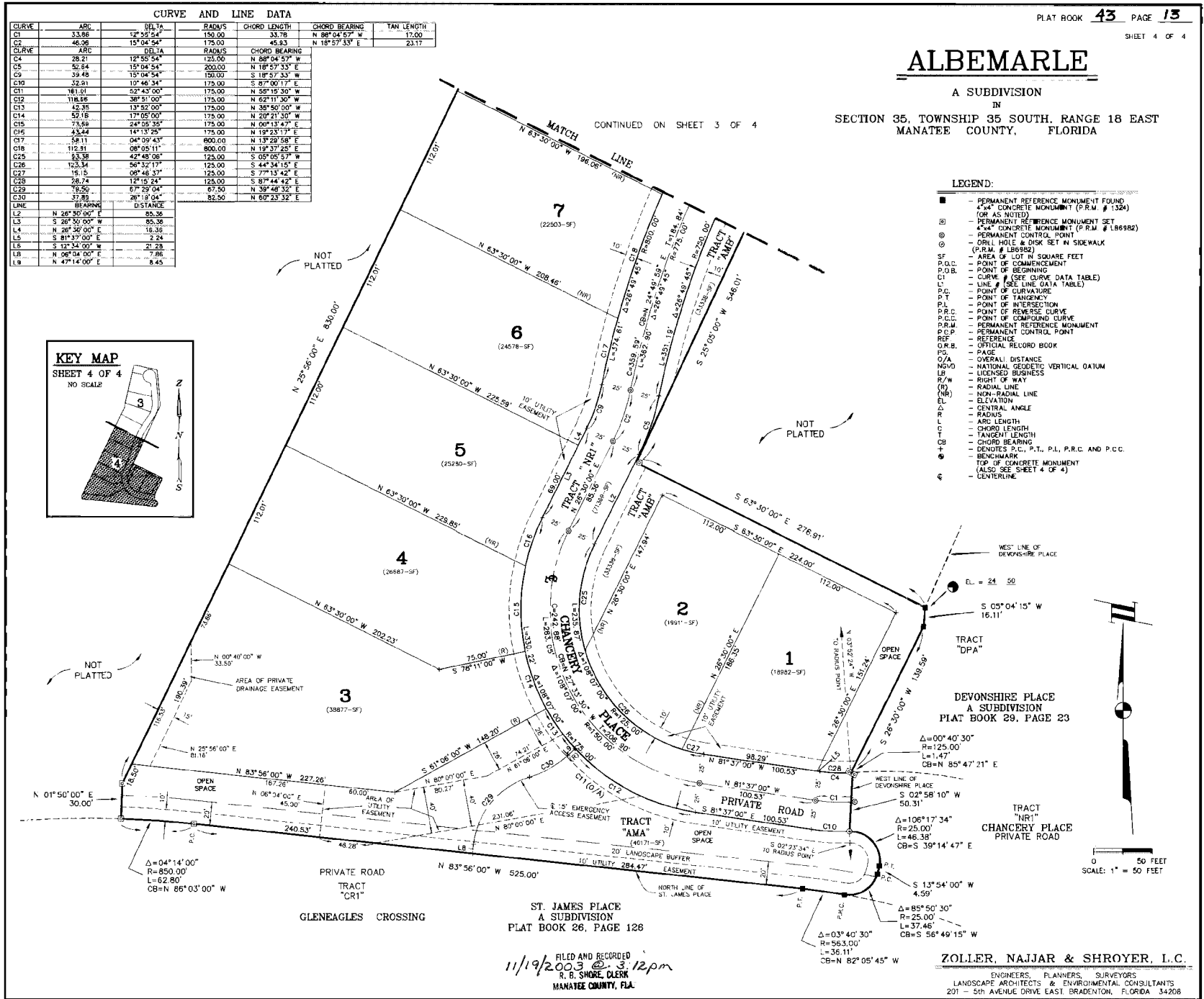


CONTINUED ON SHEET 4 OF 4

**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE, DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 61 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 62 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angeline "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# ASCOT A SUBDIVISION

1168940

IN  
SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

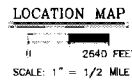
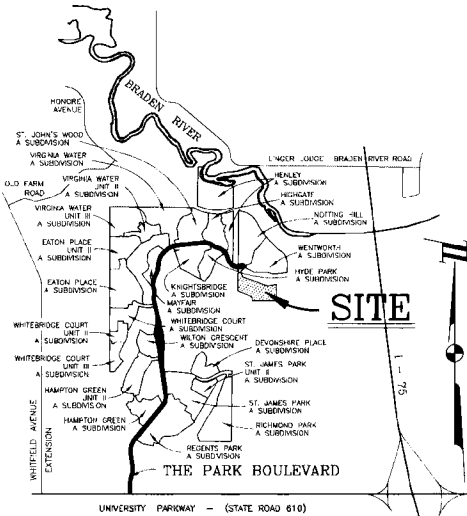
## CERTIFICATE OF OWNERSHIP AND DEDICATION

### DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 02° 45' 45" E, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 1004.85 FEET; THENCE N 87° 14' 15" W, A DISTANCE OF 105.32 FEET TO THE POINT OF BEGINNING; THENCE N 90° 00' 00" W, A DISTANCE OF 800.00 FEET; THENCE N 01° 28' 00" E, A DISTANCE OF 117.25 FEET; THENCE N 66° 21' 00" W, A DISTANCE OF 513.52 FEET TO THE INTERSECTION WITH THE EAST LINE OF A FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 996, PAGE 1979 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 09° 28' 00" E, ALONG SAID EAST LINE, A DISTANCE OF 724.91 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF TRACT "DRI", THE PARK BOULEVARD AS SHOWN ON THE PLAT OF NOTTING HILL, A SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 23 OF SAID PUBLIC RECORDS AT A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 02° 03' 35" W, AT A DISTANCE OF 350.00 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 59' 51", A DISTANCE OF 42.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; (2) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 21' 43", A DISTANCE OF 85.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET; (3) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39° 53' 03", A DISTANCE OF 62.85 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 24° 34' 46" E, AT A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 38' 59", A DISTANCE OF 38.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 08' 18", A DISTANCE OF 46.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 15' 35", A DISTANCE OF 36.92 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 07' 56", A DISTANCE OF 118.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 47' 18", A DISTANCE OF 72.75 FEET; THENCE S 69° 37' 00" E, A DISTANCE OF 874.57 FEET; THENCE N 80° 44' 00" E, A DISTANCE OF 294.53 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 520.83 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 16.33 ACRES, MORE OR LESS.



STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

CHANNEL HOLDINGS GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "ASCOT, A SUBDIVISION", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 23 DAY OF June, 1998.

CHANNEL HOLDINGS GROUP  
BY: PRINCIPAL REALTY INVESTORS, INC., AS GENERAL PARTNER

BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
Diana L. Fair (SIGNATURE) Jean M. Clark (SIGNATURE)  
Diana L. Fair (PRINT NAME) Jean M. Clark (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF June, 1998, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF CHANNEL HOLDINGS GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

James R. Schier  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
My Commission Expires 08/31/2000

MY COMMISSION EXPIRES: 12/6/98 (STAMP)

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R. B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 33, PAGES 26, 27, 28, 29, AND 30 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 23 DAY OF October, 1998.

R. B. Shore  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 12<sup>th</sup> DAY OF October, 1998.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
Donald J. Brown  
VICE-CHAIRMAN

ATTEST:  
R. B. Shore  
CLERK OF CIRCUIT COURT

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34205

Inst. Number: 202341098401 Page 63 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# ASCOT A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 2° 45' 45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0385 C, REVISED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1928, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1" ("ASCOT COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR ASCOT" ("THE "ASCOT RESTRICTIONS").
6. TRACTS "ACA", "ACB" AND "ACC", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR ASCOT SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE ASCOT RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE ASCOT RESTRICTIONS.
7. TRACTS "JPA", "JPB" AND "JPC", BEING OPEN SPACE AREAS, ARE PART OF THE "UNDERCOMMONITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

### INGRESS AND EGRESS OVER PRIVATE ROADS

CHANNEL HOLDINGS GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN ASCOT, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL, SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("ASCOT COURT") AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("ASCOT COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT."

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT."

### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY AND THE SOUTHERN MANATEE FIRE AND RESCUE DISTRICT A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES (INCLUDING BUT NOT LIMITED TO RESPONDING TO EMERGENCIES, TRAINING, AND SITE ORIENTATION) OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT."

### GOLF CART PATH EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A GOLF CART PATH AND FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE, IRRIGATION, AND UTILITY LINES AND FACILITIES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "GOLF CART PATH EASEMENT." THE SUBDIVIDER, INCLUDING ITS SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO REASONABLY RELOCATE SUCH EASEMENT PURSUANT TO THE PROVISIONS OF ARTICLE 12.4 OF THE ASCOT RESTRICTIONS.

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: JUNE 23, 1998

SIGNATURE: *James N. Gatch, Jr.*  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 50: AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

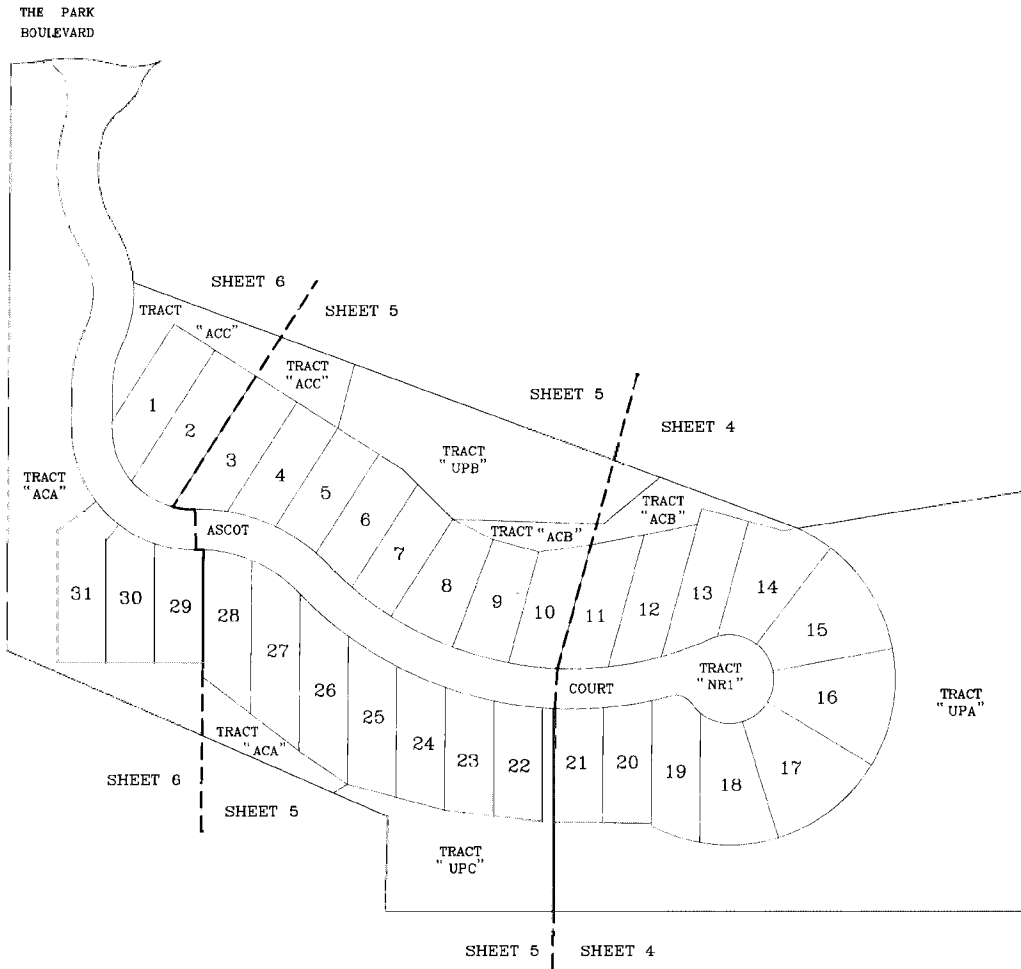
Inst. Number: 202341098401 Page 64 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



KEY / IDENTIFICATION MAP

ASCOT  
A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

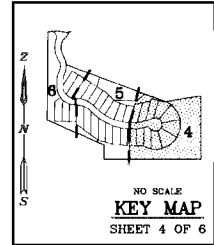
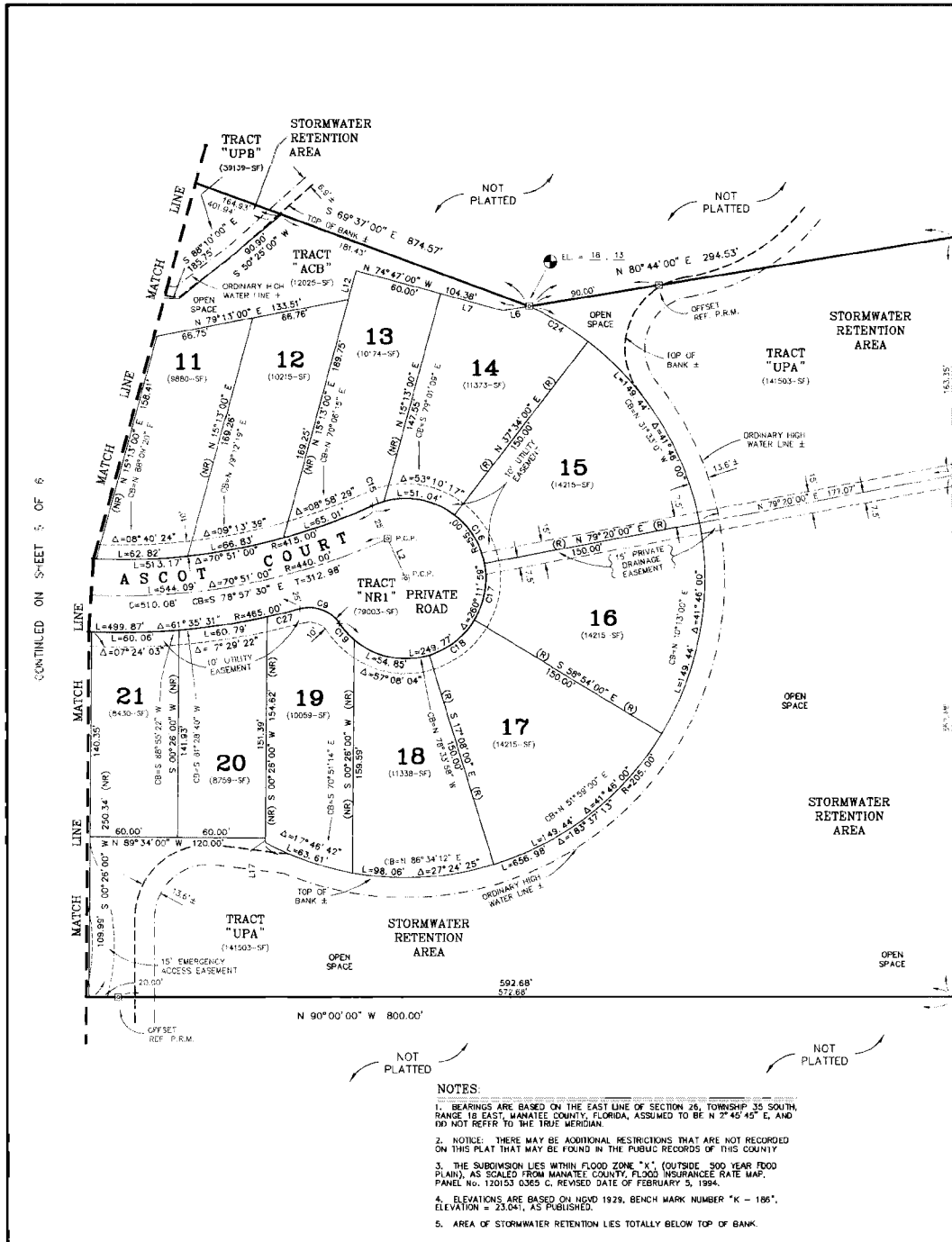


ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

Inst. Number: 202341098401 Page 65 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# ASCOT A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



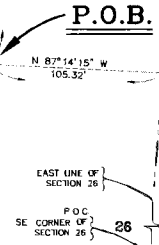
0 50 FEET  
SCALE: 1" = 50 FEET

CURVE AND LINE DATA				
CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C6	30.95	70°59'30"	25.00	N 69°39'16" W
C8	8.43	08°44'13"	55.00	N 70°00'21" E
C16	40.09	41°46'00"	55.00	S 31°33'00" E
C17	40.09	41°46'00"	55.00	S 10°13'00" W
C18	40.09	41°46'00"	55.00	S 51°59'00" W
C19	15.18	15°48'55"	55.00	N 42°05'28" W
C24	46.59	13°08'06"	205.00	N 59°00'03" W
C27	23.20	2°51'29"	465.00	S 78°18'14" W
LINE BEARING DISTANCE				
L2	S 24°23'00" E		30.00	
L6	S 80°44'00" W		18.27	
L7	N 74°47'00" W		44.58	
L12	N 15°13'00" E		20.50	
L17	S 00°26'00" W		3.23	

- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - ⊕ 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊕ PERMANENT REFERENCE MONUMENT SET
  - ⊕ 4"x4" CONCRETE MONUMENT (PRM # 4295)
  - ⊕ PERMANENT CONTROL POINT SET
  - ⊕ VAL & DISK (RCP # 4235)
  - SF AREA OF LOT IN SQUARE FEET
  - C1 CURVE # (SEE CURVE DATA TABLE)
  - L1 LINE # (SEE LINE DATA TABLE)
  - P.T. POINT OF TANGENCY
  - P.C. POINT OF CURVATURE
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - O.R.B. OFFICIAL RECORD BOOK
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - REF. REFERENCE
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - EL ELEVATION
  - Δ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - C CHORD LENGTH
  - T TANGENT LENGTH
  - CB CHORD BEARING
  - ⊕ NOTES P.C., P.T., P.I., P.R.C. AND P.C.C. BENCHMARK (AS NOTED)
  - ⊕ (ALSO SEE SHEET 5 OF 6)
  - ⊕ CENTERLINE

**NOTES**

- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 2°45'45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



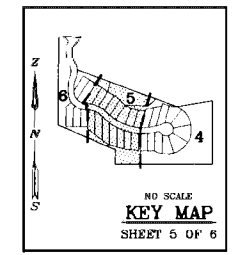
**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 66 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CONTINUED ON SHEET 5 OF 6

# ASCOT A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C11	27.50	13°45'30"	100.00	S 63°27'00" E
C12	40.34	10°30'20"	220.00	S 80°04'58" E
C13	20.59	08°21'49"	220.00	S 48°12'54" E
C14	40.38	38°38'12"	415.00	S 46°23'08" E
C20	15.62	07°21'04"	465.00	S 80°27'00" E
C21	2.75	00°20'19"	465.00	N 43°42'09" W

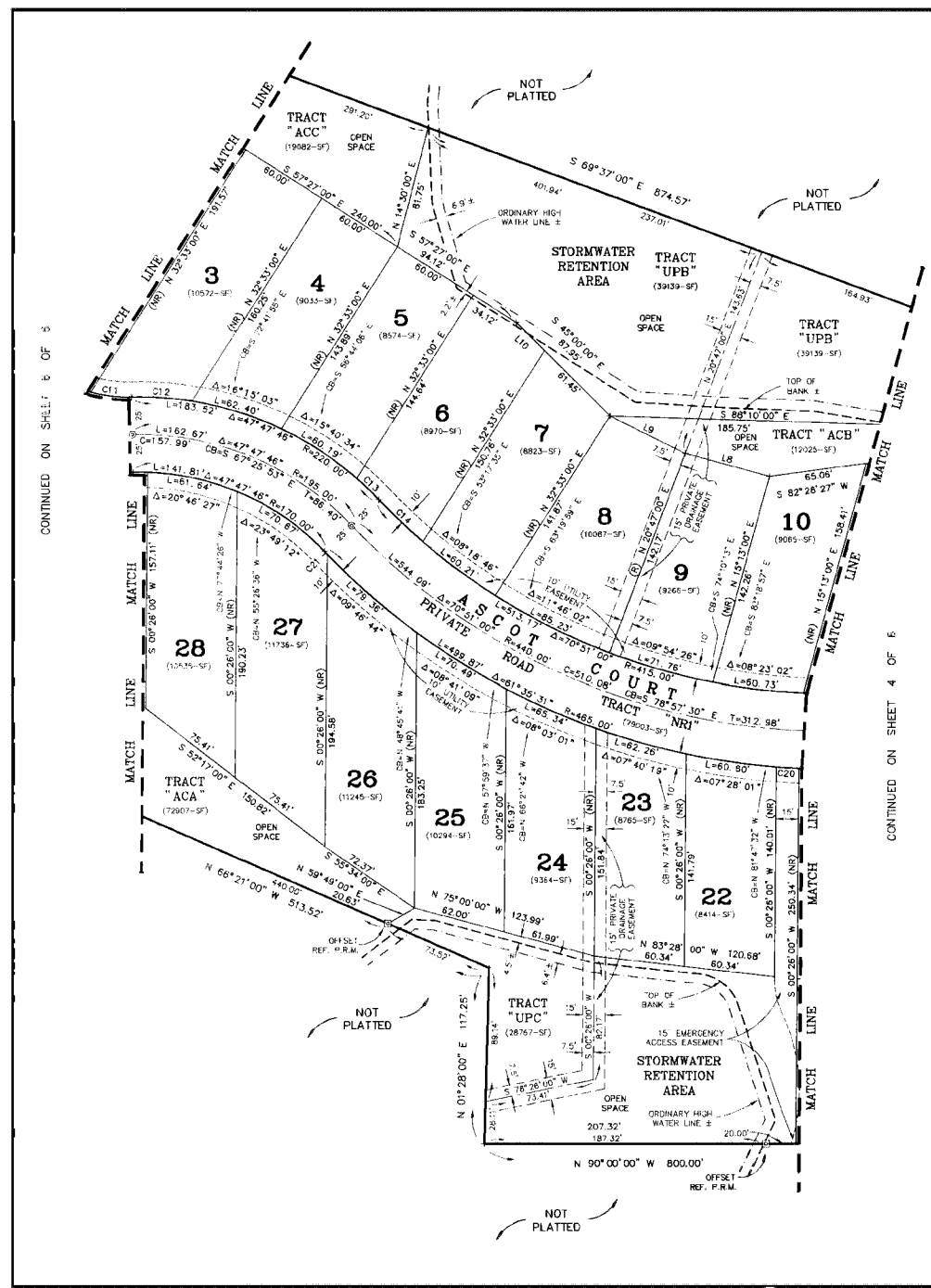
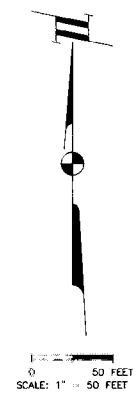
LINE	BEARING	DISTANCE
L8	N 74°47'00" W	57.88
L9	N 63°38'00" W	55.97
L10	N 45°00'00" W	26.50

**NOTES:**

- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 2°45'45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 121053 0305 C, REVISED DATE OF FEBRUARY 5, 1994.
- ELEVATIONS ARE BASED ON NOV 1929, BENCH MARK NUMBER "K - 186". ELEVATION = 23.041, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

**LEGEND:**

- - PERMANENT REFERENCE MONUMENT FOUND
- ④ - 4"x4" CONCRETE MONUMENT (PRM # 1324)
- ⊙ - PERMANENT REFERENCE MONUMENT SET
- ⊙ - 4"x4" CONCRETE MONUMENT (PRM # 4295)
- ⊙ - NAIL & DISK (PCP # 4295)
- SF - AREA OF LOT IN SQUARE FEET
- CI - CURVE (SEE CURVE DATA TABLE)
- L - LINE (SEE LINE DATA TABLE)
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.I. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- REF. - REFERENCE
- (R) - RADIAL LINE
- (NR) - NON-RADIAL LINE
- E - ELEVATION
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- C - CHORD LENGTH
- T - TANGENT LENGTH
- CB - CHORD BEARING
- DOUBLES P.C., P.T., P.I., P.R.C. AND P.C.C.
- ⊕ - BENCHMARK (AS NOTED)
- ⊕ - (SEE SHEET 4 & 6 OF 6)
- ⊕ - CENTERLINE



**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

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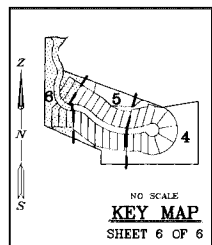
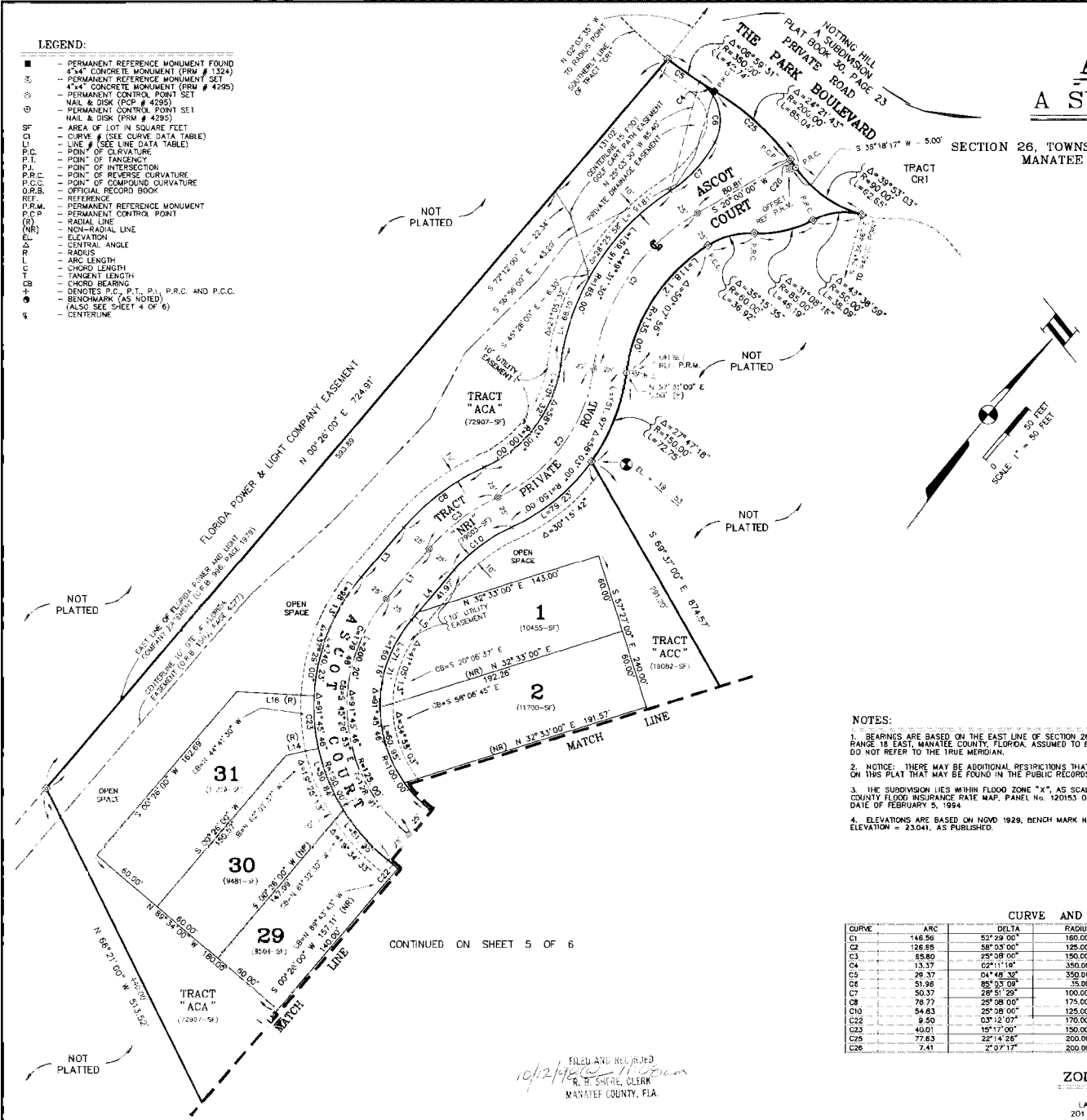
Inst. Number: 202341098401 Page 68 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# ASCOT

## A SUBDIVISION

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT SET (PRM # 4295)
  - ⊙ PERMANENT CONTROL POINT SET
  - ⊙ NAIL & DISK (PCP # 4295)
  - ⊙ PERMANENT CONTROL POINT SET 1
  - ⊙ NAIL & DISK (PRM # 4295)
  - AREA OF LOT IN SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - ⊙ POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.P.C. POINT OF REVERSE CURVATURE
  - P.C.C.P. POINT OF COMPOUND CURVATURE
  - O.R.B. OFFICIAL RECORD BOOK
  - REF. REFERENCE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - (E) ELEVATION
  - (C) CENTRAL ANGLE
  - (R) RADIUS
  - (L) ARC LENGTH
  - (C) CHORD LENGTH
  - (T) TANGENT LENGTH
  - (C) CHORD BEARING
  - (D) DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - (B) BENCHMARK (AS NOTED)
  - (F) ALSO SEE SHEET 4 OF 6
  - (C) CENTERLINE



- NOTES:**
- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 2°45'45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153.0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  - ELEVATIONS ARE BASED ON NOV 1929, BENCH MARK NUMBER "K - 180", ELEVATION = 23.041, AS PUBLISHED.

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	146.56	S2°29'00"	160.00	141.49	S 08°14'30" E	78.87
C2	26.65	S8°03'00"	125.00	121.30	S 03°27'30" E	69.36
C3	65.80	25°08'00"	150.00	65.27	S 13°00'00" W	33.44
C4	13.37	02°11'18"	350.00	LINE	BEARING	DISTANCE
C5	26.37	04°48'30"	350.00	L1	S 00°28'00" W	49.67
C6	51.96	09°03'00"	15.00	L2	S 00°28'00" W	49.67
C7	50.37	28°51'29"	100.00	L4	N 00°28'00" E	49.67
C8	79.77	25°08'00"	175.00	L5	S 00°28'00" W	7.90
C9	54.83	25°08'00"	125.00	L13	N 00°28'00" E	12.96
C22	8.50	03°12'07"	170.00	L14	S 37°40'00" W	26.63
C23	40.01	15°17'00"	150.00	L16	S 52°51'00" W	59.00
C25	77.63	22°14'25"	200.00			
C26	7.41	2°07'12"	300.00			

FILED AND RECORDED  
 10/12/2023  
 R. B. SHREYER, CLERK  
 MANATEE COUNTY, FLA.

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

Inst. Number: 202341098401 Page 69 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# BOLTONS

## DESCRIPTION

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF TRACT "CR1", "SUNNINGDALE CROSSING" OF THE PLAT OF WATERBROOK COURT, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 1 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE WEST LINE OF TRACT "CR1", "THE PARK BOULEVARD" OF THE PLAT OF HAMPTON GREEN, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 95 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE OF TRACT "CR1", "THE PARK BOULEVARD" THE FOLLOWING THREE COURSES: (1) S 13°14'00" E, A DISTANCE OF 295.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET; (2) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°01'53", A DISTANCE OF 111.92 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET; (3) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'13", A DISTANCE OF 81.49 FEET; THENCE N 89°59'02" W, A DISTANCE OF 486.15 FEET; THENCE N 127°24'00" E, A DISTANCE OF 503.08 FEET TO AN INTERSECTION WITH AFORESAID SOUTH LINE OF TRACT "CR1", "SUNNINGDALE CROSSING" AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 08°38'49" E, AT A DISTANCE OF 800.00 FEET; THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES: (1) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°08'38", A DISTANCE OF 281.26 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", A DISTANCE OF 38.51 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 4.62 ACRES, MORE OR LESS.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND, THE UTILITY FOR CABLE T.V. IS INCLUDED.

### INGRESS AND EGRESS OVER PRIVATE ROADS

TRANSATLANTIC CAPITAL GROUP (THE "SUBDIVIDER") DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN BOLTONS, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("BOLTONS COURT"), AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR HEADING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITY LINES AND FACILITIES UNDER TRACT "NR1" ("BOLTONS COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

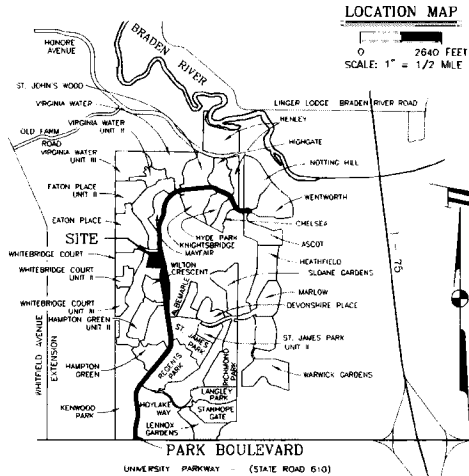
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

ATTEST:  
Kim Umma, Deputy Clerk  
R. B. SHORE  
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
[Signature]  
CHAIRMAN

## A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



## NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE S 88°55'01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- "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."
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "X-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
- TRACT "NR1" ("BOLTONS COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR THE BOLTONS" (THE "BOLTONS RESTRICTIONS").
- TRACTS "BA", "BB" AND "BC", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR BOLTONS SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE BOLTONS RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE BOLTONS RESTRICTIONS.
- EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (THE "CODE"), NO DEVELOPMENT SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "CONSERVATION AREA". PROVIDED, HOWEVER, THOSE ACTIVITIES DESCRIBED IN SECTION 719.11.1.2 OF THE CODE SHALL BE ALLOWED WITHIN A CONSERVATION EASEMENT BUFFER, AS USED HEREIN, (A) THE "CODE" SHALL MEAN THE PROVISIONS OF THE CODE IN EFFECT AS OF THE DATE OF THE FILING OF THIS PLAT; AND (B) "DEVELOPMENT" SHALL HAVE THE MEANING AS SET FORTH IN THE DEFINITIONS SECTION OF THE CODE, WHICH ALSO SPECIFICALLY EXEMPTS CERTAIN OPERATIONS AND USES FROM THE DEFINITION OF "DEVELOPMENT".
- NO BUILDINGS, WALLS OR OTHER STRUCTURES SHALL BE INSTALLED OR MAINTAINED ON ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER" UNLESS APPROVED BY THE SUBDIVIDER AND PERMITTED UNDER THE CODE.
- UNLESS OTHERWISE PERMITTED BY THE CODE, THERE SHALL BE NO DIRECT ACCESS OR DRIVEWAY PERMITTED OVER ANY AREA DEPICTED ON THIS PLAT AS A "S" NON-INGRESS AND EGRESS EASEMENT.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

1836962

TRANSATLANTIC CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "BOLTONS", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 12th DAY OF August, 2003.

TRANSATLANTIC CAPITAL GROUP  
BY: PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION  
AS GENERAL PARTNER

BY: [Signature]  
JAMES R. SCHER, AS PRESIDENT

WITNESSES:  
[Signature] (SIGNATURE) [Signature] (SIGNATURE)  
[Signature] (PRINT NAME) [Signature] (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 2003, BY JAMES R. SCHER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF TRANSATLANTIC CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 9/27/05  
[Stamp] Expires September 27, 2005

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 8/11/2003

SIGNATURE: [Signature]  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB6982

## CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

[Signature]  
JAMES B. POWERS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4569  
FOR THE MANATEE COUNTY SURVEYOR

## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 42, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS THE 12th DAY OF September, 2003.



[Signature]  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

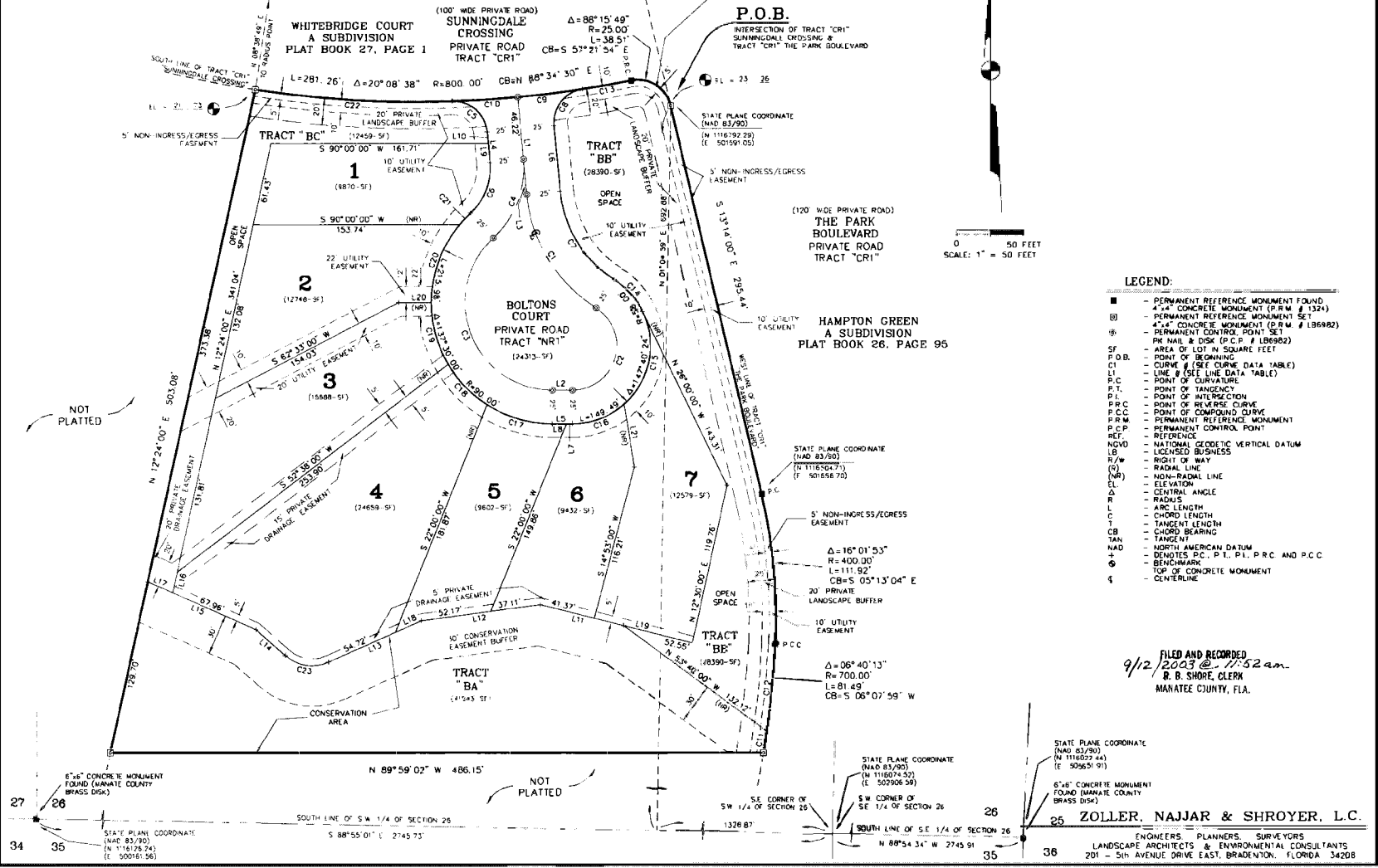
ZOLLER, NAJJAR & SHROYER, L.C.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# BOLTONS

A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA							
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH	
C1	102.22	52°17'24"	112.00	98.70	S 31°31'42" E	54.96	
C2	85.05	47°40'24"	33.00	63.39	S 16°09'48" W	13.86	
C3	155.99	137°30'00"	65.00	121.16	N 21°15'00" W	187.15	
C4	64.81	52°53'00"	70.00	62.34	N 21°03'30" E	34.81	
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	LINE BEARING	DISTANCE	
C5	37.75	86°31'31"	25.00	S 48°36'46" E	L1	S 05°23'00" E	22.74
C6	41.53	52°53'00"	45.00	S 21°03'30" W	L2	S 90°00'00" W	14.91
C7	79.40	52°17'24"	87.00	N 31°31'42" W	L3	N 05°23'00" W	26.20
C8	37.75	86°31'31"	25.00	N 37°52'46" E	L4	S 05°23'00" E	22.74
C9	48.51	03°28'28"	800.00	S 82°52'46" W	L5	N 90°00'00" E	14.91
C10	48.51	03°28'28"	800.00	S 86°21'14" W	L6	N 05°23'00" W	48.93
C11	16.18	01°19'28"	700.00	N 08°42'21" E	L7	S 90°00'00" W	4.48
C12	65.31	05°20'45"	700.00	N 03°28'13" E	L8	S 90°00'00" W	10.43
C13	36.85	02°30'20"	800.00	S 79°49'21" W	L9	N 05°23'00" W	14.22
C14	32.09	31°41'39"	58.00	S 41°49'35" E	L10	N 05°23'00" W	6.52
C15	75.40	74°29'15"	58.00	S 11°15'57" W	L11	N 75°58'00" W	83.83
C16	42.00	41°29'30"	58.00	S 69°15'15" W	L12	S 8°21'00" W	89.28
C17	51.26	32°38'09"	90.00	N 73°40'55" W	L13	S 68°12'00" W	75.78
C18	42.14	26°49'29"	90.00	N 43°57'06" W	L14	N 48°40'00" W	29.91
C19	42.88	32°28'54"	90.00	N 15°17'55" W	L15	N 66°29'00" W	68.35
C20	63.00	40°06'22"	90.00	N 19°59'43" E	L16	S 12°24'00" W	15.72
C21	11.70	07°27'06"	90.00	N 43°46'27" E	L17	S 66°20'00" E	20.39
C22	147.39	181°33'20"	800.00	N 86°37'51" W	L18	N 66°10'00" E	21.06
C23	34.12	65°01'00"	30.00	N 81°15'00" W	L19	S 75°58'00" E	75.01
					L20	S 90°00'00" W	24.31
					L21	S 09°27'00" E	48.95



# CHELSEA

# 1299450

A SUBDIVISION  
IN

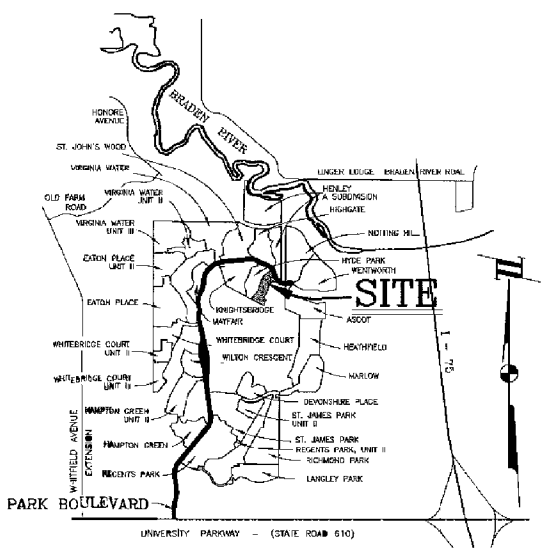
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## CERTIFICATE OF OWNERSHIP AND DEDICATION

### DESCRIPTION

BEGIN AT THE NORTH-WESTERLY MOST CORNER OF TRACT OR 1 "THE PARK BOULEVARD" OF NOTTING HILL, A SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 23 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; SAID POINT BEING ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 52°07'41" W, AT A DISTANCE OF 366.00 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT OR 1 THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'29", A DISTANCE OF 169.65 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET; (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'25", A DISTANCE OF 238.29 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 46°10'45" W, AT A DISTANCE OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°18'33", A DISTANCE OF 32.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 133.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°42'48", A DISTANCE OF 78.26 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°00'00", A DISTANCE OF 62.31 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°11'00", A DISTANCE OF 214.80 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°09'22", A DISTANCE OF 270.22 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°31'14", A DISTANCE OF 31.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°50'52", A DISTANCE OF 64.17 FEET; THENCE S 65°20'00" E, A DISTANCE OF 72.23 FEET; THENCE S 14°35'00" W, A DISTANCE OF 208.34 FEET; THENCE N 61°55'46" W, A DISTANCE OF 489.68 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF TRACT UP A OF HYDE PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGE 105 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHWESTERLY EXTENSION AND SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) N 40°00'00" E, A DISTANCE OF 265.69 FEET; (2) N 30°00'00" E, A DISTANCE OF 114.99 FEET; (3) N 20°00'00" E, A DISTANCE OF 448.54 FEET; (4) N 52°07'41" E, A DISTANCE OF 311.30 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 7.73 ACRES, MORE OR LESS.



LOCATION MAP  
0 2640 FEET  
SCALE: 1" = 1/2 MILE

## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 17th DAY OF November, 1999.

ATTEST:  
*R. B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

*Stan Stephens*  
CHAIRMAN

## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 34, PAGES 147, 148, 150, AND 151 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 17th DAY OF November, 1999.

*R. B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

CHANNEL HOLDINGS GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "CHELSEA", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUED IN ITS NAME THIS 17th DAY OF October, 1999.

CHANNEL HOLDINGS GROUP  
BY: PRINCIPAL REALTY INVESTORS, INC., AS GENERAL PARTNER

*Dale E. Weidmiller*  
DALE E. WEIDMILLER, AS VICE PRESIDENT

WITNESSES:  
*Lorraine Sawin* (SIGNATURE) *Susan C. Giles* (SIGNATURE)  
LORRAINE SAWIN (PRINT NAME) SUSAN C. GILES (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 1999, BY DALE E. WEIDMILLER, WHO IS PERSONALLY KNOWN TO ME, AS VICE PRESIDENT OF PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF CHANNEL HOLDINGS GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Dale E. Weidmiller*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MANET R MARCH  
My Commission CCS# 14493  
Expires Nov. 20, 1999  
(STAMP)

MY COMMISSION EXPIRES 11-20-99

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRANFTON, FLORIDA 34208

Inst. Number: 202341098401 Page 71 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# CHELSEA

A SUBDIVISION

SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 2° 45' 45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. 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.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929. BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NRI" ("CHELSEA COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR CHELSEA" ("THE CHELSEA RESTRICTIONS").
6. TRACT "CSA", BEING AN OPEN SPACE AREA, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR CHELSEA SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE CHELSEA RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE CHELSEA RESTRICTIONS.
7. TRACT "UPA", BEING AN OPEN SPACE AREA, IS PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

CHANNEL HOLDINGS GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN CHELSEA, A SUBDIVISION, AND THEIR HEIRS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NRI" ("CHELSEA COURT") AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NRI" ("CHELSEA COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 9/27/99

SIGNATURE: James N. Catch  
JAMES N. CATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB2230

### CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

William K. Aulff  
WILLIAM K. AULFF, PLS 4047  
COUNTY SURVEYOR

10/12/99  
DATE

ZOLLER, NAJJAR & SHROYER, INC.

ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADNTON, FLORIDA 34208

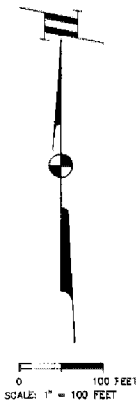
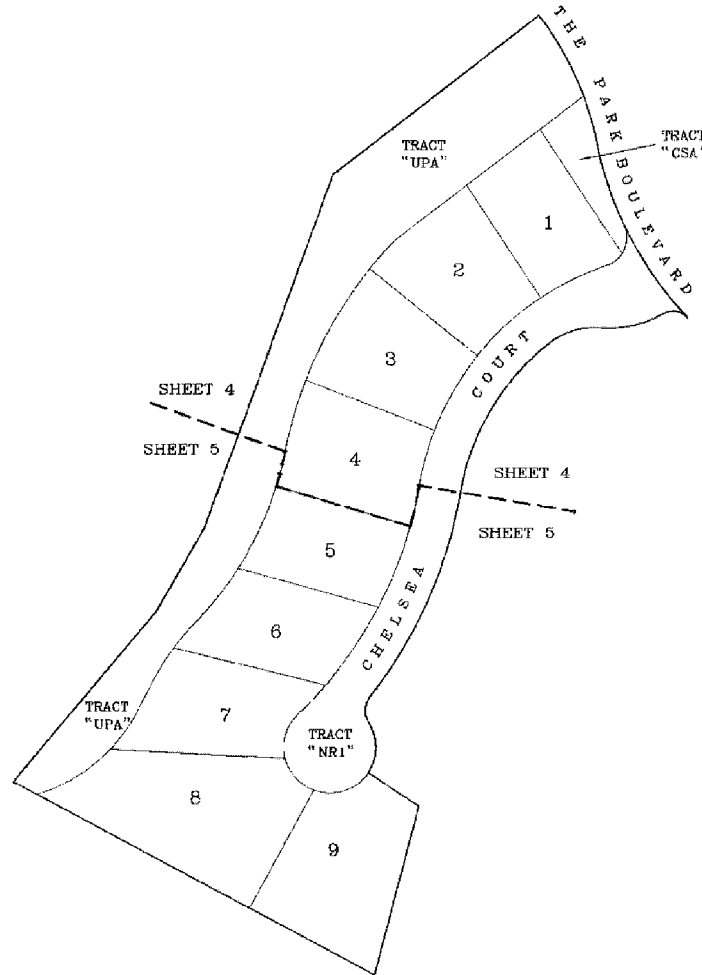


# CHELSEA

A SUBDIVISION  
IN

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

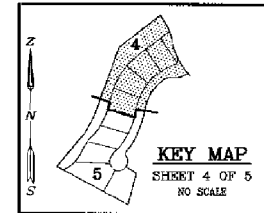
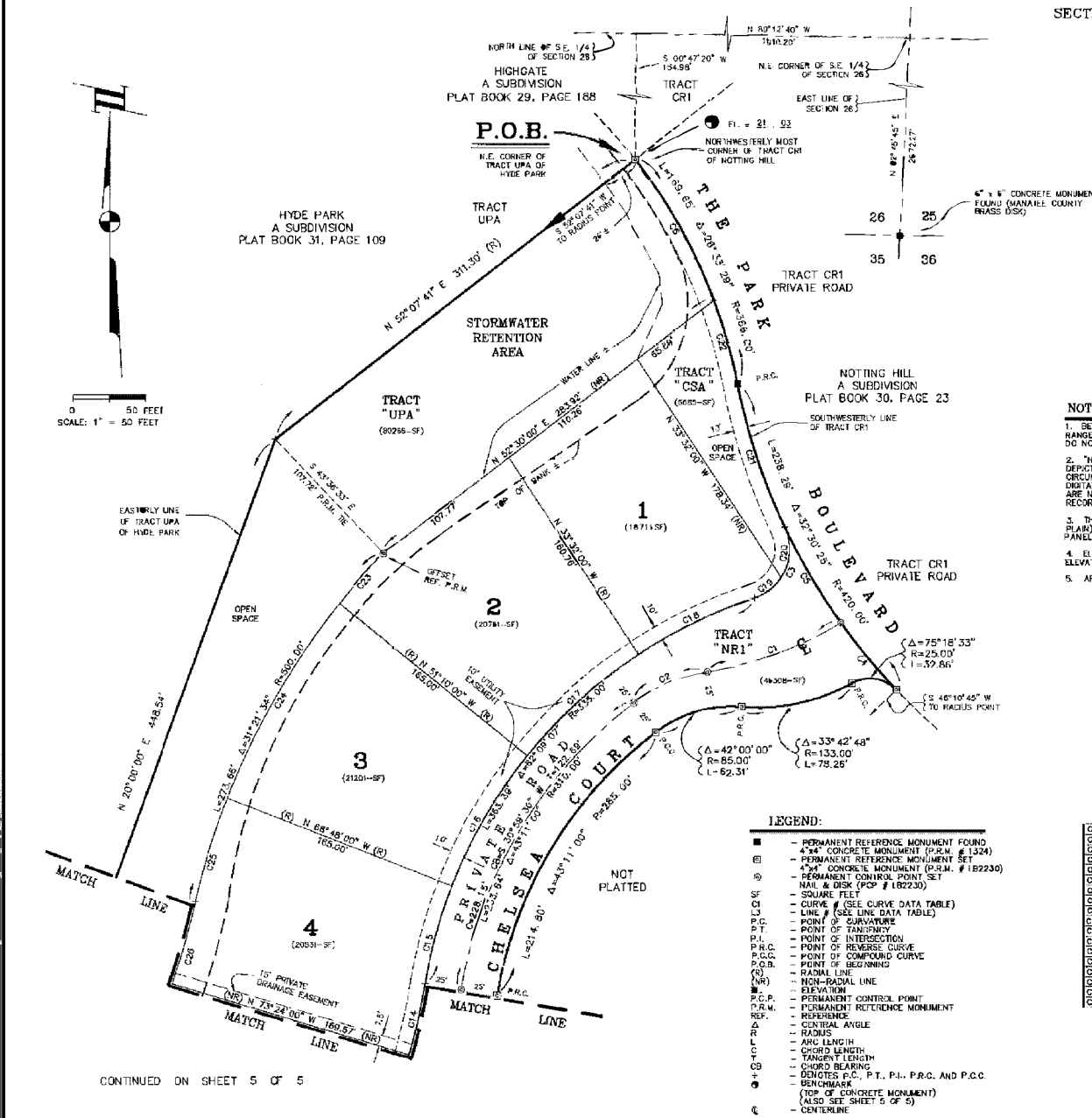
## KEY / IDENTIFICATION MAP



# CHELSEA

A SUBDIVISION  
IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CENTERLINE CURVE DATA					
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	97.97	76.1A 22° 47' 01"	280.00	97.34	S 85° 54' 47" W
C2	52.22	28° 35' 21"	110.00	54.28	S 88° 51' 40" W



- NOTES:**
1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 02° 45' 45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. \*NOTICE: THIS PLAT, AS RECORDED IN THIS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN ANY MANNER 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.\*
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAINS), AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL No. 12C153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 25.041, AS PUBLISHED.
  5. AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - - 4" x 4" CONCRETE MONUMENT (P.R.M. # 15241)
  - ⊕ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - 4" x 4" CONCRETE MONUMENT (P.R.M. # 182230)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - NAIL & DISK (POP # 182230)
  - S - SQUARE FEET
  - C - CURVE # (SEE CURVE DATA TABLE)
  - L - LINE # (SEE LINE DATA TABLE)
  - P.T. - POINT OF SUBTANGENT
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.O.B. - POINT OF BEGINNING
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - E - ELEVATION
  - P.C.P. - PERMANENT CONTROL POINT
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - REF. - REFERENCE
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - A - ARC LENGTH
  - C - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - P.T., P.I., P.R.C. AND P.C.C. - BENCHMARK (TOP OF CONCRETE MONUMENT) (ALSO SEE SHEET 5 OF 5)
  - ⊕ - CENTERLINE

CURVE DATA					
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	
C3	59.23	96° 57' 59"	250.00	S 23° 04' 02" W	
C4	59.28	98° 05' 13"	420.00	N 38° 48' 36" W	
C5	75.65	10° 19' 10"	420.00	N 30° 34' 27" W	
C6	110.70	17° 19' 48"	355.00	N 29° 12' 26" W	
C14	48.88	33° 24' 17"	400.00	N 12° 21' 09" E	
C15	69.99	11° 48' 00"	355.00	N 10° 18' 00" E	
C16	103.10	17° 38' 00"	355.00	N 30° 01' 00" E	
C17	103.10	17° 38' 00"	355.00	N 47° 59' 50" E	
C18	88.20	13° 00' 00"	355.00	N 64° 00' 33" E	
C19	23.30	38° 08' 31"	35.00	N 52° 28' 56" E	
C20	35.93	38° 49' 38"	35.00	N 03° 50' 53" E	
C21	103.59	14° 05' 02"	420.00	S 78° 21' 18" W	
C22	58.95	08° 13' 43"	355.00	N 10° 55' 42" W	
C23	45.52	05° 13' 00"	500.00	S 41° 28' 30" W	
C24	153.88	17° 38' 00"	500.00	S 30° 01' 00" W	
C25	74.28	08° 39' 34"	500.00	S 18° 58' 48" W	
C26	57.79	05° 57' 56"	500.00	S 15° 57' 50" W	

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34209

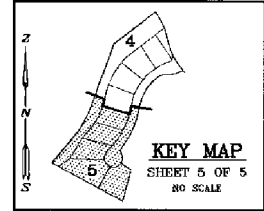
CONTINUED ON SHEET 5 OF 5

Inst. Number: 202341098401 Page 74 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# CHELSEA

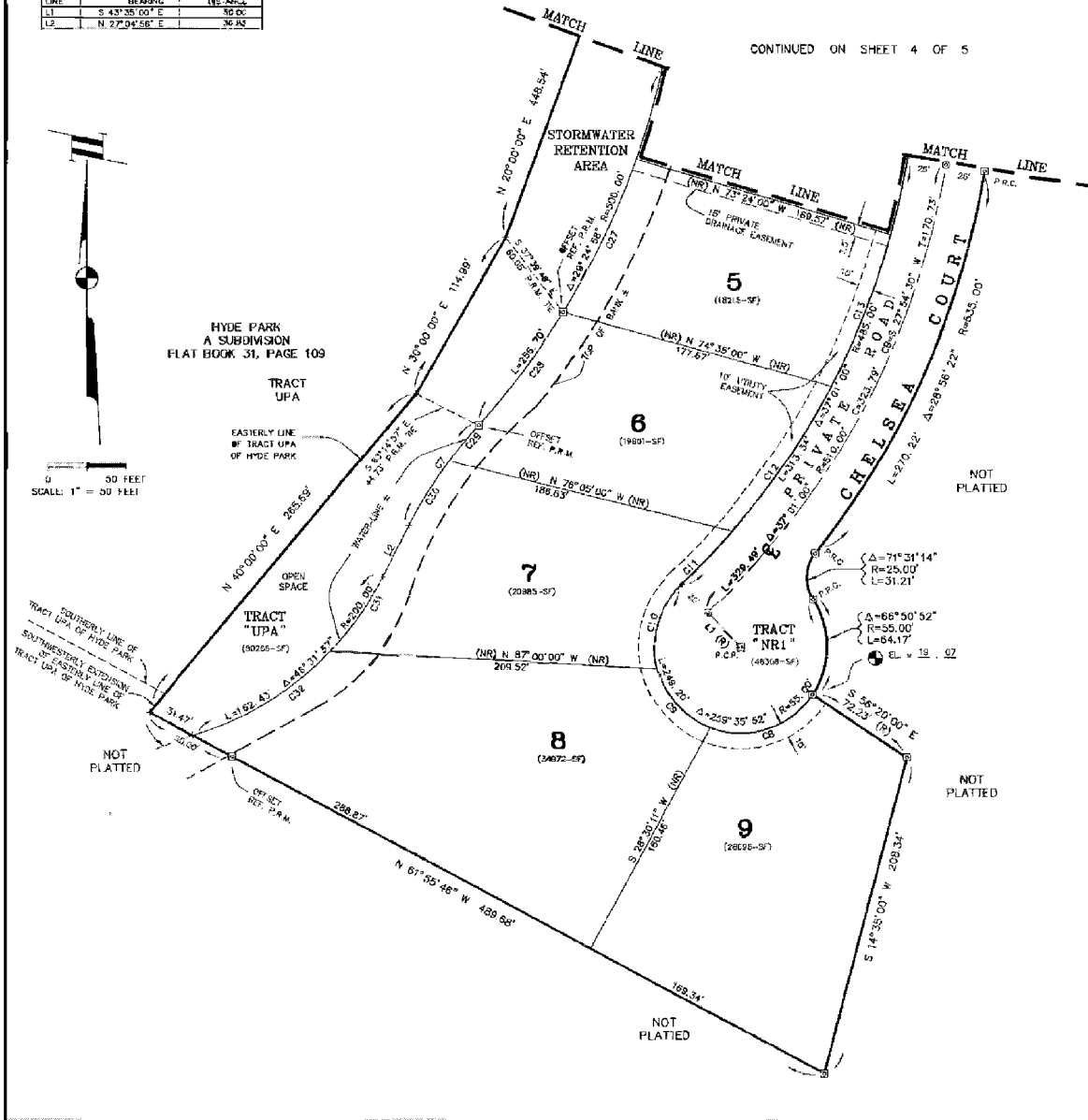
A SUBDIVISION  
IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

FILED AND RECORDED  
11/10/1993 @ 2:02 p.m.  
R. B. SHORE, CLERK  
MANATEE COUNTY, FLA.



CURVE AND LINK DATA				
CURVE	ARC	BEARING	RADIUS	CHORD BEARING
C7	74.67	12°21'28"	300.00	N 34°35'40" E
CA	73.91	77°07'00"	55.00	S 72°10'00" W
C9	52.80	59°04'00"	55.00	N 41°40'00" W
C10	58.32	69°45'00"	55.00	N 18°02'30" E
C11	46.77	05°31'20"	485.00	N 43°30'18" E
C12	112.88	13°58'42"	485.00	N 34°14'11" E
C13	103.91	17°48'33"	485.00	N 21°28'53" E
C47	108.54	12°23'15"	500.00	S 25°21'38" W
C28	90.41	10°21'57"	500.00	S 36°53'55" W
C29	29.85	09°42'11"	300.00	S 35°15'19" W
C30	48.81	05°19'17"	300.00	S 31°44'34" W
C31	57.72	14°33'52"	200.00	S 33°21'12" W
C32	104.55	20°58'23"	223.00	N 54°37'11" E
LINE	BEARING	DISTANCE		
L1	S 43°35'00" E	50.00		
L2	N 27°04'58" E	30.83		

CONTINUED ON SHEET 4 OF 5



**NOTES:**

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 02°45'45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISIONS WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 120133 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NCVD 1979, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
5. AREA OF STORMWATER RETENTION LING TOTALLY BELOW TOP OF BANK.

**LEGEND:**

- ⊕ - PERMANENT REFERENCE MONUMENT SET
- ⊙ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB2230)
- ⊗ - PERMANENT MONUMENT, MONI SET
- ⊕ - NAIL & DISK (P.C.P. # LB2230)
- ⊗ (P.C.P.) - PERMANENT CONING, POINT SET
- ⊕ - 4"x4" CONCRETE MONUMENT (P.C.P. # LB2230)
- S<sup>2</sup> - SQUARE FEET
- C7 - CURVE # (SEE CURVE DATA TABLE)
- L1 - LINE # (SEE LINK DATA TABLE)
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.I. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVE
- P.C.C. - POINT OF COMPOUND CURVE
- CB - CHORD BEARING
- (NR) - NON-RADIAL LINE
- EL. - ELEVATION
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- REF. - REFERENCE
- ∠ - CENTRAL ANGLE
- R - RADIUS
- CL - CHORD LENGTH
- T - TANGENT LENGTH
- CB - CHORD BEARING
- ⊕ - BENCH MARK
- ⊕ (TOP OF CONCRETE MONUMENT) - (ALSO SEE SHEET 4 OF 5)
- ≡ - CONTINUE

ZOLLER, NAJJAR & SHROYER, INC.

ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, GRADENTON, FLORIDA 34203

Inst. Number: 202341098401 Page 75 of 304 Date: 9/13/2023 Time: 3:10 PM  
"Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 76 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# DEVONSHIRE PLACE 818696

## DESCRIPTION

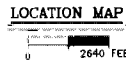
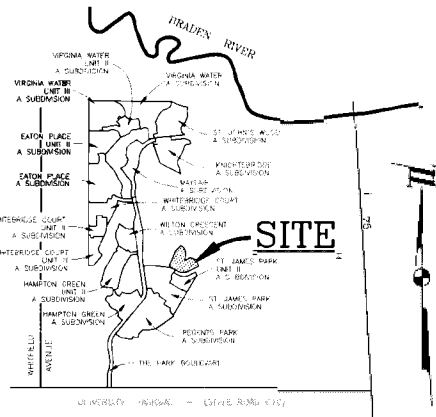
BEGIN AT THE NORTHEAST CORNER OF GLENDALES CROSSING, TRACT "CR1" OF ST. JAMES PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 126 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRACT "CR1" THE FOLLOWING TWO COURSES: N 59°46'00" W, A DISTANCE OF 15.31 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 583.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°29'30", A DISTANCE OF 201.25 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 09°44'30" E, AT A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°50'30", A DISTANCE OF 37.46 FEET TO THE P.T. OF SAID CURVE; THENCE N 13°54'00" E, A DISTANCE OF 4.59 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°17'34", A DISTANCE OF 46.38 FEET; THENCE N 02°58'10" E, A DISTANCE OF 50.31 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 04°32'54" W, AT A DISTANCE OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'30", A DISTANCE OF 1.47 FEET; THENCE N 20°30'00" E, A DISTANCE OF 139.59 FEET; THENCE N 05°04'15" E, A DISTANCE OF 16.11 FEET; THENCE N 24°01'00" E, A DISTANCE OF 344.66 FEET; THENCE N 45°10'00" E, A DISTANCE OF 218.63 FEET; THENCE S 59°14'00" E, A DISTANCE OF 98.53 FEET; THENCE S 33°13'00" E, A DISTANCE OF 148.92 FEET; THENCE S 01°34'00" W, A DISTANCE OF 135.72 FEET; THENCE S 13°01'00" W, A DISTANCE OF 187.12 FEET; THENCE N 62°37'00" E, A DISTANCE OF 221.23 FEET; THENCE S 69°18'00" E, A DISTANCE OF 203.82 FEET; THENCE S 22°19'00" E, A DISTANCE OF 223.31 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 22°19'00" E, AT A DISTANCE OF 650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°01'00", A DISTANCE OF 56.91 FEET TO THE P.T. OF SAID CURVE; THENCE S 62°40'00" W, A DISTANCE OF 307.72 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°34'00", A DISTANCE OF 381.80 FEET TO THE P.T. OF SAID CURVE; THENCE N 59°46'00" W, A DISTANCE OF 73.54 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

CONTAINING 10.47 ACRES, MORE OR LESS.

## A SUBDIVISION

IN  
MANATEE COUNTY, FLORIDA  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST



## NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE S 88°55'01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1" ("CHANCERY PLACE") AND TRACT "NR2" ("WYNDHAM COURT") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR DEVONSHIRE PLACE" ("THE 'DEVONSHIRE PLACE RESTRICTIONS'").
6. TRACT "DPA", BEING AN OPEN SPACE AREA, IS PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR DEVONSHIRE PLACE SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE DEVONSHIRE PLACE RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE DEVONSHIRE PLACE RESTRICTIONS.

## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 29, PAGES 22, 23, AND 24, AND 27, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 13<sup>th</sup> DAY OF 1995.

*R. B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "DEVONSHIRE PLACE, A SUBDIVISION," AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 26<sup>th</sup> DAY OF 1995.

NORTHERN CAPITAL GROUP  
BY: NORTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:

*Carolina Young* (SIGNATURE) *Murlene L. LaBarr* (SIGNATURE)  
*Carolina Young* (PRINT NAME) *Murlene L. LaBarr* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF 1995, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

SHARON K. GREENE  
Notary Public, State of Florida  
My comm. expires Dec. 30, 1998  
Comm. No. CC070248

*Sharon K. Greene*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_ (STAMP)

## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 13<sup>th</sup> DAY OF 1995.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:

*R. B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

*Stan Stephens*  
CHAIRMAN

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: APRIL 5, 1995

SIGNATURE: *L. E. Mercer*  
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

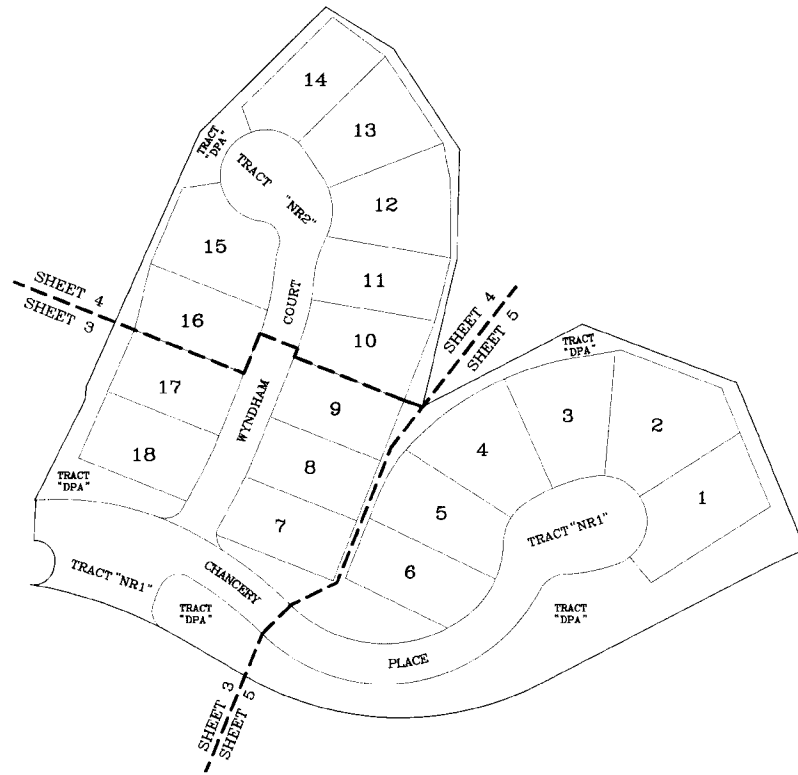
ZOLLER, NAJJAR & SHROYER, INC.

# DEVONSHIRE PLACE

## A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### KEY / IDENTIFICATION MAP

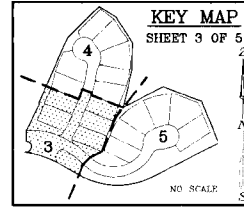


ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

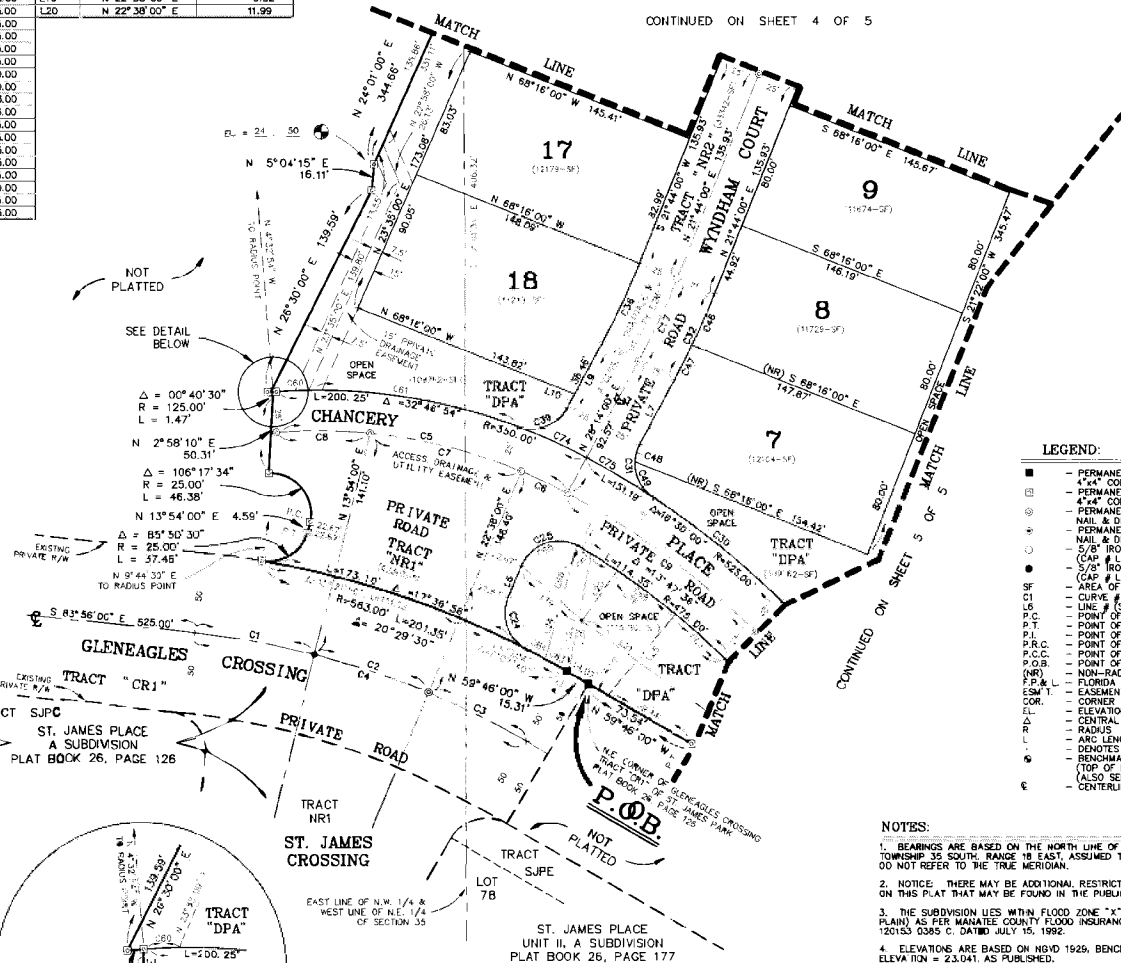
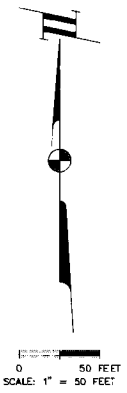
# DEVONSHIRE PLACE

## A SUBDIVISION

IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 16 EAST  
MANATEE COUNTY, FLORIDA



CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	75.17	8°23'42"	513.00	75.10	S 79°44'09" E	37.85
C2	73.93	8°15'25"	513.00	73.87	S 77°24'35" E	37.03
C3	67.28	7°30'52"	513.00	67.23	S 65°31'26" E	33.89
C4	216.38	24°10'00"	513.00	214.78	N 71°51'00" W	109.82
C5	185.95	32°46'54"	325.00	183.42	S 78°09'27" E	95.60
C6	31.50	5°33'09"	325.00	31.48	N 64°32'35" W	15.76
C7	98.51	17°00'48"	325.00	96.15	N 75°49'33" W	48.61
C8	57.95	10°12'57"	325.00	57.87	N 89°28'58" W	29.05
C9	143.99	16°30'00"	500.00	143.49	S 53°31'00" E	72.50
C17	58.72	6°30'00"	500.00	58.69	N 24°59'00" E	28.39
C24	37.21	85°16'31"	25.00	37.21	BEARING	DISTANCE
C25	42.89	98°18'24"	25.00	42.89	N 22°38'00" E	21.51
C30	103.40	11°17'03"	525.00	103.40	L7 N 28°14'00" E	44.84
C31	36.99	84°47'03"	25.00	36.99	S 28°14'00" W	45.92
C32	59.56	6°30'00"	525.00	59.56	L10 N 28°14'00" E	9.45
C38	53.89	6°30'00"	475.00	53.89	L19 N 22°38'00" E	9.52
C39	35.93	82°20'16"	25.00	35.93	L20 N 22°38'00" E	11.99
C46	35.11	3°49'53"	525.00	35.11		
C47	24.45	2°40'07"	525.00	24.45		
C48	11.26	25°47'53"	25.00	11.26		
C49	25.74	08°58'09"	25.00	25.74		
C60	22.05	5°38'34"	350.00	22.05		
C61	131.40	21°30'36"	350.00	131.40		
C63	15.35	1°33'45"	563.00	15.35		
C64	12.90	1°18'47"	563.00	12.90		
C65	40.76	93°24'29"	25.00	40.76		
C66	2.14	4°53'58"	25.00	2.14		
C67	8.16	0°59'02"	475.00	8.16		
C68	64.32	7°45'31"	475.00	64.32		
C69	41.87	5°03'03"	475.00	41.87		
C74	46.80	7°39'44"	350.00	46.80		
C76	47.79	5°12'57"	525.00	47.79		
C76	86.95	10°29'19"	475.00	86.95		



CENTERLINE 10' F.P. & L. ESM.T.

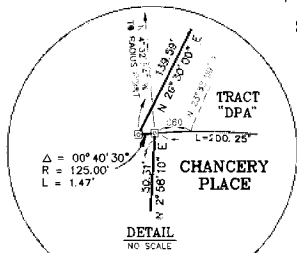
LINE	BEARING	DISTANCE
L19	S 47°28'00" E	50.45
L20	S 35°00'00" W	38.08
L21	S 54°00'00" E	109.47

CENTERLINE 10' UTILITY EASEMENT

LINE	BEARING	DISTANCE
L24	N 15°20'00" E	73.19
L25	N 39°41'00" E	65.05

CENTERLINE 10' PRIVATE DRAINAGE ESM.T.

LINE	BEARING	DISTANCE
L26	N 10°37'00" E	74.75



- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT CONTROL POINT SET NAIL & DISK (PCP # 1324)
  - PERMANENT CONTROL POINT FOUND NAIL & DISK (PCP # 1324)
  - 5/8" IRON ROD & CAP SET (CAP # L.B. 2230)
  - 5/8" IRON ROD & CAP FOUND (CAP # L.B. 2230)
  - AREA OF LOT IN SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.C.C. POINT OF TANGENCY
  - P.O.B. POINT OF BEGINNING
  - (NR) NON-RADIAL LINE
  - P.F. & L. FLORIDA POWER & LIGHT
  - ESM.T. EASEMENT
  - COR. CORNER
  - ELEV. ELEVATION
  - CEN. ANGLE CENTRAL ANGLE
  - RADIUS RADIUS
  - ARC LENGTH ARC LENGTH
  - CHORD CHORD
  - BENCHMARK DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 5 OF 5)
  - CENTERLINE

- NOTES:**
- BEARINGS ARE BASED ON THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 16 EAST, ASSUMED TO BE S 88°55'01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0345 C, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.

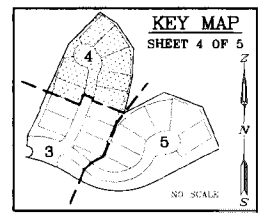
**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DR. E. EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 78 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

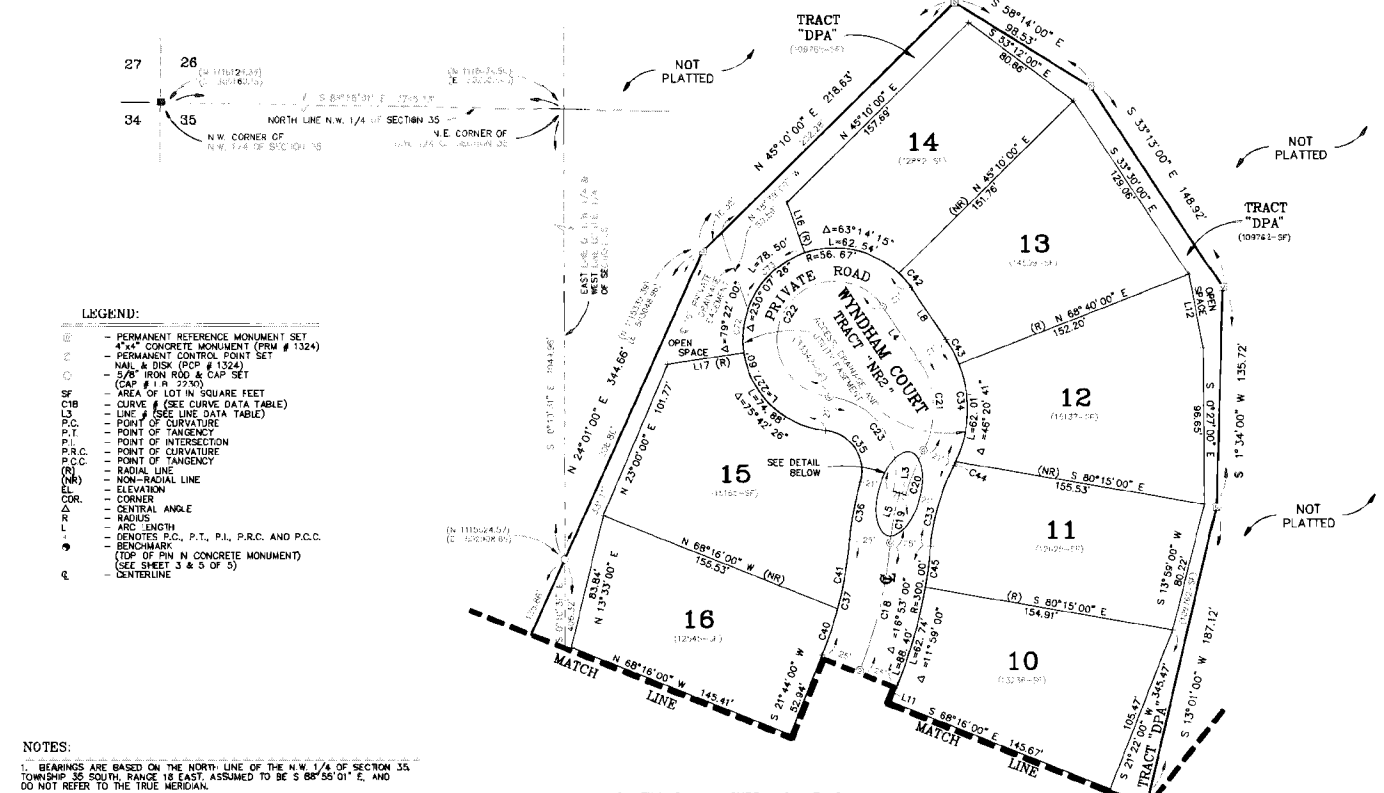
# DEVONSHIRE PLACE

## A SUBDIVISION

IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

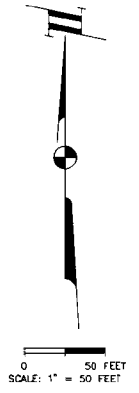
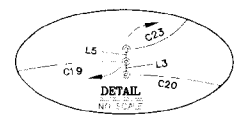


CURVE AND LINE DATA					
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	TAN LENGTH
C18	81.03	16°53'00"	275.00	80.74	N 1° 7' 30" E 40.81
C19	31.43	11°15'14"	160.00	31.58	N 10° 28' 37" E 15.76
C20	28.86	10° 58' 07"	156.00	29.82	N 21° 35' 18" E 14.98
C22	58.45	61° 11' 21"	55.67	56.68	N 3° 31' 19" W 32.91
C23	143.25	230° 07' 26"	35.67	64.62	S 30° 49' 11" W 34.74
C24	80.56	100° 20' 40"	48.00	70.65	S 34° 04' 06" E 55.16
C33	52.36	22° 13' 21"	135.00		
C34	81.88	61° 11' 21"	76.67		
C35	43.78	100° 20' 40"	25.00	L3	S 73° 03' 46" E 4.00
C36	36.34	11° 15' 14"	165.00	L4	N 34° 07' 00" W 36.60
C37	73.67	16° 53' 00"	250.00	L5	S 73° 53' 48" E 4.00
C40	30.12	6° 54' 09"	250.00	L6	N 34° 07' 00" W 36.60
C41	43.55	9° 58' 51"	250.00	L11	S 21° 44' 00" W 11.01
C42	11.88	11° 42' 45"	56.67	L12	S 11° 00' 00" E 46.21
C43	12.11	10° 47' 00"	76.67	L16	N 19° 10' 00" W 33.29
C44	2.76	2° 03' 41"	76.67	L17	S 61° 28' 00" W 47.41
C45	25.66	4° 54' 00"	300.00		
C72	26.84	27° 08' 08"	56.67		
C73	51.65	52° 13' 52"	56.67		



- LEGEND:**
- ⊙ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - NAIL & DISK (PCP # 1324)
  - ⊙ - 5/8" IRON ROD & CAP SET (CAP # 1 R 2240)
  - ⊙ - AREA OF LOT IN SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.S.C. - POINT OF CURVATURE
  - P.C.C. - POINT OF TANGENCY
  - EL - ELEVATION
  - (NR) - NON-RADIAL LINE
  - Δ - CORNER
  - ∠ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - BENDES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEET 3 & 5 OF 5)
  - ⊙ - CENTERLINE

- NOTES:**
- BEARINGS ARE BASED ON THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE S 88° 55' 01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X". (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NGVD 1929. BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999968.



CONTINUED ON SHEET 3 OF 5

CONTINUED ON SHEET 5 OF 5

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

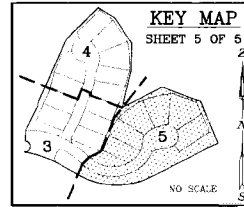
Inst. Number: 202341098401 Page 79 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# DEVONSHIRE PLACE

## A SUBDIVISION

IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

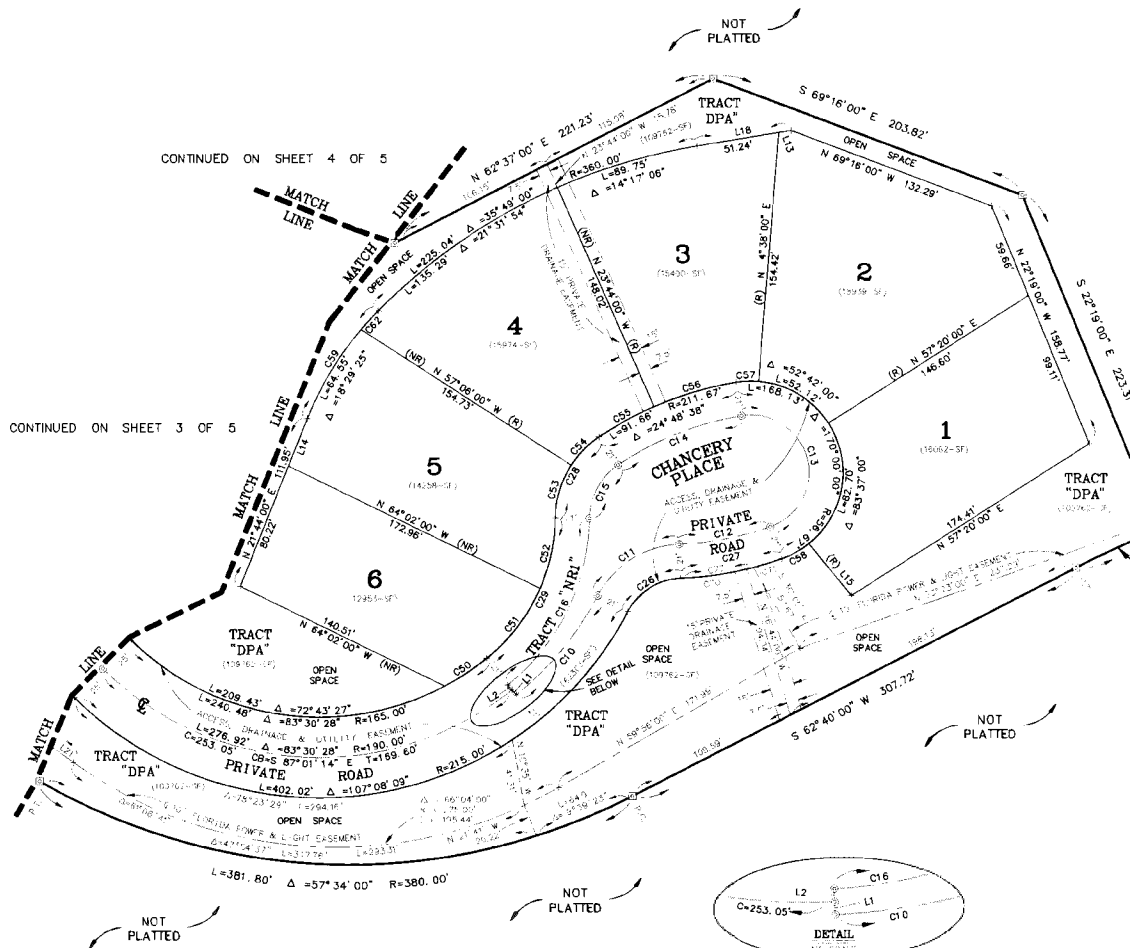
CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C10	80.00	23° 37' 41"	194.00	79.44	N 39° 24' 42" E	40.58
C11	62.29	80° 08' 51"	59.33	59.47	N 57° 40' 17" E	34.36
C12	57.28	17° 12' 41"	190.87	57.06	N 79° 08' 22" E	28.85
C13	106.83	170° 00' 00"	35.67	71.06	N 14° 27' 38" W	407.67
C14	82.56	24° 48' 38"	190.67	81.92	S 68° 07' 43" W	41.94
C15	39.00	34° 57' 10"	40.67	37.53	S 28° 14' 48" W	21.15
C16	118.30	50° 27' 19"	134.33	114.51	S 28° 59' 53" W	83.29
C26	40.24	80° 08' 51"	38.33	38.47	N 57° 40' 17" E	22.22
C27	63.58	17° 12' 41"	211.67	63.67	S 38° 46' 28" E	4.00
C28	59.15	54° 57' 10"	61.67	61.67	S 38° 46' 28" E	4.00
C29	99.80	50° 27' 19"	113.33	113.33	S 80° 37' 00" W	7.87
C30	31.05	10° 47' 00"	185.00	31.05	S 21° 44' 00" W	31.73
C31	54.33	27° 46' 09"	113.33	54.33	S 39° 03' 00" E	41.44
C32	44.37	22° 41' 11"	113.33	44.37	S 80° 32' 00" W	58.91
C33	34.98	32° 07' 47"	61.67	61.67	S 80° 32' 00" W	58.91
C34	24.56	22° 49' 23"	61.67	61.67	S 80° 32' 00" W	58.91
C35	38.95	10° 32' 37"	211.67	38.95	S 80° 32' 00" W	58.91
C36	52.71	14° 16' 02"	211.67	52.71	S 80° 32' 00" W	58.91
C37	13.94	14° 05' 58"	56.67	13.94	S 80° 32' 00" W	58.91
C38	19.37	19° 35' 02"	56.67	19.37	S 80° 32' 00" W	58.91
C39	80.23	22° 59' 00"	200.00	80.23	S 80° 32' 00" W	58.91
C42	15.68	4° 29' 35"	200.00	15.68	S 80° 32' 00" W	58.91
C70	41.03	11° 06' 29"	211.67	41.03	S 80° 32' 00" W	58.91
C71	22.56	6° 08' 12"	211.67	22.56	S 80° 32' 00" W	58.91
C77	45.40	12° 17' 22"	211.67	45.40	S 80° 32' 00" W	58.91



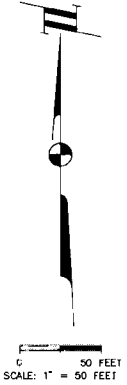
CENTERLINE 10' F.P. & L. SSMT		
LINE	BEARING	DISTANCE
L21	S 54° 00' 00" E	109.47

**NOTES:**

- BEARINGS ARE BASED ON THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE S 89° 55' 01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.



FILED AND RECORDED  
6/10/25 @ 1:17 PM  
K. B. SHORE, CLERK  
MANATEE COUNTY, FLA.



- LEGEND:**
- PERMANENT REFERENCE MONUMENT SET
  - 4" x 4" CONCRETE MONUMENT (PIN # 1324)
  - PERMANENT CONTROL POINT SET
  - NAIL & DISK (PCP # 1324)
  - AREA OF LOT IN SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF INTERSECTION
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - RADIAL LINE
  - NON-RADIAL LINE
  - ELEVATION
  - CORNER
  - FLORIDA POWER & LIGHT
  - EASEMENT
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 3 OF 5)
  - CENTERLINE

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS & ARCHITECTS  
211 - 5th Avenue Drive, East, Bldg. 1000, St. Petersburg, Florida

Inst. Number: 202341098401 Page 80 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



Inst. Number: 202341098401 Page 81 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

DESCRIPTION

BEGIN AT THE N.W. CORNER OF WHITEBRIDGE COURT, A SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 1 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°03'46" E, ALONG THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, A DISTANCE OF 1263.34 FEET; THENCE S 89°54'00" E, A DISTANCE OF 284.93 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 61°17'47" E, AT A DISTANCE OF 375.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°31'47", A DISTANCE OF 16.56 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°43'41", A DISTANCE OF 325.23 FEET; THENCE N 81°34'00" E, A DISTANCE OF 213.52 FEET; THENCE S 24°00'00" E, A DISTANCE OF 93.43 FEET; THENCE N 88°41'00" E, A DISTANCE OF 13.83 FEET; THENCE S 01°19'00" E, A DISTANCE OF 187.24 FEET; THENCE S 41°44'00" E, A DISTANCE OF 437.34 FEET; THENCE S 27°20'00" E, A DISTANCE OF 528.80 FEET; THENCE S 08°05'00" W, A DISTANCE OF 273.00 FEET; THENCE S 14°41'00" E, A DISTANCE OF 155.13 FEET TO THE NORTHERLY LINE OF TRACT "CRT" OF AFORESAID WHITEBRIDGE COURT, ALSO BEING A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 13°00'35" E, AT A DISTANCE OF 700.00 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID WHITEBRIDGE COURT THE FOLLOWING EIGHT COURSES; WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'25", A DISTANCE OF 107.38 FEET TO THE P.C. OF SAID CURVE; THENCE N 68°12'00" W, A DISTANCE OF 107.69 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°51'49", A DISTANCE OF 16.52 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET; THENCE NORTH-WESTERLY AROUND TO THE SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 188°23'36", A DISTANCE OF 230.17 FEET; THENCE S 67°17'00" W, A DISTANCE OF 45.12 FEET; THENCE N 75°29'00" W, A DISTANCE OF 92.01 FEET; THENCE S 14°31'00" W, A DISTANCE OF 148.67 FEET; THENCE N 88°59'30" W, A DISTANCE OF 591.40 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 27.85 ACRES, MORE OR LESS.

NOTES

- 1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- 2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 B, NO DATE.
- 4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
- 5. TRACTS "NR1" AND "NR3" ("EATON COURT") AND TRACT "NR2" ("THORNDON CIRCLE") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR EATON PLACE" (THE "EATON PLACE RESTRICTIONS").
- 6. TRACTS "EPA", "EPB", "EPC", "EPD", "EPE", "EPF", "EPG", "EPH", "EPI", "EPJ" AND "EPK", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR EATON PLACE SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE EATON PLACE RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE EATON PLACE RESTRICTIONS.
- 7. EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE, NO DEVELOPMENT, AS DEFINED IN THE CODE, SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "WETLAND BUFFER" OR A "LANDSCAPE BUFFER".
- 8. TRACTS "UPA" AND "UPB", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA) SS  
COUNTY OF MANATEE)

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 RECORDED FOR RECORD IN PLAT BOOK 27, PAGES 28, 29, 30, 31, 32, AND 33, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS DAY OF JUNE, 1993.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

EATON PLACE  
A SUBDIVISION

#635211

PLAT BOOK 27 PAGE 16  
SHEET 1 OF 6

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "EATON PLACE, A SUBDIVISION," AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 12<sup>th</sup> DAY OF April, 1993.

WOODLANDS COUNTRY CLUB ASSOCIATES  
BY: WOODLANDS COUNTRY CLUB MANAGEMENT, INC., AS GENERAL PARTNER

BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*Pamela R. Young* (SIGNATURE) *Murlene Z. Zelle* (SIGNATURE)  
*Pamela R. Young* (PRINT NAME) *Murlene Z. Zelle* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF April, 1993 BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Sharon K. Greene*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

SHARON K. GREENE  
Notary Public, State of Florida  
My Comm. expires Dec. 20, 1994  
Comm. No. CC 070248

MY COMMISSION EXPIRES: \_\_\_\_\_ (STAMP)

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT, SIDE AND REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

INGRESS AND EGRESS OVER PRIVATE ROADS

WOODLANDS COUNTRY CLUB ASSOCIATES, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN EATON PLACE SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACTS "NR1" AND "NR3" ("EATON COURT") AND TRACT "NR2" ("THORNDON CIRCLE"), AS SHOWN ON THIS PLAT.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACTS "NR1" AND "NR3" ("EATON COURT") AND TRACT "NR2" ("THORNDON CIRCLE"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FPL FLORIDA POWER & LIGHT EASEMENT".

PRIVATE DRAINAGE EASEMENT

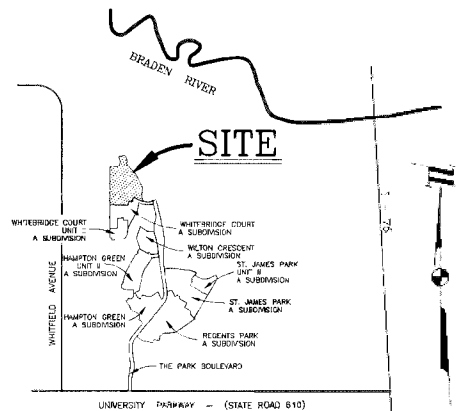
THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



LOCATION MAP

0 2540 FEET  
SCALE: 1" = 1/2 MILE

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 12<sup>th</sup> DAY OF April, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:

*Rita M. Dudley*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

*Rita M. Dudley*  
CHAIRMAN

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: APRIL 5, 1993

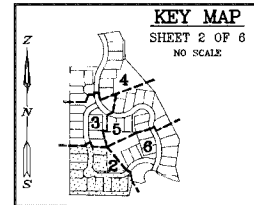
SIGNATURE: *L. E. Mercer*  
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

# EATON PLACE

## A SUBDIVISION

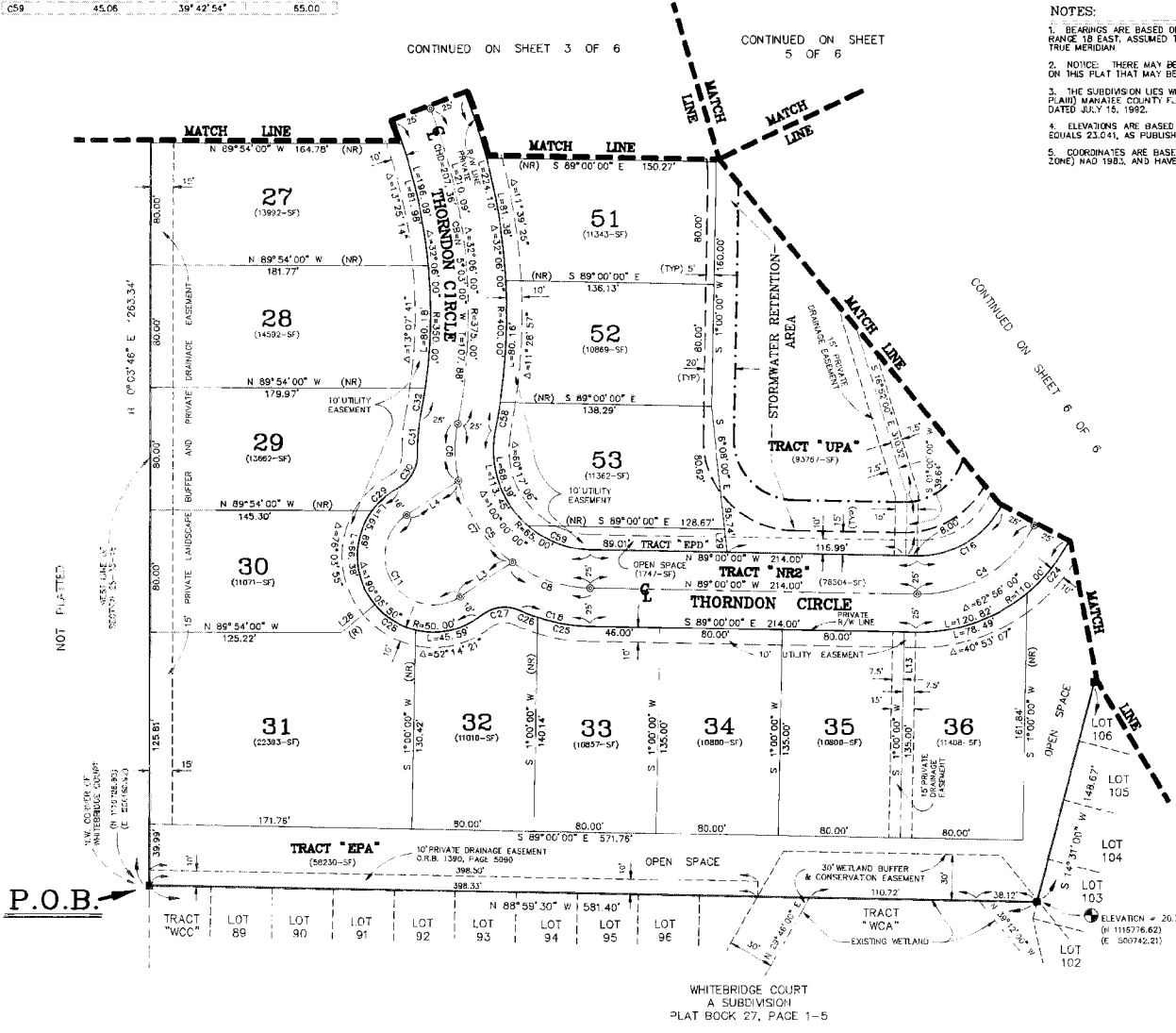
IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C4	93.36	82°58'00"	85.00	88.74	S 59°32'00" W	52.02
C5	151.08	100°00'00"	90.00	137.89	N 39°00'00" W	107.26
C6	37.19	23°40'21"	90.00	36.92	S 0°30'11" E	18.86
C7	65.43	41°39'16"	90.00	64.00	S 33°30'00" E	34.24
C8	54.46	34°40'21"	90.00	53.64	S 71°39'49" E	28.09
C11	100.53	180°00'04"	32.00	64.00	N 53°30'00" W	
C16	65.90	82°58'00"	60.00	68.00	BEARING	DISTANCE
C18	46.66	23°14'55"	115.00	L3	S 56°30'00" W	40.88
C24	42.33	22°02'53"	110.00	L4	N 56°30'00" E	40.88
C25	34.51	7°11'48"	115.00	L13	N 89°00'00" W	8.00
C26	12.15	6°03'07"	115.00	L28	S 50°12'00" W	28.72
C27	27.40	82°47'50"	25.00	L29	S 6°08'00" E	15.12
C28	31.85	36°30'34"	50.00			
C29	22.06	25°17'00"	50.00			
C30	27.40	82°47'50"	25.00			
C31	24.58	12°14'55"	115.00			
C32	18.84	3°05'02"	350.00			
C38	18.93	2°42'41"	400.00			
C39	45.06	39°42'54"	85.00			



### NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", OUTSIDE 500 YEAR FLOOD (PLAIN) MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 B, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-106", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) HAD 1983, AND HAVE A SCALE FACTOR OF 0.999966.



### LEGEND:

- PERMANENT REFERENCE MONUMENT FOUND
- ⊙ 4"x4" CONCRETE MONUMENT (FROM # 1324)
- ⊙ PERMANENT CONTROL POINT
- ⊙ NAIL & DISK (PCP # 1324)
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- SF AREA OF LOT IN SQUARE FEET
- AHWL AREA OF LOT ABOVE HIGH WATER LINE
- ∠ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CHD CHORD LENGTH
- TAN TANGENT LENGTH
- CB CHORD BEARING
- O.R.B. OFFICIAL RECORD BOOK
- P.O.B. POINT OF BEGINNING
- CA CURVE # (SEE CURVE DATA TABLE)
- LINE # (SEE LINE DATA TABLE)
- ⊙ BENCHMARK
- (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 4 OF 6)
- EXISTING HIGH BANK (APPROXIMATE)
- EXISTING ORDINARY HIGH WATER LINE (APPROXIMATE)



Inst. Number: 202341098401 Page 82 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

WHITEBRIDGE COURT  
A SUBDIVISION  
PLAT BOOK 27, PAGE 1-5

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

# EATON PLACE

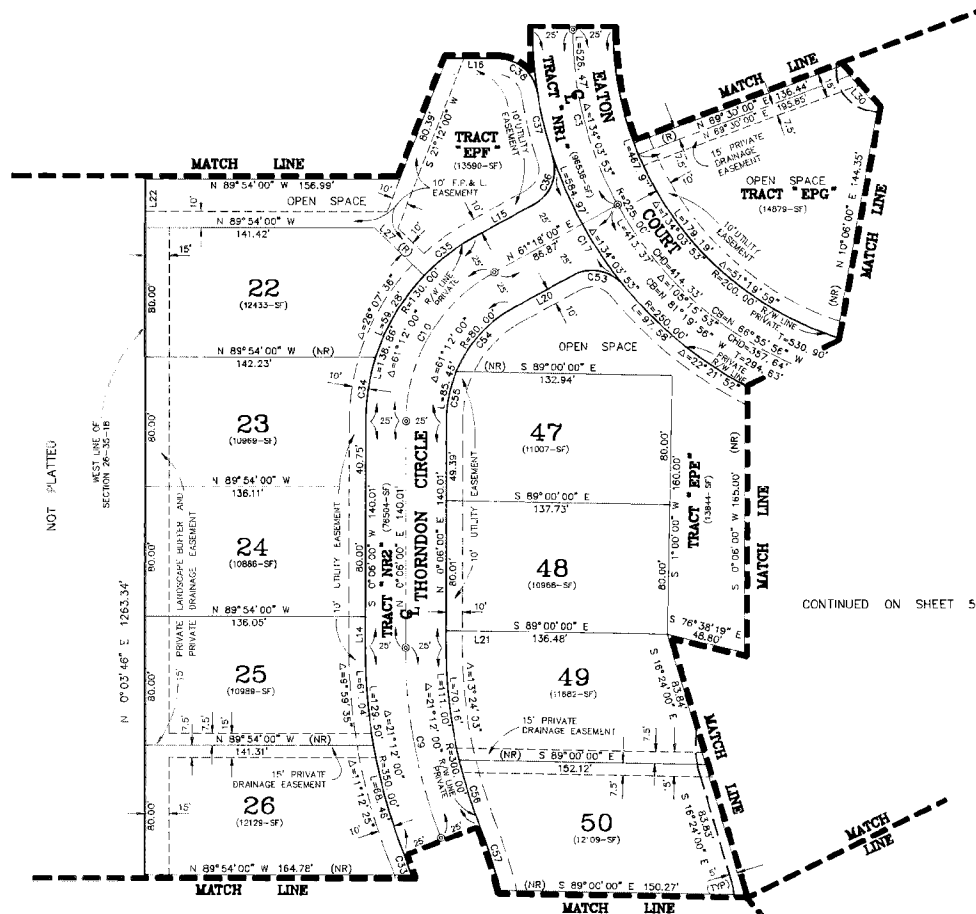
## A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C3	113.10	28°48'00"	225.00	111.81	N 14°18'18" W	57.77
C8	120.25	21°12'00"	325.00	118.57	N 10°30'00" W	60.82
C10	112.15	61°12'00"	105.00	106.90	N 30°42'09" E	62.10
C17	91.42	20°57'06"	250.00	LINE	BEARING	DISTANCE
C23	15.07	2°28'03"	350.00	L14	N 0°06'00" E	19.26
C24	39.87	17°34'24"	130.00	L15	N 81°18'00" E	41.45
C25	39.77	17°30'00"	130.00	L16	N 89°54'00" W	31.40
C26	34.70	75°31'28"	25.00	L20	S 61°18'00" W	41.45
C27	40.70	9°19'42"	250.00	L21	S 0°06'00" W	10.61
C28	35.34	81°00'15"	25.00	L22	S 0°03'45" W	30.01
C53	34.70	75°31'28"	25.00	L27	N 46°12'00" W	42.61
C54	54.4	30°48'24"	80.00	L30	N 41°14'27" W	34.12
C55	31.31	22°28'36"	80.00			
C56	40.84	7°47'57"	300.00			
C57	43.63	6°14'57"	400.00			

CONTINUED ON SHEET 4 OF 6



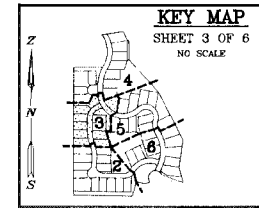
CONTINUED ON SHEET 5 OF 6

CONTINUED ON SHEET 6 OF 6

CONTINUED ON SHEET 2 OF 6

### NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 B, DATED JULY 15, 1992
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "X-186", ELEVATION EQUALS 23.041, AS PUBLISHED.



### LEGEND:

- ⊙ - PERMANENT CONTROL POINT
- ⊙ - NAIL & DISK (TOP # 1324)
- (R) - RADIAL LINE
- (NR) - NON-RADIAL LINE
- SF - AREA OF LOT IN SQUARE FEET
- AHM - AREA OF LOT ABOVE HIGH WATER LINE
- α - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CHD - CHORD LENGTH
- CB - TANGENT LENGTH
- C3 - CURVE # (SEE CURVE DATA TABLE)
- L14 - LINE # (SEE LINE DATA TABLE)
- ⊕ - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEETS 2 & 4 OF 6)
- F.P. & L. - FLORIDA POWER & LIGHT COMPANY
- - - - - EXISTING HIGH BANK (APPROXIMATE)

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 83 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# EATON PLACE

## A SUBDIVISION

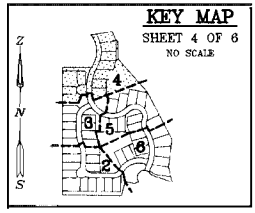
IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIALS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C12	100.53	180°00'00"	32.00	64.00	N 0°06'00" E	
C19	39.25	8°59'45"	250.00	LINE	BEARING	DISTANCE
C20	30.03	4°35'19"	375.00	L1	S 0°06'00" W	11.00
C21	37.27	8°59'44"	250.00	L7	N 0°06'00" E	75.00
C38	35.34	8°00'15"	25.00	L6	S 0°06'00" W	75.00
C39	28.30	32°26'00"	50.00	L16	N 89°54'00" E	31.40
C40	25.95	28°44'00"	50.00	L17	S 89°54'00" E	29.30
C41	9.77	22°23'19"	25.00	L18	S 0°06'00" W	33.30
C42	27.50	6°31'01"20"	25.00	L24	N 29°38'00" W	33.54
C43	12.74	2°14'48"	325.00	L25	N 62°04'00" W	24.96
				L26	S 53°12'00" W	24.95
				L31	N 55°34'25" E	22.40

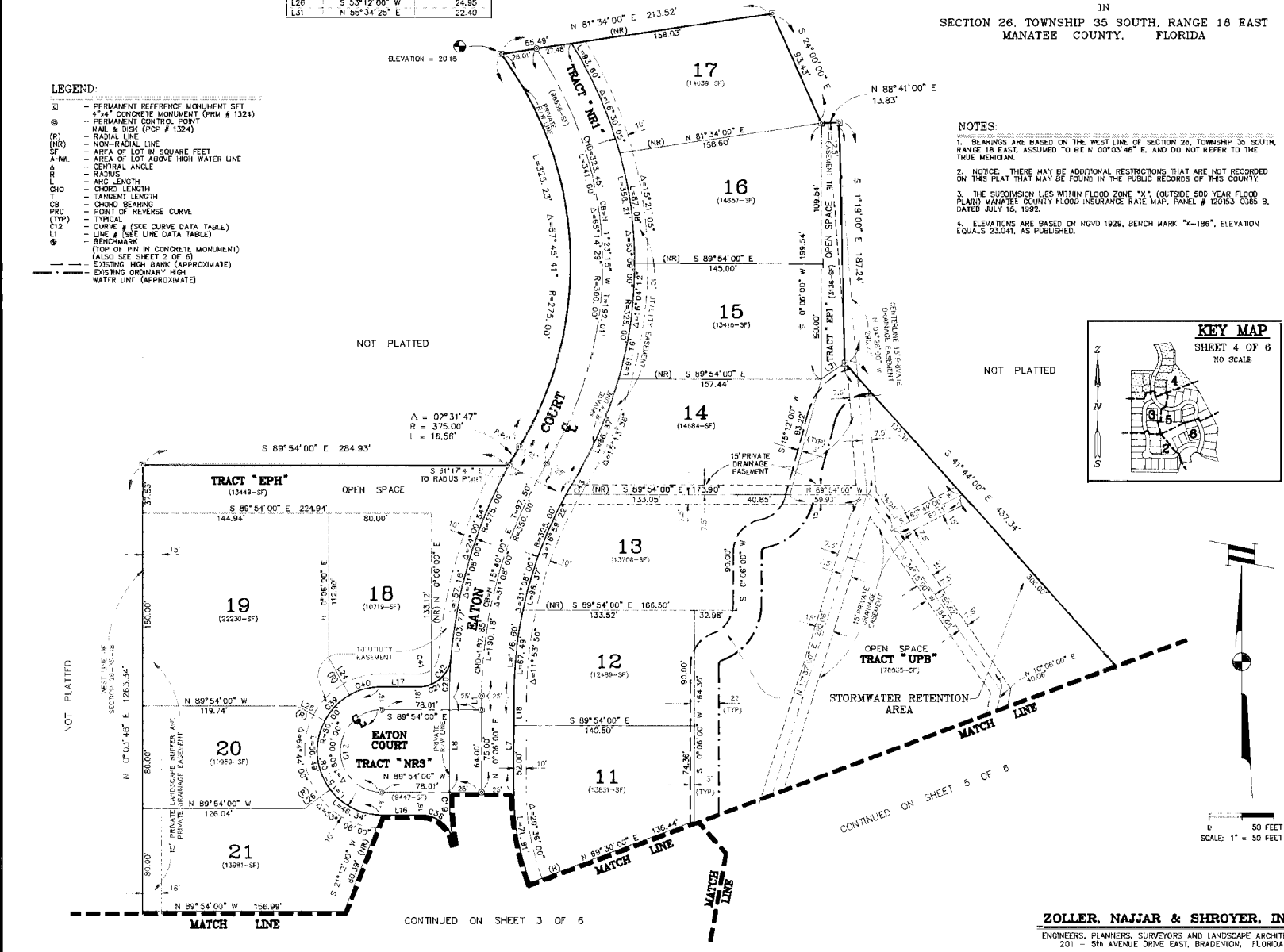
- LEGEND:**
- ⊕ PERMANENT REFERENCE MONUMENT SET
  - ⊙ 4"x4" CONCRETE MONUMENT (FRM # 1324)
  - ⊙ PERMANENT CONTROL POINT NAIL & DISK (PCP # 1324)
  - RADIAL LINE
  - - - NON-RADIAL LINE
  - AREA OF LOT IN SQUARE FEET
  - ▭ AREA OF LOT ABOVE HIGH WATER LINE
  - ∠ CENTRAL ANGLE
  - ⊙ RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - POINT OF REVERSE CURVE
  - TYPICAL CURVE (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - ⊕ BENCHMARK (TOP OR 1/4" IN CONCRETE MONUMENT) (ALSO SEE SHEET 2 OF 6)
  - EXISTING HIGH BANK (APPROXIMATE)
  - - - EXISTING ORDINARY HIGH WATER LINE (APPROXIMATE)

NOT PLATTED

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 B, DATED JULY 15, 1995.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.



NOT PLATTED



**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

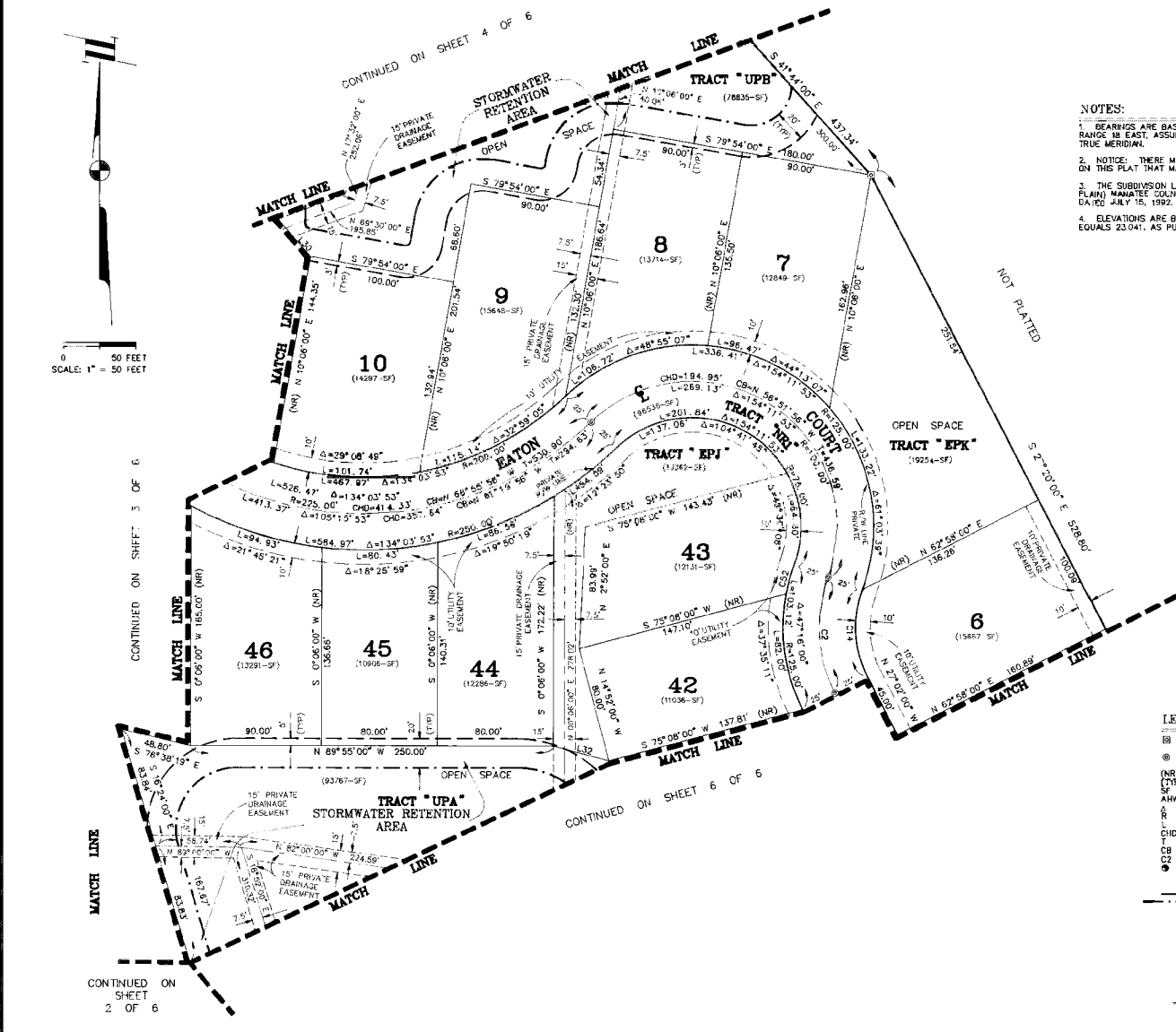
Inst. Number: 202341098401 Page 84 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# EATON PLACE

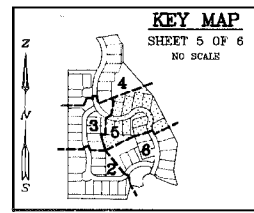
## A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C2	82.50	47°16'00"	100.00	80.18	N 3°24'00" W	43.76
C14	61.87	47°16'00"	75.00	54.00	BEARING	DISTANCE
C32	21.12	8°40'49"	125.00	L30	N 41°14'27" W	34.12
				L32	N 75°16'03" W	39.46



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 0°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0355 B, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-188", ELEVATION EQUALS 23.041, AS PUBLISHED.



- LEGEND:**
- PM - PERMANENT REFERENCE MONUMENT SET
  - CM - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - CP - PERMANENT CONTROL POINT
  - BM - BENCHMARK
  - NR - NON-RADIAL LINE
  - TR - TYPICAL
  - SF - AREA OF LOT IN SQUARE FEET
  - AHM - AREA OF LOT ABOVE HIGH WATER LINE
  - CA - CENTRAL ANGLE
  - R - RADIUS
  - CHD - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - C2 - CURVE # (SEE CURVE DATA TABLE)
  - B - BENCHMARK
  - (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEETS 2 & 4 OF 6)
  - EXISTING HIGH BANK (APPROXIMATE)
  - EXISTING ORDINARY HIGH WATER LINE (APPROXIMATE)

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

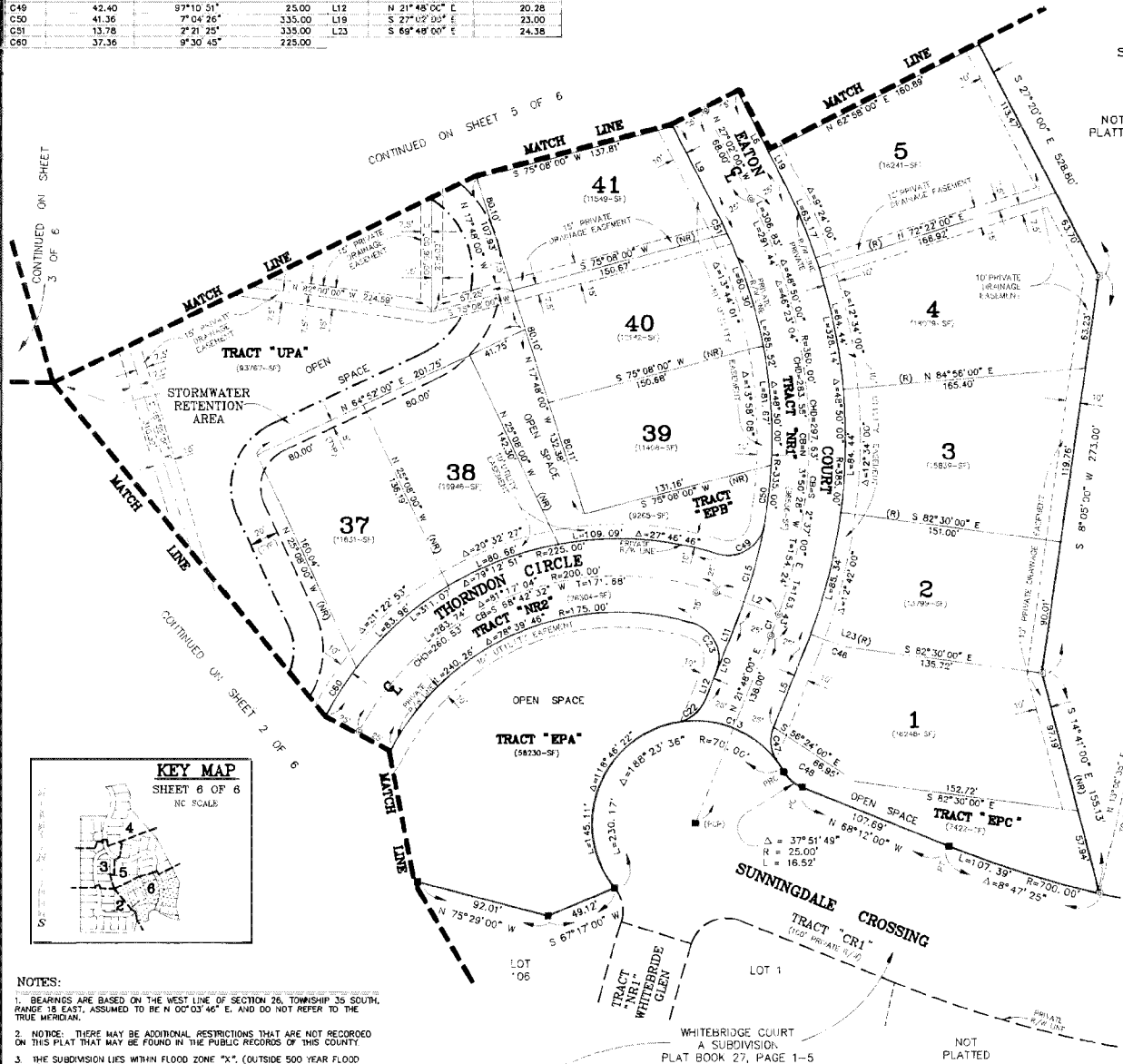
Inst. Number: 202341098401 Page 85 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# EATON PLACE

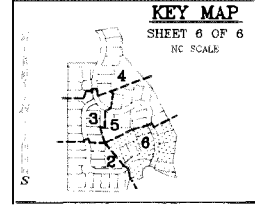
## A SUBDIVISION

SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA					
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	TAN LENGTH
C1	15.39	2° 26' 56"	360.00	15.38	7.69
C15	77.60	83° 30' 49"	70.00	76.44	45.00
C16	68.41	11° 42' 00"	335.00	L2	N 70° 34' 50" W
C23	25.41	58° 14' 35"	25.00	L5	N 21° 48' 00" E
C23	41.48	95° 04' 14"	25.00	L6	N 27° 05' 00" W
C48	10.75	1° 35' 00"	385.00	L9	S 27° 07' 00" E
C47	25.41	58° 14' 35"	25.00	L10	S 21° 48' 00" W
C48	7.46	6° 06' 25"	70.00	L11	N 21° 48' 00" E
C49	42.40	97° 10' 51"	25.00	L12	N 21° 48' 00" E
C50	41.36	7° 04' 26"	335.00	L19	S 27° 07' 00" E
C51	13.78	7° 21' 25"	335.00	L23	S 69° 48' 00" E
C60	37.36	9° 30' 45"	225.00		



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - - PERMANENT REFERENCE MONUMENT SET
  - - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - IRIS & DISK (PCP # 1324)
  - ⊙ - PERMANENT CONTROL POINT FOUND
  - ⊙ - 4"x4" CONCRETE MONUMENT (PCP # 1324)
- (R)** - RADIAL LINE  
**(NR)** - NON-RADIAL LINE  
**S'** - AREA OF LOT IN SQUARE FEET  
**AHW** - AREA OF LOT ABOVE HIGH WATER LINE  
**A** - CENTRAL ANGLE  
**R** - RADIUS  
**C** - ARC LENGTH  
**CH** - CHORD LENGTH  
**T** - TANGENT LENGTH  
**CB** - CHORD BEARING  
**PC** - POINT OF CURVATURE  
**PT** - POINT OF TANGENCY  
**PRC** - POINT OF REVERSE CURVE  
**(TYP)** - TYPICAL  
**CL** - CURVE # (SEE CURVE DATA TABLE)  
**LI** - LINE # (SEE LINE DATA TABLE)  
**B** - BENCHMARK  
**(TOP OF PIN IN CONCRETE MONUMENT)**  
**(SEE SHEETS 2 & 4 OF 6)**  
**- - -** EXISTING HIGH BANK (APPROXIMATE)  
**- - -** EXISTING ORDINARY HIGH WATER LINE (APPROXIMATE)



**NOTES:**

- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00° 03' 46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 20153 0365 B, DATED JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK K-186, ELEVATION EQUALS 23.04', AS PUBLISHED.

FILED AND RECORDED  
6/1/93 @ 3:07 PM  
R. B. SHORE, CLERK  
MANATEE COUNTY, FLA

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 86 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# 136930

# EATON PLACE

## CERTIFICATE OF OWNERSHIP AND DEDICATION

### DESCRIPTION

FROM THE N.W. CORNER OF WHITEBRIDGE COURT, A SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 1 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RUN N 00°03'46" E, ALONG THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, A DISTANCE OF 1263.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°03'46" E, A DISTANCE OF 718.45 FEET TO THE S.W. CORNER OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 26; THENCE N 00°07'13" E, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 352.06 FEET; THENCE S 89°54'00" E, A DISTANCE OF 303.41 FEET; THENCE N 71°27'00" E, A DISTANCE OF 84.43 FEET; THENCE S 00°06'00" W, A DISTANCE OF 27.00 FEET; THENCE S 89°54'00" E, A DISTANCE OF 259.99 FEET; THENCE N 58°14'00" E, A DISTANCE OF 70.66 FEET; THENCE S 89°54'00" E, A DISTANCE OF 125.67 FEET; THENCE S 67°32'00" E, A DISTANCE OF 32.43 FEET; THENCE S 20°05'00" E, A DISTANCE OF 189.44 FEET; THENCE S 86°16'00" E, A DISTANCE OF 10.00 FEET; THENCE S 02°01'00" W, A DISTANCE OF 33.13 FEET; THENCE S 40°55'00" W, A DISTANCE OF 170.79 FEET; THENCE N 36°02'00" W, A DISTANCE OF 3.00 FEET; THENCE S 41°54'00" W, A DISTANCE OF 452.86 FEET; THENCE S 01°19'00" E, A DISTANCE OF 47.99 FEET; THENCE S 88°41'00" W, A DISTANCE OF 13.83 FEET; THENCE N 24°00'00" W, A DISTANCE OF 93.43 FEET; THENCE S 81°34'00" W, A DISTANCE OF 213.52 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 53°28'19" W, AT A DISTANCE OF 275.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°45'41", A DISTANCE OF 325.23 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°31'47", A DISTANCE OF 16.56 FEET; THENCE N 89°54'00" W, A DISTANCE OF 284.93 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 16.98 ACRES, MORE OR LESS.

### NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SHOWN FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 120153 0365 C, MAP REVISED DATE JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
- TRACTS "NR4" AND "NR5" ("EATON COURT"), AND TRACT "NR6", ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR EATON PLACE" (THE "EATON PLACE RESTRICTIONS").
- TRACTS "EPI", "EPH", "EPN" AND "EPO", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR EATON PLACE, UNIT II, SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE EATON PLACE RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE EATON PLACE RESTRICTIONS.
- TRACT "UPC", BEING AN OPEN SPACE AREA, IS PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

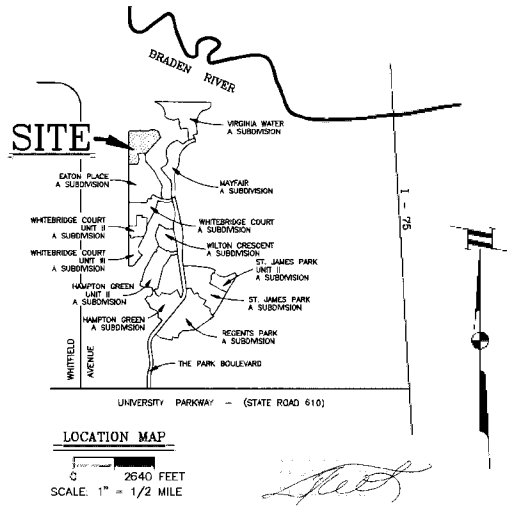
STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES 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 28, PAGES 52, 53, 54, AND 55, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 14th DAY OF April, 1994.

*R. B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

## UNIT II A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



LOCATION MAP  
SCALE: 1" = 1/2 MILE

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 14th DAY OF April, 1994.

*Stan Stephens*  
CHAIRMAN

*R. B. Shore*  
CLERK OF CIRCUIT COURT.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: APRIL 4, 1994

*F. Mercer*  
F. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DO HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "EATON PLACE, UNIT II, A SUBDIVISION," AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 14th DAY OF April, 1994.

WOODLANDS COUNTRY CLUB ASSOCIATES  
BY: WOODLANDS COUNTRY CLUB MANAGEMENT, INC., AS GENERAL PARTNER

*James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*Marlene LaBarre* (SIGNATURE) *Pamela P. Young* (SIGNATURE)  
*Marlene LaBarre* (PRINT NAME) *Pamela P. Young* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April, 1994, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Sharon J. Dross*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_ (STAMP)

### EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

INGRESS AND EGRESS OVER PRIVATE ROADS

WOODLANDS COUNTRY CLUB ASSOCIATES, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN EATON PLACE, UNIT II, SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACTS "NR4" AND "NR5" ("EATON COURT"), AND TRACT "NR6", AS SHOWN ON THIS PLAT.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACTS "NR4" AND "NR5" ("EATON COURT"), AND TRACT "NR6", AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

*Zoller, Najjar & Shroyer, Inc.*  
ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
291 - 5th AVENUE DRIVE EAST BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 87 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

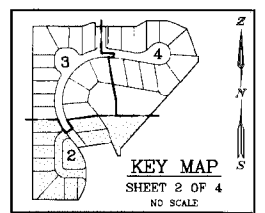
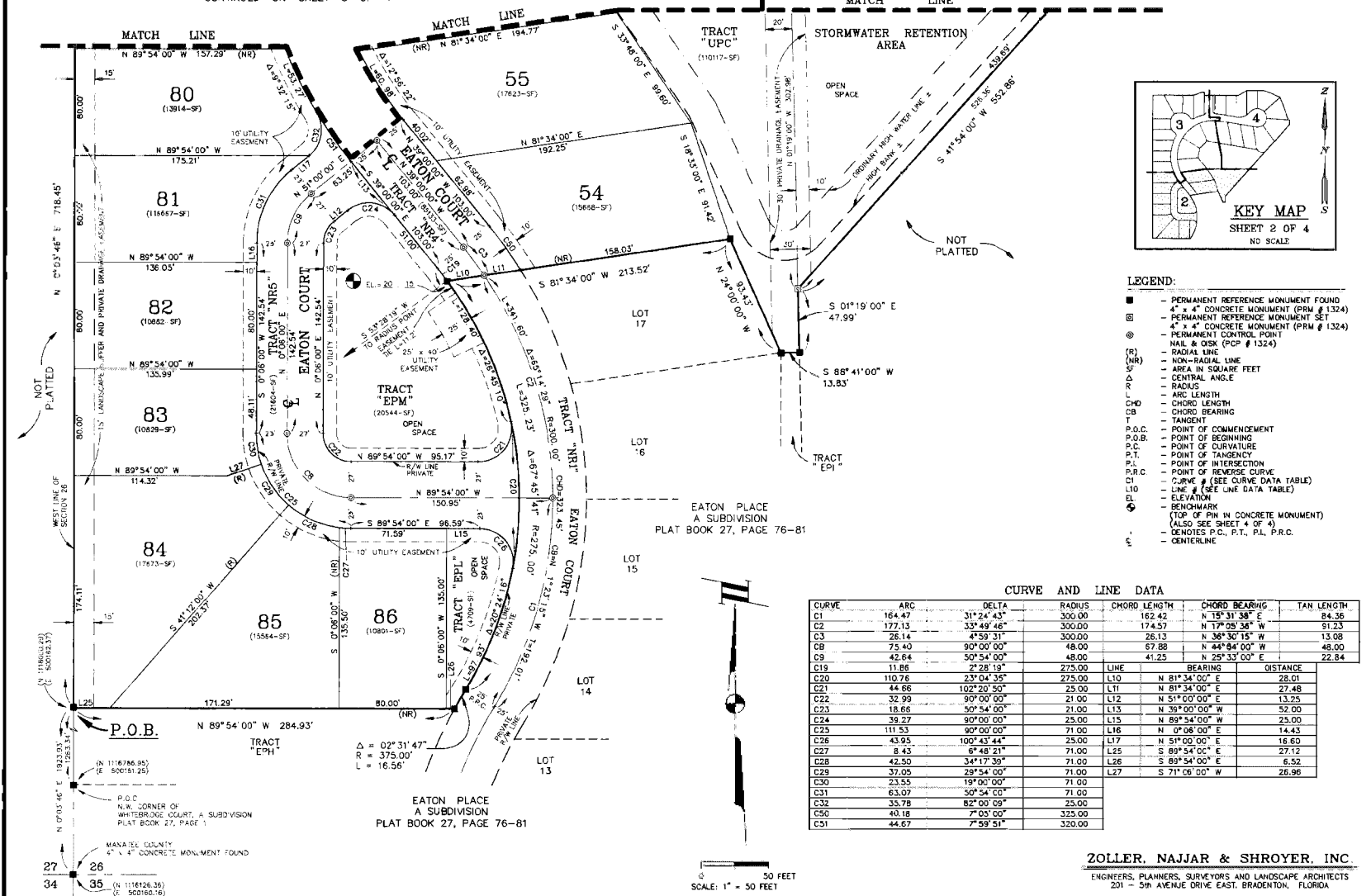
# EATON PLACE UNIT II A SUBDIVISION

IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 0°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, MAP REVISED DATE JULY 13, 1992.
  - ELEVATIONS ARE BASED ON NGVD 1929. BENCH MARK No. K-186, ELEVATION EQUALS 23.041, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) AND ARE REFERRED TO NORTH AMERICAN DATUM 1983 ADJUSTMENT. THEY ARE DERIVED FROM MANATEE COUNTY CONTROL SURVEY OF 1988.
  - SCALE FACTOR FOR STATE PLANE COORDINATES IS 0.999968.

CONTINUED ON SHEET 3 OF 4

CONTINUED ON SHEET 4 OF 4



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - PERMANENT CONTROL POINT
  - ⊙ - NAIL & OSK (PCP # 1324)
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - S' - AREA IN SQUARE FEET
  - C - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - CHD - CHORD LENGTH
  - CB - CHORD BEARING
  - T - TANGENT
  - P.O.C. - POINT OF COMMENCEMENT
  - P.O.B. - POINT OF BEGINNING
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - C# - CURVE # (SEE CURVE DATA TABLE)
  - L# - LINE # (SEE LINE DATA TABLE)
  - EL - ELEVATION
  - ⊕ - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 4 OF 4)
  - ⊖ - DENOTES P.C., P.T., P.I., P.R.C.
  - - CENTERLINE

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	164.47	31°24'43"	300.00	162.42	N 15°31'38" E	84.36
C2	177.13	33°44'46"	300.00	174.57	N 17°05'38" W	91.23
C3	26.14	4°59'31"	300.00	26.13	N 36°30'15" W	13.08
CB	75.40	90°00'00"	48.00	67.88	N 44°04'00" W	48.00
CB	42.64	50°54'00"	48.00	41.25	N 25°33'00" E	22.84
C19	11.86	2°28'19"	275.00	11.86	N 81°34'00" E	28.01
C20	110.76	23°04'35"	275.00	110.76	N 81°34'00" E	27.48
C21	44.66	102°20'50"	25.00	44.66	N 51°00'00" E	13.25
C22	32.99	90°00'00"	21.00	32.99	N 39°00'00" W	52.00
C23	18.66	50°54'00"	21.00	18.66	N 89°54'00" W	25.00
C24	39.27	90°00'00"	25.00	39.27	N 0°06'00" E	14.43
C25	111.53	90°00'00"	71.00	111.53	N 51°00'00" E	16.60
C26	43.95	100°43'44"	25.00	43.95	N 89°54'00" E	27.12
C27	8.43	6°48'21"	71.00	8.43	S 89°54'00" E	6.52
C28	42.50	34°17'39"	71.00	42.50	S 71°06'00" W	26.96
C29	37.05	29°54'00"	71.00	37.05	S 71°06'00" W	26.96
C30	23.55	19°00'00"	71.00	23.55	S 71°06'00" W	26.96
C31	63.07	50°54'00"	71.00	63.07	S 71°06'00" W	26.96
C32	33.78	82°00'00"	25.00	33.78	S 71°06'00" W	26.96
C33	40.18	7°05'00"	325.00	40.18	S 71°06'00" W	26.96
C34	44.67	7°59'51"	320.00	44.67	S 71°06'00" W	26.96

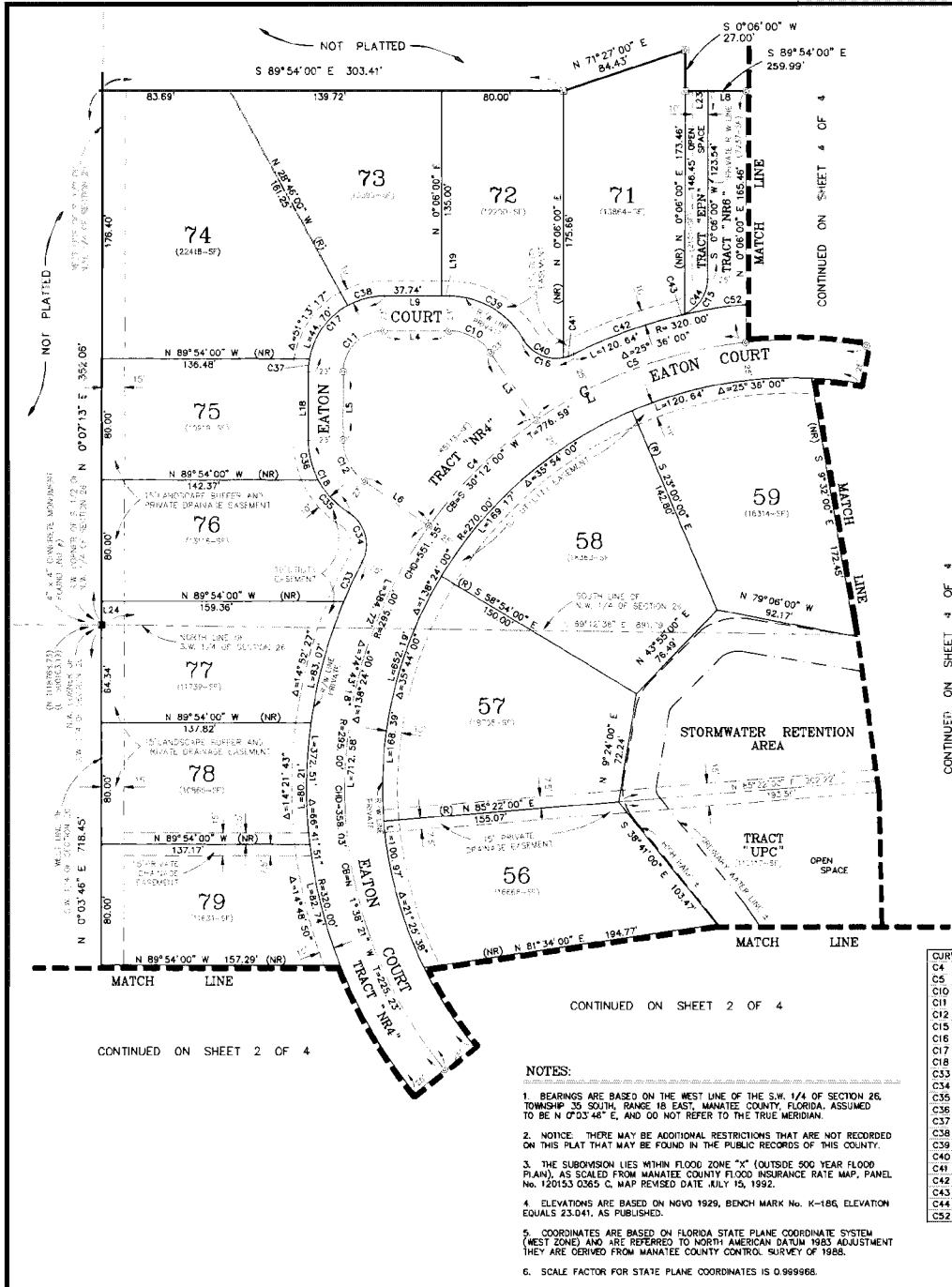
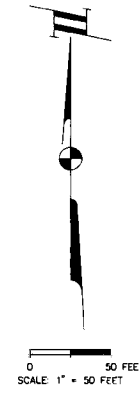
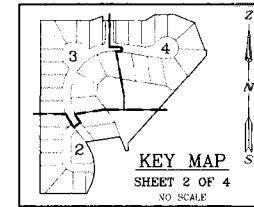
**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 88 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# EATON PLACE UNIT II A SUBDIVISION

IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



- LEGEND:**
- ⊗ - PERMANENT REFERENCE MONUMENT SET
  - ⊕ - 4" x 4" CONCRETE MONUMENT (FRM # 1324)
  - ⊙ - PERMANENT CONTROL POINT
  - ⊖ - NAIL & DISK (PCP # 1324)
  - ⊘ - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - ⊠ - AREA OF LOT IN SQUARE FEET
  - ∠ - CENTRAL ANGLE
  - ⊙ - RADIUS
  - ⊘ - ARC LENGTH
  - ⊘ - CHORD LENGTH
  - ⊘ - CHORD BEARING
  - T - TANGENT
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - C4 - CURVE # (SEE CURVE DATA TABLE)
  - L3 - LINE # (SEE LINE DATA TABLE)
  - ⊕ - BENCHMARK
  - (TOP OF FIN IN CONCRETE MONUMENT)
  - (SEE SHEET 2 AND 4 OF 4)
  - - - - - GENTLES P.C., P.T., P.I., P.R.C.
  - — — — — CENTERLINE

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C4	100.35	18°29'23"	295.00	59.86	N 41°18'56" E	50.86
C5	148.06	28°45'27"	285.00	146.52	N 69°35'25" E	75.63
C10	31.97	55°30'00"	33.00	30.73	N 62°09'00" W	17.36
C11	42.41	90°00'00"	27.00	38.18	S 45°08'00" W	27.00
C12	31.94	54°48'00"	33.00	30.36	S 27°17'00" E	17.09
C15	33.31	78°20'05"	25.00			
C16	38.12	87°21'25"	25.00			
C17	78.54	90°00'00"	50.00			
C18	57.03	58°20'51"	56.00			
C33	28.95	51°06'45"	320.00			
C34	37.60	65°58'43"	25.00			
C35	29.55	30°13'42"	56.00			
C36	27.48	28°07'09"	56.00			
C37	8.65	9°54'43"	50.00			
C38	25.19	28°52'00"	50.00			
C39	59.10	60°28'05"	56.00			
C40	30.93	70°53'33"	25.00			
C41	7.19	16°27'52"	25.00			
C42	73.85	13°13'24"	320.00			
C43	4.33	9°54'48"	25.00			
C44	28.98	68°25'19"	25.00			
C52	93.48	18°44'17"	320.00			

LINE	BEARING	DISTANCE
L3	N 34°24'00" W	53.98
L4	N 89°54'00" W	42.74
L5	S 0°06'00" W	45.00
L6	S 54°40'00" E	52.01
L8	N 89°54'00" W	25.00
L9	N 89°54'00" W	42.74
L18	N 0°06'00" E	45.00
L19	S 89°54'00" E	5.00
L23	N 89°54'00" W	15.00
L24	S 0°07'13" W	15.66

**NOTES:**

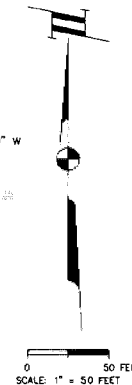
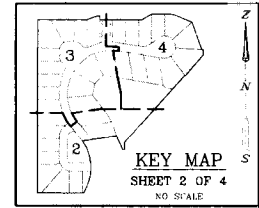
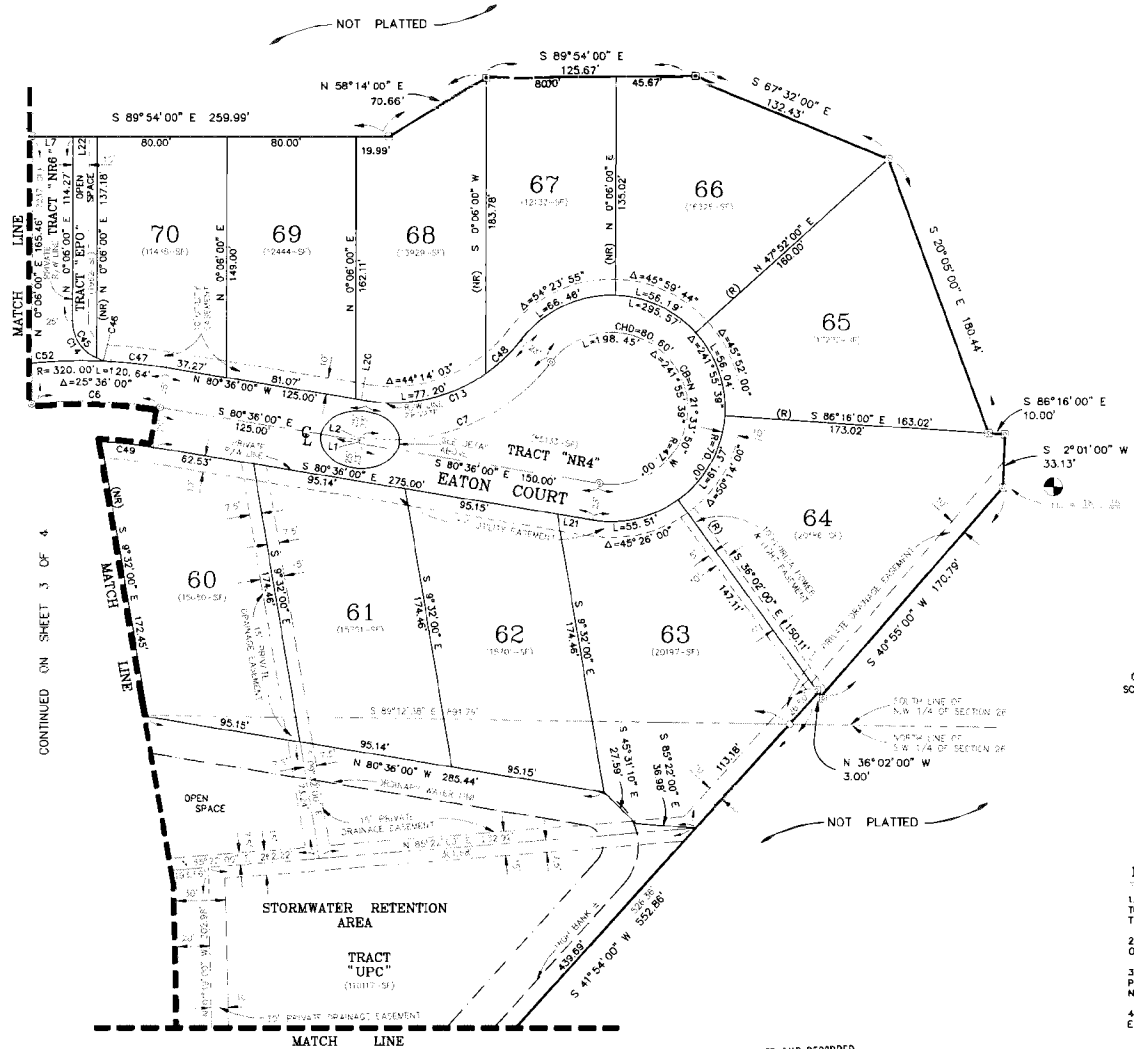
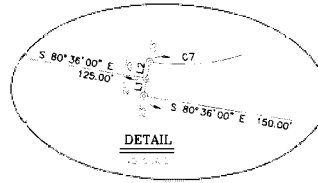
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 0°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SOUNDED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, MAP REVISED DATE JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK No. K-186, ELEVATION EQUALS 23.041, AS PUBLISHED.
- COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) AND ARE REFERRED TO NORTH AMERICAN DATUM 1983 ADJUSTMENT THEY ARE DERIVED FROM MANATEE COUNTY CONTROL SURVEY OF 1985.
- SCALE FACTOR FOR STATE PLANE COORDINATES IS 0.999966.

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

# EATON PLACE UNIT II A SUBDIVISION

IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C6	79.45	15°25'51"	295.00	79.21	S 88°18'58" E	39.97
C7	132.84	81°55'39"	123.00	126.57	S 88°26'10" W	73.80
LINE	BEARING	DISTANCE				
L1	S 9°24'00" W	2.00				
L2	S 9°24'00" W	2.00				
L7	N 89°54'00" W	25.00				
L20	S 80°36'00" E	5.86				
L21	N 80°36'00" W	22.18				
L22	N 89°54'00" W	15.00				



- LEGEND:**
- ⊙ - 5/8" IRON ROD AND CAP SET (CAP # LB 2230)
  - ⊙ - PERMANENT REFERENCE MONUMENT SET (4" x 4" CONCRETE MONUMENT (PRM # 1324))
  - ⊙ - PERMANENT CONTROL POINT (NAIL & DISK (PCP # 1324))
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - Δ - AREA OF LOT IN SQUARE FEET
  - C - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - T - TANGENT LENGTH
  - CHD - CHORD LENGTH
  - OB - CHORD BEARING
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - EL - ELEVATION
  - ⊙ - CURVE # (SEE CURVE DATA TABLE)
  - - LINE # (SEE LINE DATA TABLE)
  - ⊙ - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 2 OF 4)
  - ⊙ - DENOTES P.C., P.T., P.I., P.R.C.
  - ⊙ - CENTERLINE

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 9°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE 'X' (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, MAP REVISED DATE JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK No. K-186, ELEVATION EQUALS 23.041, AS PUBLISHED.

FILED AND RECORDED  
 4/7/2023  
 R. B. SHORE, CLERK  
 MANATEE COUNTY, FLA.

ZOLLER, NAJJAR & SHROYER, INC.  
15000 W. UNIVERSITY BLVD., SUITE 200, TAMPA, FL 33629  
 TEL: 813-973-1111 FAX: 813-973-1112  
 WWW.ZOLLERNAJJARSHROYER.COM

Inst. Number: 202341098401 Page 90 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# GROSVENOR GARDENS

1922692

## DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°28'17" E, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1178.53 FEET; THENCE N 00°31'43" E, A DISTANCE OF 173.94 FEET TO THE POINT OF BEGINNING; THENCE N 02°37'00" W, A DISTANCE OF 650.66 FEET; THENCE N 18°28'00" W, A DISTANCE OF 284.69 FEET; THENCE N 00°00'00" E, A DISTANCE OF 270.00 FEET; THENCE N 23°25'00" E, A DISTANCE OF 65.90 FEET; THENCE N 84°50'00" W, A DISTANCE OF 200.56 FEET; THENCE N 61°51'00" W, A DISTANCE OF 162.12 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF TRACT "CR1", THE "PARK BOULEVARD" OF THE PLAT OF HAMPTON GREEN, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 95 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 78°35'04" E, AT A DISTANCE OF 500.00 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°57'04", A DISTANCE OF 243.92 FEET TO A POINT OF TANGENCY; (2) N 39°22'00" E, A DISTANCE OF 27.47 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF TRACT "CR1", "REGENTS COURT" OF THE PLAT OF REGENTS PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 139 OF SAID PUBLIC RECORDS AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; (2) S 50°35'00" E, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET; (3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'00", A DISTANCE OF 198.04 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF TRACT "CR1", "HOYLAKA WAY" OF THE PLAT OF LANGLEY PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 91 OF SAID PUBLIC RECORDS AND A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°04'26", A DISTANCE OF 100.68 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET; (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°49'40", A DISTANCE OF 298.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET; (3) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°16'14", A DISTANCE OF 63.46 FEET; THENCE S 00°42'00" W, A DISTANCE OF 225.13 FEET; THENCE S 13°28'00" E, A DISTANCE OF 910.61 FEET; THENCE S 00°00'00" W, A DISTANCE OF 249.31 FEET; THENCE N 90°00'00" W, A DISTANCE OF 593.50 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 35, TOWNSHIP 17 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 19.48 ACRES, MORE OR LESS.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS, ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND. THE UTILITY FOR CABLE T.V. IS INCLUDED.

SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

### INGRESS AND EGRESS OVER PRIVATE ROADS

TRANSATLANTIC CAPITAL GROUP ("TRANSATLANTIC") DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN GROSVENOR GARDENS, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("GROSVENOR COURT"), AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

TRANSATLANTIC, SOUTHERN CAPITAL ACCEPTANCE CORP., KITMOOR CORPORATION, UNIVERSITY PARK (LIFESTYLES, INC.), DO HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF METER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("GROSVENOR COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

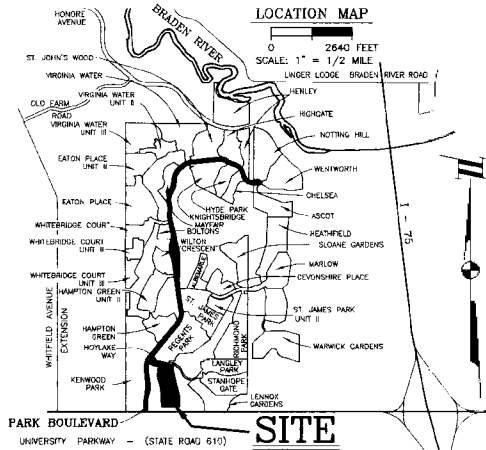
### PRIVATE DRAINAGE EASEMENT

TRANSATLANTIC DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

## A SUBDIVISION IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA



## CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

*James B. Powers*  
JAMES B. POWERS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4569  
FOR THE MANATEE COUNTY SURVEYOR

1-16-04  
DATE

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: JUNE 27, 2003

SIGNATURE: *J. N. Gaton, Jr.*  
JAMES N. GATON, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB8982

## EASEMENT DESCRIPTIONS

## NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE S 89°28'17" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- 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.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0065 C, DATED JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
- TRACT "NR1" ("GROSVENOR COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR GROSVENOR GARDENS" (THE "GROSVENOR GARDENS RESTRICTIONS").
- TRACTS "OGA", "OGB", AND "OGC", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" OF THE GROSVENOR GARDENS SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE GROSVENOR GARDENS RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE GROSVENOR GARDENS RESTRICTIONS.
- TRACT "UPA" IS PART OF THE "COMMUNITY COMMON AREA" UNDER THE TERMS OF UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
- TRACT "A" AND TRACT "B" ARE SUBJECT TO THE EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT. THE OWNERS OF THESE TRACTS MAY INSTALL SUCH LANDSCAPING AND IMPROVEMENTS AS THEY DEEM APPROPRIATE. THE RIGHT OF THE OWNERS OF THESE TRACTS TO INSTALL LANDSCAPING AND IMPROVEMENTS ON THESE TRACTS SHALL NOT BE DEEMED AS AN OBLIGATION TO DO SO, AND THESE TRACTS MAY BE LEFT IN AN UNIMPROVED STATE.

## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 43, PAGES 96, 97, 98, 99, 100, AND 101 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS 15 DAY OF June, 2004.



*R. B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 15 DAY OF June, 2004.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
*Paul Winkelman*  
CHAIRMAN

ATTEST:  
*R. B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT



ZOLLER, NAJJAR & SHROYER, L.C.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 91 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

**GROSVENOR GARDENS**  
A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**CERTIFICATE OF OWNERSHIP  
AND DEDICATION**

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS  
TRANSATLANTIC CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, SOUTHERN CAPITAL ACCEPTANCE CORP., A FLORIDA CORPORATION, KIRTMOOR CORPORATION, A FLORIDA CORPORATION, AND UNIVERSITY PARK LIFESTYLES, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY OWNERSHIP BY SAID COMPANIES OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "GROSVENOR GARDENS", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.  
IN WITNESS WHEREOF, THE COMPANIES HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME THIS 16<sup>th</sup> DAY OF January, 2004.

TRANSATLANTIC CAPITAL GROUP  
BY: PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION  
AS GENERAL PARTNER  
BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
Nancy L. Becker (SIGNATURE) Phyllis Montgomery (SIGNATURE)  
Nancy L. Becker (PRINT NAME) Phyllis Montgomery (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS  
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF January, 2004, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF TRANSATLANTIC CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Nancy L. Becker  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 9/27/05  
(STAMP) Nancy L. Becker My Commission DD069701 Expires September 27, 2005

SOUTHERN CAPITAL ACCEPTANCE CORP.  
A FLORIDA CORPORATION  
BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
Nancy L. Becker (SIGNATURE) Phyllis Montgomery (SIGNATURE)  
Nancy L. Becker (PRINT NAME) Phyllis Montgomery (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS  
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF January, 2004, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF SOUTHERN CAPITAL ACCEPTANCE CORP., A FLORIDA CORP., ON BEHALF OF THE CORPORATION.

Nancy L. Becker  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 9/27/05  
(STAMP) Nancy L. Becker My Commission DD069701 Expires September 27, 2005

KIRTMOOR CORPORATION  
A FLORIDA CORPORATION  
BY: Michael Hartenstine  
MICHAEL HARTENSTINE, AS PRESIDENT

WITNESSES:  
Julie Daniel (SIGNATURE) Lizabeth Berg (SIGNATURE)  
Julie Daniel (PRINT NAME) Lizabeth Berg (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF SARASOTA) SS  
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF January, 2004, BY J. MICHAEL HARTENSTINE, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF KIRTMOOR CORPORATION, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Lizabeth Berg  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10-4-06

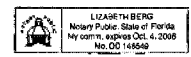
UNIVERSITY PARK LIFESTYLES, INC.  
A FLORIDA CORPORATION  
BY: Patrick K. Neal  
PATRICK K. NEAL, AS PRESIDENT

WITNESSES:  
Nancy L. Becker (SIGNATURE) Phyllis Montgomery (SIGNATURE)  
Nancy L. Becker (PRINT NAME) Phyllis Montgomery (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS  
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF January, 2004, BY PATRICK K. NEAL, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF UNIVERSITY PARK LIFESTYLES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Nancy L. Becker  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 9/27/05  
(STAMP) Nancy L. Becker My Commission DD069701 Expires September 27, 2005

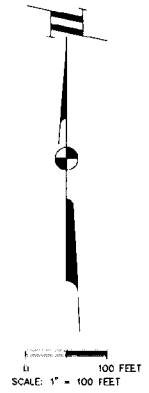
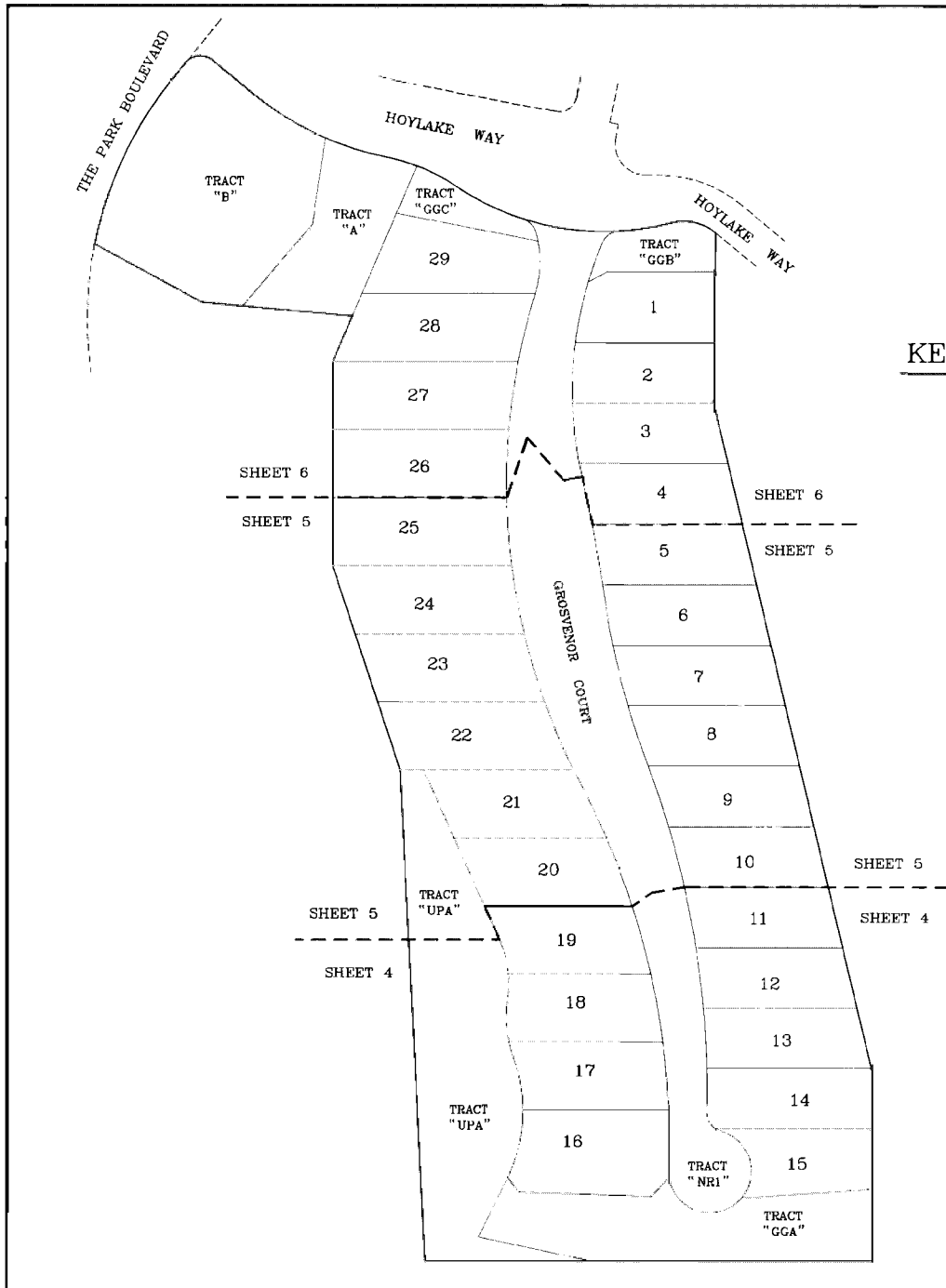


Inst. Number: 202341098401 Page 92 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# GROSVENOR GARDENS

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP



**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 93 of 304 Date: 9/13/2023 Time: 3:10 PM  
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# GROSVENOR GARDENS

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CONTINUED ON SHEET 5 OF 6

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C9	218.93	12°32'37"	1000.00	218.49	S 05°03'32" E	109.90
C10	52.71	23°53'51"	36.00	48.13	S 06°44'08" E	32.36
C11	163.60	26°22'42"	36.00	55.00	S 47°30'16" W	32.36
C12	16.94	06°47'20"	143.00	16.83	N 01°05'10" E	8.48
C13	276.00	15°48'49"	1000.00	275.12	N 03°25'28" W	138.88
C14	83.91	13°21'14"	350.00	83.72	N 18°00'28" W	42.15

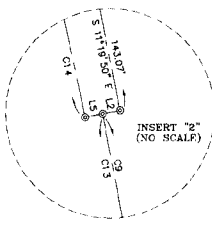
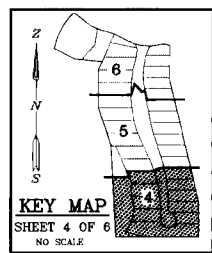
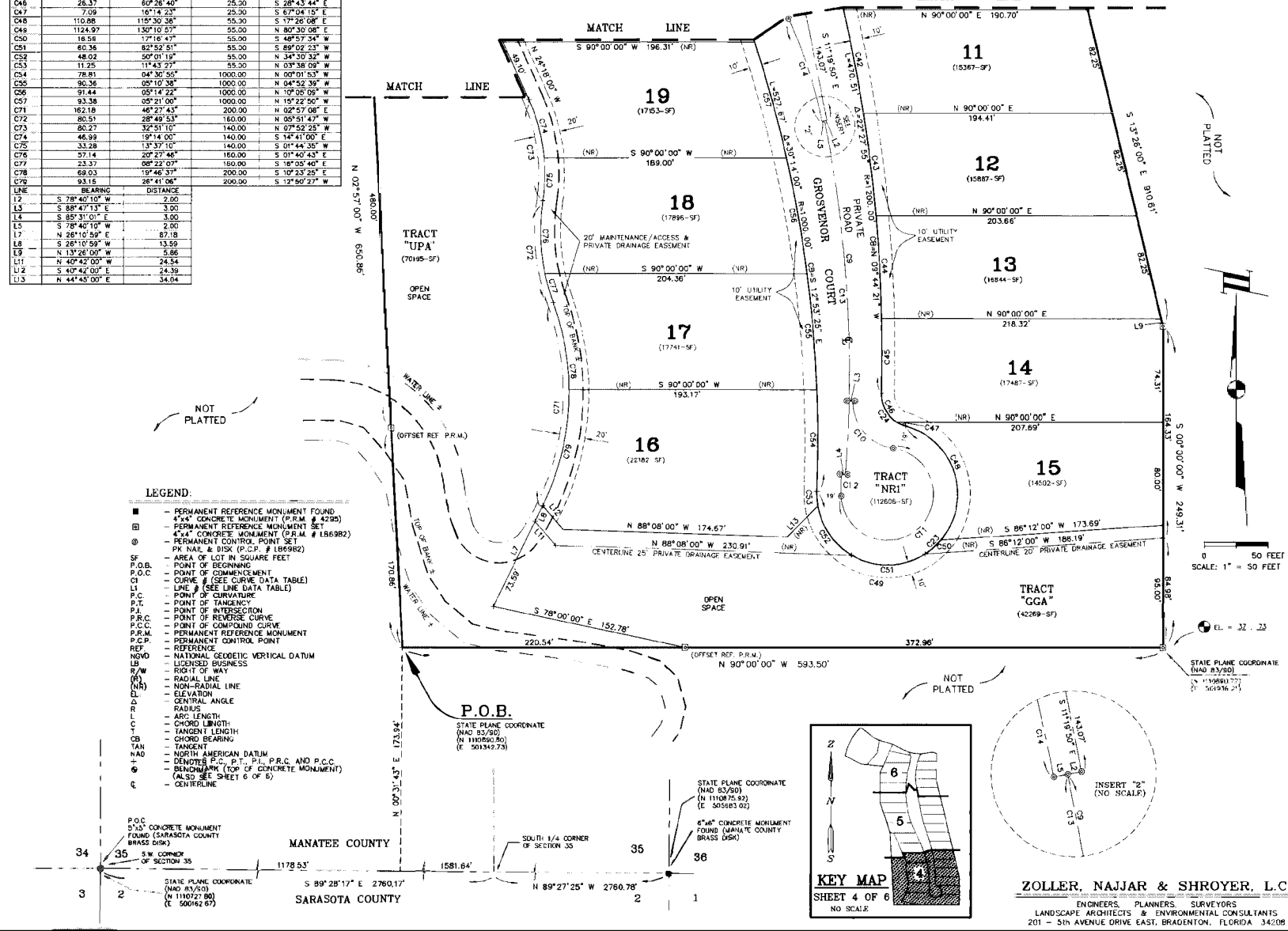
  

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C23	247.10	23°25'02"	55.00	N 53°31'04" E
C24	33.46	76°41'03"	25.00	N 38°55'08" E
C42	88.48	03°53'26"	1200.00	S 10°53'38" E
C43	80.62	03°30'57"	1200.00	S 07°01'26" E
C44	80.14	03°49'30"	1200.00	S 03°11'10" E
C45	57.94	02°45'58"	1200.00	S 02°06'57" W
C46	26.37	60°26'40"	25.00	S 28°43'44" E
C47	7.09	16°14'23"	25.00	S 67°04'15" E
C48	110.88	11°30'38"	55.00	S 17°25'08" E
C49	1124.97	13°10'07"	55.00	N 80°30'08" E
C50	16.58	17°16'47"	55.00	S 48°57'34" W
C51	66.36	62°52'51"	55.00	S 89°00'23" W
C52	48.02	50°01'18"	55.00	N 34°50'32" W
C53	11.25	11°43'27"	55.00	N 03°38'09" W
C54	78.81	04°30'55"	1000.00	N 00°01'53" W
C55	90.36	05°10'38"	1000.00	N 04°52'38" W
C56	91.44	05°14'22"	1000.00	N 10°05'05" W
C57	93.38	05°21'07"	1000.00	N 15°22'50" W
C71	162.18	46°27'43"	200.00	N 02°51'08" E
C72	86.51	28°40'53"	160.00	N 05°51'47" W
C73	80.27	32°51'10"	140.00	N 07°52'25" W
C74	46.99	19°15'00"	140.00	S 14°41'00" E
C75	33.28	13°37'10"	140.00	S 01°44'35" W
C76	57.14	20°27'46"	160.00	S 01°40'43" E
C77	23.37	08°22'07"	160.00	S 16°05'40" E
C78	69.03	13°46'37"	200.00	S 10°23'25" E
C79	93.15	26°41'06"	200.00	S 12°50'27" W

LINE	BEARING	DISTANCE
L2	S 78°40'10" W	2.00
L3	S 88°47'13" E	3.00
L4	S 85°31'01" E	3.00
L5	S 78°40'10" W	2.00
L7	N 26°10'59" E	87.18
L8	S 26°10'59" W	13.59
L9	N 13°26'00" W	5.86
L11	N 40°42'00" W	24.39
L12	S 40°42'00" E	24.39
L13	N 44°45'00" E	34.04

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - - 4"x4" CONCRETE MONUMENT (P.R.M. # 4295)
  - - PERMANENT REFERENCE MONUMENT SET
  - - 4"x4" CONCRETE MONUMENT (P.R.M. # 186982)
  - - PERMANENT CONTROL POINT SET
  - - PR. NAIL & DISK (P.C.P. # 186982)
  - SF - AREA OF LOT IN SQUARE FEET
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - CI - CURVE # (SEE CURVE DATA TABLE)
  - LI - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - T.C. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - P.C.P. - PERMANENT CONTROL POINT
  - REF. - REFERENCE
  - NGVD - NATIONAL GEODETIC VERTICAL DATUM
  - LB - LICENSED BUSINESS
  - R/W - RIGHT OF WAY
  - RA - RADIAL LINE
  - NR - NON-RADIAL LINE
  - EL - ELEVATION
  - LA - LOCAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - T - CHORD LENGTH
  - C - CHORD BEARING
  - TAN - TANGENT
  - NAD - NORTH AMERICAN DATUM
  - + - BENCHMARK (TOP OF CONCRETE MONUMENT) (ALSO SEE SHEET 6 OF 6)
  - - CENTERLINE



**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
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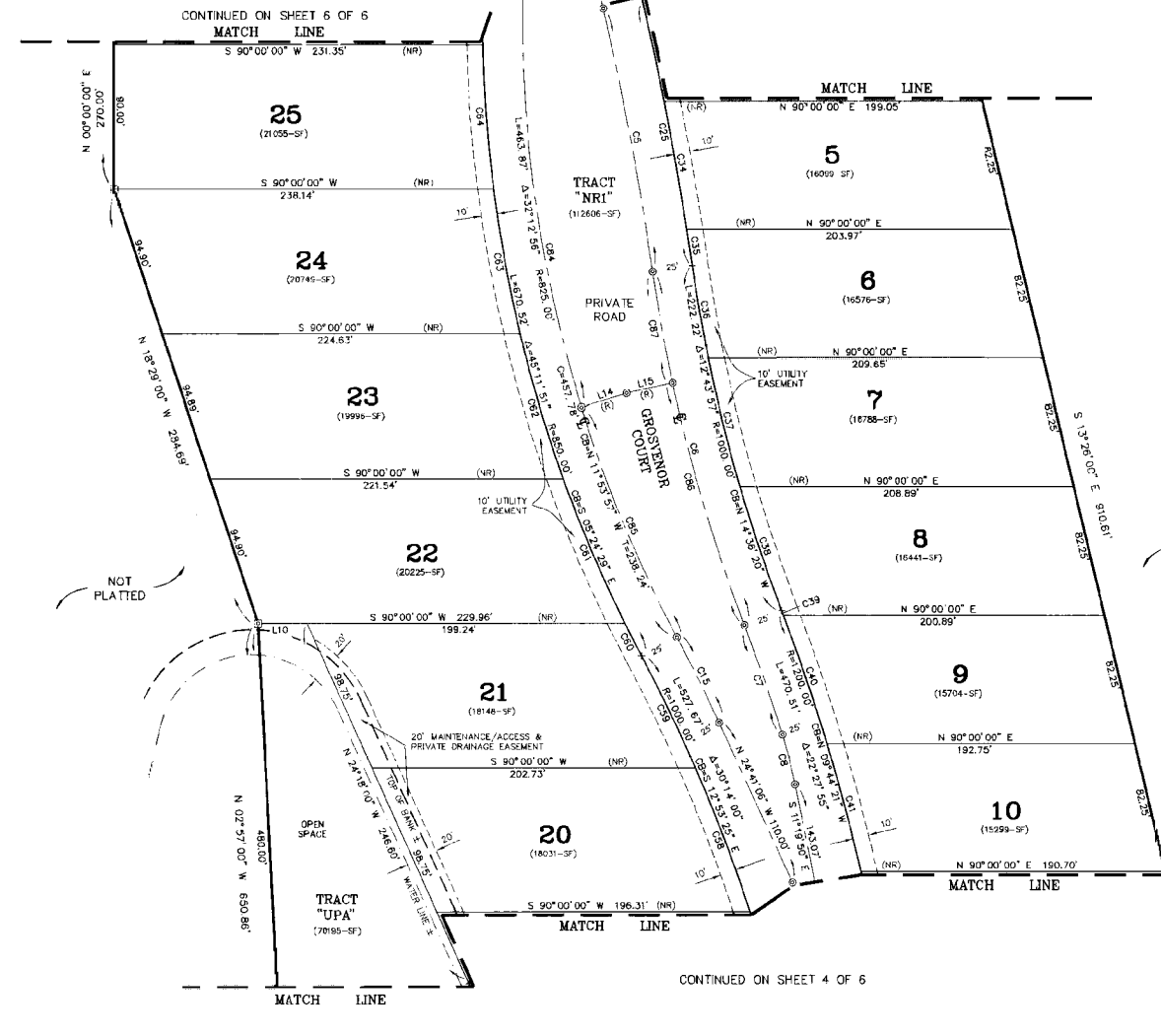
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# GROSVENOR GARDENS

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C5	156.79	04°10'18"	1975.00	166.73	S 10°39'31" E	53.44
C6	227.76	12°41'57"	1025.00	227.31	S 14°36'20" E	114.36
C7	72.29	03°31'21"	1175.00	72.28	S 19°12'34" E	36.16
C8	32.02	06°06'58"	300.00	32.01	S 14°23'19" E	16.03
C15	35.43	03°19'18"	1025.00	35.42	N 28°22'46" W	28.72
C84	308.56	21°23'47"	825.00	308.77	S 06°30'23" E	156.11
C85	153.31	10°47'09"	825.00	153.06	S 22°36'51" E	77.88
C86	122.23	08°47'33"	1025.00	122.14	S 18°54'32" E	78.29
C87	70.49	03°54'24"	1025.00	70.47	N 10°12'34" W	35.46
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	LINE BEARING	DISTANCE
C25	168.86	04°10'18"	2000.00	N 10°39'31" W	L10 S 90°00'00" W	90.73
C14	81.29	02°16'40"	2000.00	S 10°03'25" E	L14 N 72°46'44" E	28.47
C35	22.82	06°39'13"	2000.00	S 08°33'59" E	L15 N 77°49'14" E	23.58
C36	56.31	03°20'20"	1000.00	S 09°54'36" E		
C37	82.45	04°33'21"	1000.00	S 13°55'34" E		
C38	81.46	04°40'02"	1000.00	S 18°38'18" E		
C39	3.04	00°08'42"	1200.00	S 20°53'58" E		
C40	84.53	04°02'13"	1200.00	S 18°48'32" E		
C41	83.77	03°57'03"	1200.00	S 14°48'54" E		
C58	96.32	06°31'08"	1000.00	N 20°48'54" W		
C59	77.36	04°25'57"	1000.00	N 25°47'27" W		
C60	22.90	01°33'31"	850.00	N 27°14'07" W		
C61	97.94	06°36'08"	850.00	N 23°09'44" W		
C62	94.61	06°20'12"	850.00	N 18°41'34" W		
C63	91.55	06°10'18"	850.00	N 13°26'18" W		
C64	90.30	06°05'12"	850.00	N 04°18'34" W		

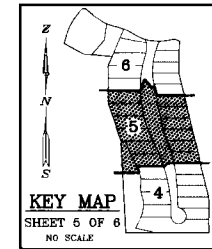


CONTINUED ON SHEET 6 OF 6

CONTINUED ON SHEET 6 OF 6

MATCH LINE

MATCH LINE



NOT PLATTED

### LEGEND:

- - PERMANENT REFERENCE MONUMENT FOUND
- Ⓢ - 4"x4" CONCRETE MONUMENT (P.R.M. # 4295)
- Ⓢ - PERMANENT REFERENCE MONUMENT 5x4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- Ⓢ - PERMANENT CONTROL POINT SET
- Ⓢ - P.M. MAIL & SIGN (P.C.P. # LB6982)
- SF - AREA OF LOT IN SQUARE FEET
- P.O.B. - POINT OF BEGINNING
 C1 - CURVE # (SEE CURVE DATA TABLE) | L1 - LINE # (SEE LINE DATA TABLE) | P.O.C. - POINT OF CURVATURE | P.T. - POINT OF TANGENCY | P.I. - POINT OF INTERSECTION | P.R.C. - POINT OF REVERSE CURVE | P.C.C. - POINT OF COMPOUND CURVE | P.P.M. - PERMANENT REFERENCE MONUMENT | P.C.P. - PERMANENT CONTROL POINT | REF. - REFERENCE | NGVD - NATIONAL GEODETIC VERTICAL DATUM | LD - LICENSED BUSINESS | R/W - RIGHT OF WAY | (R) - RADIAL LINE | (NR) - NON-RADIAL LINE | EL - ELEVATION | ∠ - CENTRAL ANGLE | R - RADIUS | ARC - ARC LENGTH | CL - CHORD LENGTH | T - TANGENT LENGTH | CB - CHORD BEARING | TAN - TANGENT | NAD - NORTH AMERICAN DATUM | DN - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C. (SEE SHEETS 4 & 6 OF 6) | Ⓢ - BENCHMARK (TOP OF CONCRETE MONUMENT) | ± - CENTERLINE |

CONTINUED ON SHEET 4 OF 6

**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# GROSVENOR GARDENS

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

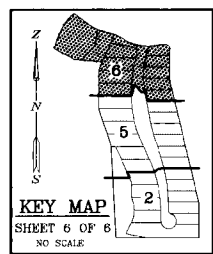
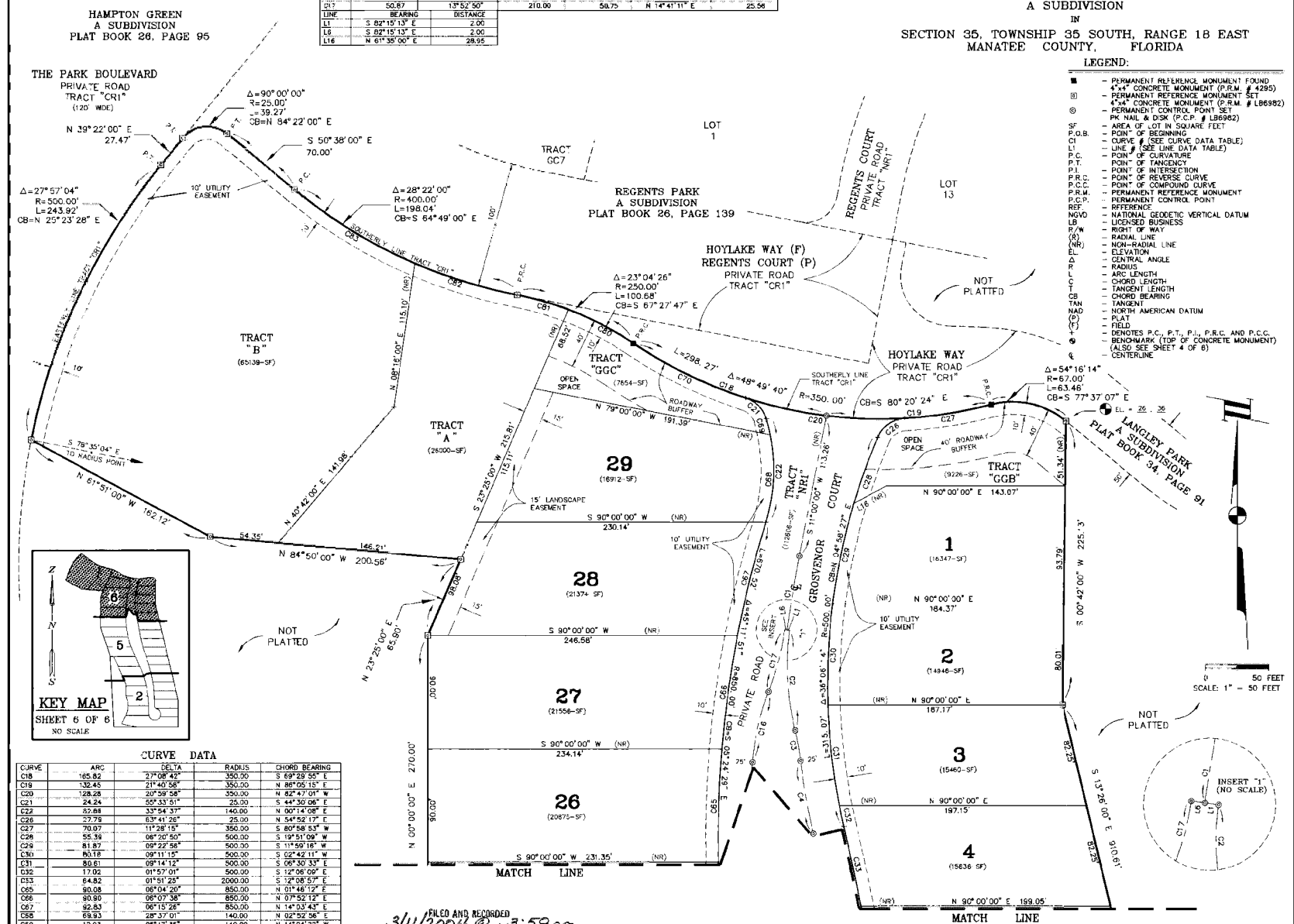
- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - PERMANENT REFERENCE MONUMENT SET
  - PERMANENT REFERENCE MONUMENT (P.R.M. # LB6982)
  - ⊙ PERMANENT CONTROL POINT SET
  - ⊙ PK NAIL & DISK (P.C.P. # LB6882)
  - AREA OF LOT IN SQUARE FEET
  - POINT OF BEGINNING
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C.P. POINT OF COMPOUND CURVE
  - P.R.M.# PERMANENT REFERENCE MONUMENT
  - P.C.P.# PERMANENT CONTROL POINT
  - REF. POINT NATIONAL GEODETIC VERTICAL DATUM
  - LICENSED BUSINESS
  - RIGHT OF WAY
  - RADIAL LINE
  - NON-RADIAL LINE
  - ELEVATION
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - TANGENT
  - NORTH AMERICAN DATUM
  - PLAT
  - FIELD
  - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - BENCHMARK (TOP OF CONCRETE MONUMENT)
  - (ALSO SEE SHEET # OF 6)
  - CENTERLINE

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	59.63	03°15'13"	1050.00	59.62	S 02°22'23" W	29.82
C2	79.77	21°45'54"	210.00	79.28	S 03°08'10" E	40.37
C3	24.45	07°22'56"	190.00	24.44	S 10°18'54" E	12.24
C4	58.54	08°29'58"	365.00	58.91	S 05°59'41" E	28.90
C16	57.76	17°28'06"	190.00	57.54	N 12°55'03" E	29.11
C17	50.87	13°52'50"	210.00	50.75	N 14°41'11" E	25.98

LINE	BEARING	DISTANCE
L1	S 82°15'13" E	2.00
L8	S 82°15'13" E	2.00
L16	N 61°35'00" E	29.95



**CURVE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C18	165.82	27°08'42"	350.00	S 69°26'55" E
C19	132.45	21°43'36"	350.00	N 86°05'15" E
C20	128.68	20°59'36"	350.00	N 82°47'00" W
C21	24.24	50°33'51"	25.00	S 44°30'06" E
C22	85.88	33°54'37"	140.00	N 00°14'08" E
C26	23.76	03°41'26"	25.00	N 54°52'17" E
C27	70.07	11°28'15"	350.00	S 80°58'53" W
C28	55.39	06°20'50"	500.00	S 19°51'09" W
C29	81.87	09°22'58"	500.00	S 11°59'18" W
C30	80.18	09°11'15"	500.00	S 02°42'11" W
C31	80.61	09°14'12"	500.00	S 06°30'33" E
C32	17.02	01°57'01"	500.00	S 12°06'00" E
C33	64.82	01°51'25"	2000.00	S 12°06'00" E
C35	90.08	06°04'20"	850.00	N 01°46'12" E
C36	90.90	06°07'38"	850.00	N 07°52'12" E
C37	92.83	06°15'26"	850.00	N 14°03'44" E
C38	69.93	28°37'01"	140.00	N 02°52'56" E
C39	12.83	05°17'36"	140.00	N 14°04'22" W
C40	89.92	16°21'27"	350.00	N 64°06'18" W
C41	58.23	13°20'43"	250.00	S 62°35'50" E
C42	42.45	09°43'43"	250.00	S 74°08'06" E
C43	85.40	12°13'58"	400.00	S 72°53'01" E
C44	112.84	16°08'02"	400.00	S 58°42'01" E

3/11/2004 @ 3:58pm  
FILED AND RECORDED  
BY SHARON OLSON  
MANATEE COUNTY, FLA.

CONTINUED ON SHEET 5 OF 6

ZOLLER, NAJJAR & SHROYER, L.C.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 96 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angeline "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



518027

DESCRIPTION

FROM THE S.W. CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 00° 00' 00" W, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 220.12 FEET; THENCE N 89° 58' 54" E, A DISTANCE OF 1086.14 FEET TO THE POINT OF BEGINNING; THENCE N 50° 38' 00" W, A DISTANCE OF 187.30 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 50° 38' 00" W, AT A DISTANCE OF 80.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 12' 00", A DISTANCE OF 67.30 FEET TO THE P.T. OF SAID CURVE; THENCE N 08° 50' 00" W, A DISTANCE OF 48.90 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 48' 00", A DISTANCE OF 188.94 FEET TO THE P.T. OF SAID CURVE; THENCE N 72° 35' 00" W, A DISTANCE OF 68.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 59' 34", A DISTANCE OF 180.54 FEET; THENCE N 31° 42' 00" E, A DISTANCE OF 20.09 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 31° 42' 00" E, AT A DISTANCE OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 78.54 FEET; THENCE S 31° 42' 00" W, A DISTANCE OF 30.60 FEET; THENCE N 33° 17' 00" W, A DISTANCE OF 206.11 FEET; THENCE N 69° 02' 00" E, A DISTANCE OF 53.93 FEET; THENCE N 22° 00' 00" E, A DISTANCE OF 67.59 FEET; THENCE S 82° 46' 00" E, A DISTANCE OF 89.35 FEET; THENCE N 61° 08' 00" E, A DISTANCE OF 61.28 FEET; THENCE N 37° 34' 00" E, A DISTANCE OF 67.31 FEET; THENCE N 08° 42' 00" E, A DISTANCE OF 98.66 FEET; THENCE N 70° 30' 00" E, A DISTANCE OF 50.00 FEET; THENCE S 19° 30' 00" E, A DISTANCE OF 68.65 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 03' 00", A DISTANCE OF 150.27 FEET TO THE P.T. OF SAID CURVE; THENCE S 62° 33' 00" E, A DISTANCE OF 42.68 FEET; THENCE N 34° 14' 00" E, A DISTANCE OF 148.67 FEET; THENCE S 72° 48' 00" E, A DISTANCE OF 103.85 FEET; THENCE S 89° 41' 00" E, A DISTANCE OF 180.00 FEET; THENCE N 58° 18' 00" E, A DISTANCE OF 261.00 FEET; THENCE S 25° 32' 00" E, A DISTANCE OF 278.37 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 57° 04' 34" W, AT A DISTANCE OF 390.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 02' 26", A DISTANCE OF 279.35 FEET TO THE P.T. OF SAID CURVE; THENCE N 08° 07' 00" W, A DISTANCE OF 1125.69 FEET; THENCE N 03° 58' 48" W, A DISTANCE OF 180.42 FEET; THENCE N 08° 07' 00" W, A DISTANCE OF 241.70 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1800.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 26' 32", A DISTANCE OF 328.05 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 21' 08", A DISTANCE OF 434.61 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 58' 43", A DISTANCE OF 183.80 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 01' 53", A DISTANCE OF 111.92 FEET TO THE P.T. OF SAID CURVE; THENCE N 13° 14' 00" W, A DISTANCE OF 445.52 FEET; THENCE N 76° 46' 00" E, A DISTANCE OF 120.00 FEET; THENCE S 13° 14' 00" E, A DISTANCE OF 650.00 FEET; THENCE S 08° 19' 00" E, A DISTANCE OF 100.00 FEET; THENCE S 13° 14' 00" E, A DISTANCE OF 198.41 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 42' 00", A DISTANCE OF 433.23 FEET TO THE P.T. OF SAID CURVE; THENCE S 02° 28' 00" W, A DISTANCE OF 515.93 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 35' 00", A DISTANCE OF 184.71 FEET TO THE P.T. OF SAID CURVE; THENCE S 08° 07' 00" E, A DISTANCE OF 691.36 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 29' 00", A DISTANCE OF 422.66 FEET TO THE P.T. OF SAID CURVE; THENCE S 39° 22' 00" W, A DISTANCE OF 1451.32 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 28' 00", A DISTANCE OF 414.22 FEET TO THE P.T. OF SAID CURVE; THENCE S 08° 08' 00" E, A DISTANCE OF 413.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 58' 32", A DISTANCE OF 357.82 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 20' 49", A DISTANCE OF 236.96 FEET TO THE P.T. OF SAID CURVE; THENCE S 00° 31' 43" W, A DISTANCE OF 325.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 39.27 FEET TO THE SOUTH LINE OF SAID SECTION 35 AND THE NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY; THENCE N 89° 26' 17" E, ALONG SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE, A DISTANCE OF 170.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 00° 31' 43" E, AT A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE N 00° 31' 43" E, A DISTANCE OF 325.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 20' 49", A DISTANCE OF 275.38 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 58' 32", A DISTANCE OF 301.32 FEET TO THE P.T. OF SAID CURVE; THENCE N 08° 06' 00" W, A DISTANCE OF 413.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 28' 00", A DISTANCE OF 515.93 FEET TO THE P.T. OF SAID CURVE; THENCE N 39° 22' 00" E, A DISTANCE OF 527.87 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 26 AND 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

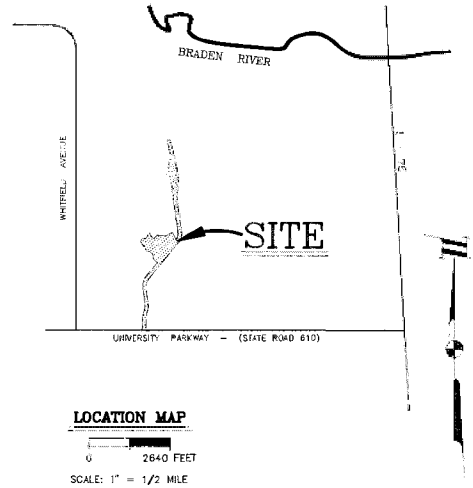
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 35.00 ACRES, MORE OR LESS.

# HAMPTON GREEN

## A SUBDIVISION

IN  
SECTIONS 26 AND 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 14<sup>TH</sup> DAY OF January, 1992.

*Kathy A. Small*  
CHAIRMAN BOARD OF  
COUNTY COMMISSIONERS

ATTEST:  
*[Signature]*  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, JAMES R. SCHIER, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AND ON BEHALF OF WOODLANDS COUNTRY CLUB ASSOCIATES DO HEREBY CERTIFY OWNERSHIP BY SAID GENERAL PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "HAMPTON GREEN", A SUBDIVISION AND THE PARTNERSHIP DOES HEREBY DEDICATE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE EASEMENT DESCRIPTIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 29<sup>TH</sup> DAY OF October, 1991.

WOODLANDS COUNTRY CLUB ASSOCIATES  
BY: WOODLANDS COUNTRY CLUB  
MANAGEMENT, INC., AS GENERAL PARTNER

*James R. Schier*  
BY: JAMES R. SCHIER,  
AS PRESIDENT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>TH</sup> DAY OF October, 1991 BY JAMES R. SCHIER, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP.

*[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
203/12 DEBBY LAKIS

MY COMMISSION EXPIRES: 203/12

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

I, H. B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 26, PAGES 25 TO 27, 98, 99 AND 100, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 14<sup>TH</sup> DAY OF January, 1992.

*[Signature]*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

Inst. Number: 202341098401 Page 97 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HAMPTON GREEN

## A SUBDIVISION

IN  
SECTION 28 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, SHOWN AS HAVING A BEARING OF N 00°D'10" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C" AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
4. ELEVATIONS ARE BASED ON NVD 1929 MEAN SEA LEVEL DATUM, ELEVATION OF 23.041 (SECOND ORDER LEVELS), BENCH MARK "K-186", AS PUBLISHED, LOCATED AT SARASOTA-BRADENTON, AIRPORT.
5. TRACT "CR1" ("THE PARK BOULEVARD") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
6. TRACT "NR1" ("HAMPTON COURT"), TRACTS "NR2" AND "NR3" ("BERKSHIRE LANE"), AND TRACT "NR4" ("ADDINGTON PLACE") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR HAMPTON GREEN" (THE "HAMPTON GREEN RESTRICTIONS").
7. TRACT "UPA" BEING AN OPEN SPACE AREA, IS PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
8. TRACTS "HGA," "HGB," "HGC," AND "HGE" (COLLECTIVELY KNOWN AS "HAMPTON GREEN"), BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR HAMPTON GREEN SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE HAMPTON GREEN RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE HAMPTON GREEN RESTRICTIONS.
9. TRACT "HBD" (KNOWN AS "HAMPTON GREEN COMMONS"), BEING A RECREATIONAL AND OPEN SPACE AREA, IS PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR HAMPTON GREEN SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE HAMPTON GREEN RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE HAMPTON GREEN RESTRICTIONS.
10. REFER TO OFFICIAL RECORD BOOK 1316, PAGES 1734 THRU 1773, FOR OFFSITE PRIVATE DRAINAGE AND UTILITY EASEMENTS.

### EASEMENT DESCRIPTIONS

#### PRIVATE LOT LINE EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT AND SIDE LOT LINES, AND TEN (10) FEET ALONG ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

WOODLANDS COUNTRY CLUB ASSOCIATES DOES HEREBY GRANT TO ALL OWNERS OF PROPERTY IN HAMPTON GREEN SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "CR1" ("THE PARK BOULEVARD"), TRACT "NR1" ("HAMPTON COURT"), TRACTS "NR2" AND "NR3" ("BERKSHIRE LANE"), AND TRACT "NR4" ("ADDINGTON PLACE") AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

WOODLANDS COUNTRY CLUB ASSOCIATES DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY, FLORIDA POWER & LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "CR1" ("THE PARK BOULEVARD"), TRACT "NR1" ("HAMPTON COURT"), TRACTS "NR2" AND "NR3" ("BERKSHIRE LANE"), AND TRACT "NR4" ("ADDINGTON PLACE") AS SHOWN ON THIS PLAT.

#### FPL UTILITY EASEMENT

WOODLANDS COUNTRY CLUB ASSOCIATES DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NONEXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "10' FLORIDA POWER & LIGHT EASEMENT."

#### PRIVATE DRAINAGE EASEMENT

WOODLANDS COUNTRY CLUB ASSOCIATES DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NONEXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT."

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS AND THE PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN INSTALLED.

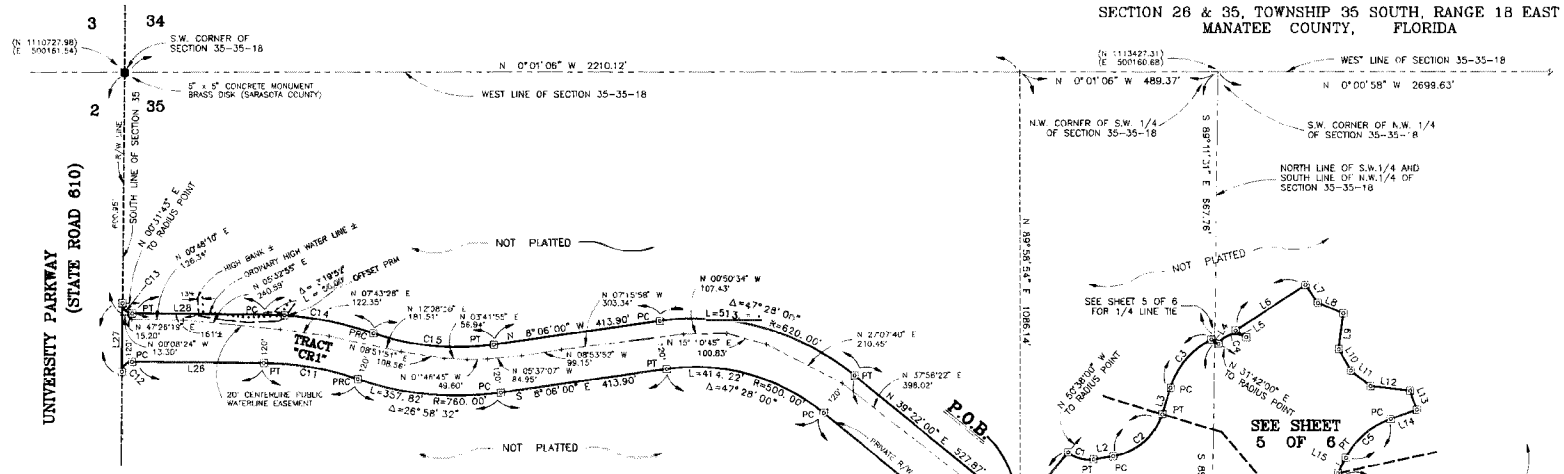
DATE OF CERTIFICATION: 10-28-91

SIGNATURE:   
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 324

OVERALL BOUNDARY LAYOUT

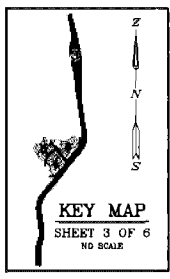
HAMPTON GREEN  
A SUBDIVISION

SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



LINE AND CURVE DATA

LINE	BEARING	DISTANCE	CURVE	ARC	DELTA	RADIUS
L1	N 50° 38' 00" W	187.35	C1	67.30	48° 12' 00"	80.05
L2	N 8° 50' 00" W	49.95	C2	166.94	63° 46' 00"	156.16
L3	N 72° 36' 00" W	68.93	C3	160.54	45° 59' 34"	200.00
L4	N 31° 42' 00" E	20.59	C4	20.59	90° 00' 00"	78.54
L5	S 31° 42' 00" W	30.63	C5	150.27	43° 03' 00"	200.00
L6	N 33° 12' 00" W	268.11	C6	279.35	41° 02' 26"	390.00
L7	N 55° 02' 00" E	53.93	C7	328.05	10° 26' 32"	1800.00
L8	N 22° 00' 00" E	67.59	C8	183.20	14° 59' 43"	700.00
L9	S 82° 46' 00" E	89.35	C9	111.92	16° 01' 53"	400.00
L10	N 61° 08' 00" E	61.28	C10	184.71	10° 35' 00"	1000.00
L11	N 37° 34' 00" E	61.51	C11	236.96	18° 20' 49"	740.00
L12	N 6° 42' 00" E	88.64	C12	39.27	90° 00' 00"	25.00
L13	N 70° 30' 00" E	50.00	C13	39.27	90° 00' 00"	25.00
L14	S 19° 33' 00" E	60.05	C14	275.39	18° 20' 49"	860.00
L15	S 62° 33' 00" E	42.68	C15	361.32	26° 58' 32"	640.00
L16	N 34° 14' 00" E	148.87	C16	126.27	9° 38' 47"	750.00
L17	S 72° 48' 00" E	103.85	C17	69.21	59° 37' 12"	25.00
L18	S 85° 4' 00" E	190.00	C18	97.58	69° 25' 00"	33.00
L19	N 58° 18' 00" E	261.00				
L20	S 25° 32' 00" E	278.37				
L21	N 3° 56' 46" W	150.42				
L22	N 8° 07' 00" W	241.70				
L23	N 76° 46' 00" E	120.00				
L24	S 64° 32' 00" E	100.00				
L25	S 13° 14' 00" E	196.41				
L26	S 0° 31' 43" W	325.00				
L27	N 89° 26' 17" W	170.00				
L28	N 0° 31' 43" E	325.00				
L29	N 8° 07' 00" W	227.10				
L30	S 13° 14' 00" E	300.52				
L31	S 2° 28' 00" W	302.26				

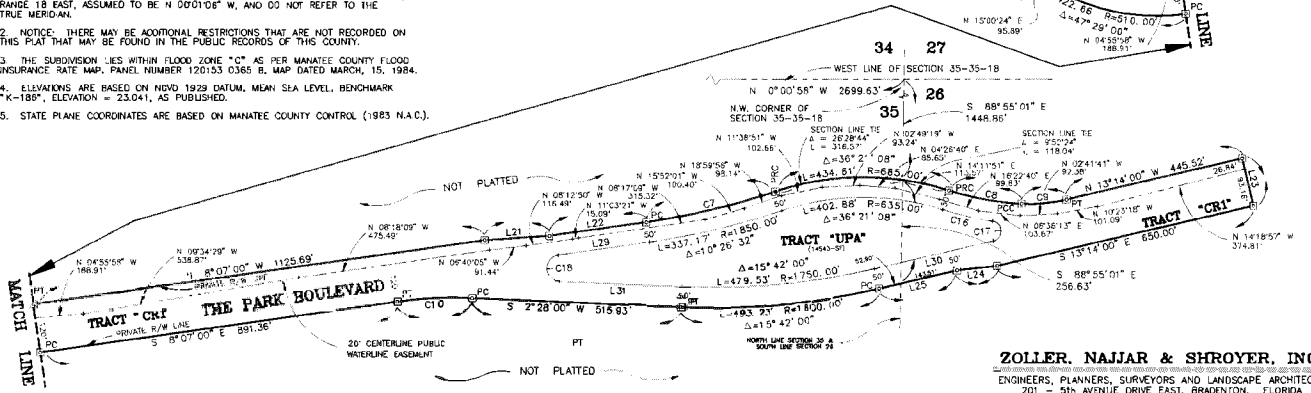


NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 0° 00' 00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SUBDIVISION LIES WITHIN FLOOD ZONE "C" AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH, 15, 1984.
- ELEVATIONS ARE BASED ON NVD 1929 DATUM, MEAN SEA LEVEL, BENCHMARK "K-180", ELEVATION = 23.041, AS PUBLISHED.
- STATE PLANE COORDINATES ARE BASED ON MANATEE COUNTY CONTROL (1983 N.A.C.).

LEGEND:

- PM - PERMANENT REFERENCE MONUMENT SET
- CM - 4" x 4" CONCRETE MONUMENT (PRM # 1324)
- (R) - RADIAL LINE
- (NR) - NON-RADIAL LINE
- CA - CENTRAL ANGLE
- L - ARC LENGTH
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PRC - POINT OF REVERSE CURVE
- C - CURVE # (SEE CURVE DATA TABLE)
- LI - LINE # (SEE LINE DATA TABLE)
- BM - BENCHMARK
- Q - TOP OF PIN IN CONCRETE MONUMENT (ALSO SEE SHEETS 4 AND 6 OF 6)



ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

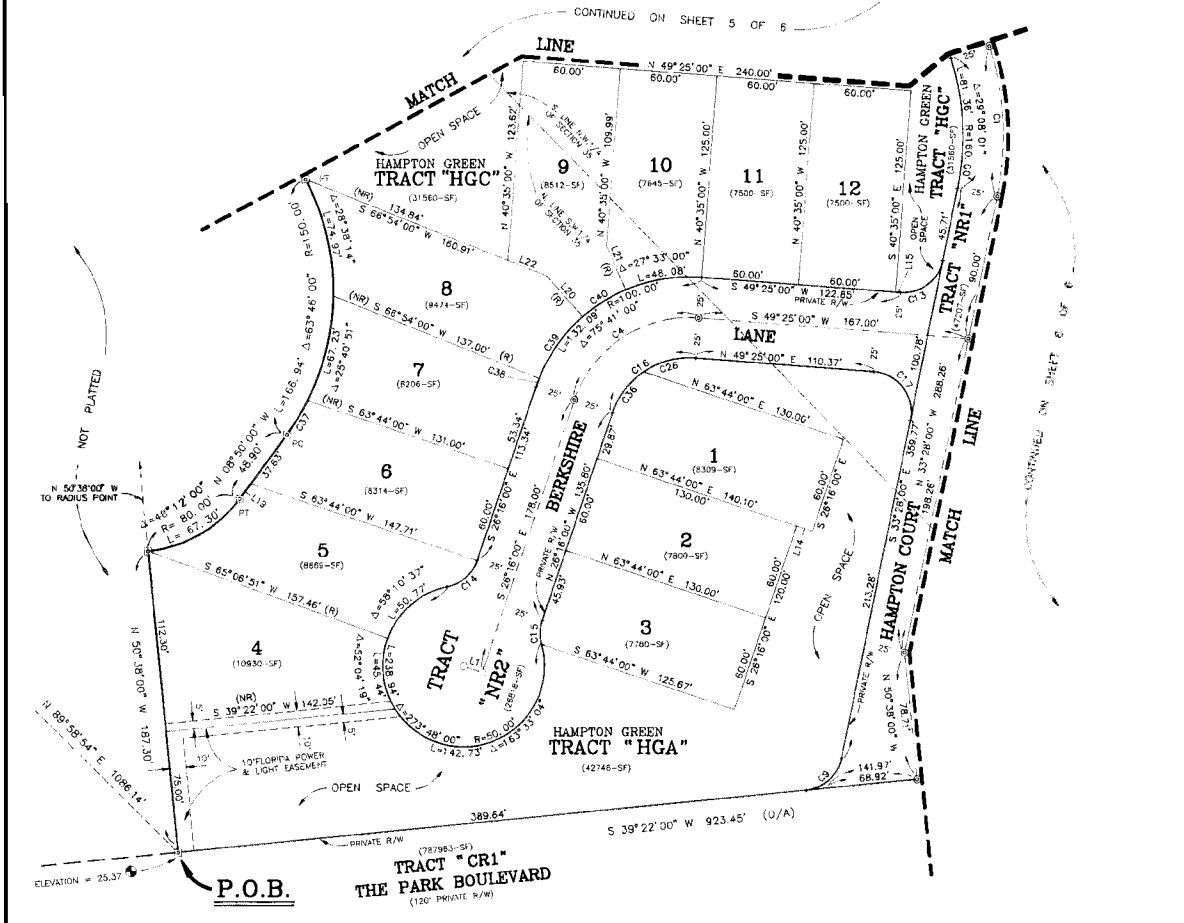
Inst. Number: 202341098401 Page 99 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HAMPTON GREEN

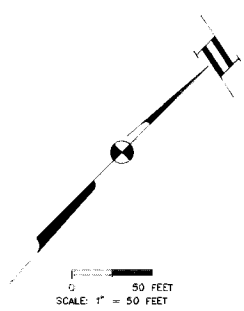
## A SUBDIVISION

SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA					
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	TAN LENGTH
C1	93.91	29°05'00"	185.00	92.90	N 48°07'30" W 47.99
C4	99.07	75°41'00"	75.00	92.02	S 11°34'30" W 58.26
C8	31.78	72°50'00"	25.00		
C13	36.16	92°53'00"	25.00	L1	S 63°44'00" W 12.00
C14	25.99	59°33'23"	25.00	L14	S 63°44'00" W 10.16
C15	14.94	34°14'32"	25.00	L15	N 49°25'00" E 2.85
C16	66.05	75°41'00"	30.00	L19	S 8°50'00" E 11.27
C17	42.38	97°07'00"	25.00	L20	N 86°04'00" W 33.42
C26	33.70	34°37'15"	50.00	L21	N 68°08'00" W 29.72
C36	32.34	37°03'47"	50.00	L22	N 68°54'00" E 26.07
C37	24.74	9°26'55"	150.00		
C38	5.53	3°10'00"	100.00		
C39	47.18	27°02'00"	100.00		
C40	31.36	17°56'00"	100.00		



- LEGEND:**
- ⊕ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊗ - PERMANENT CONTROL POINT
  - ⊙ - NAIL & DISK (COP # 1324)
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - (O/A) - OVERALL DISTANCE
  - ∠ - CENTRAL ANGLE
  - ⊙ - RADIUS
  - ⌒ - ARC LENGTH
  - ⊙ - POINT OF CURVATURE
  - ⊙ - POINT OF TANGENCY
  - ⊙ - AREA OF LOT IN SQUARE FEET
  - ⊙ - POINT OF BEGINNING
  - ⊙ - CURVE # (SEE CURVE DATA TABLE)
  - ⊙ - LINE # (SEE LINE DATA TABLE)
  - ⊙ - BENCHMARK
  - ⊙ - TOP OF 100 IN. CONCRETE MONUMENT (ALSO SEE SHEETS 3 AND 6 OF 6)
  - ⊙ - 5/8" 1401 RCD AND CAP SET (L.R.# 22.50) PERMANENT CONTROL POINT



- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°0'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
  4. ELEVATIONS ARE BASED ON NGVD 1929 DATUM, MEAN SEA LEVEL, BENCHMARK "X-186", ELEVATION = 23.041, AS PUBLISHED.

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

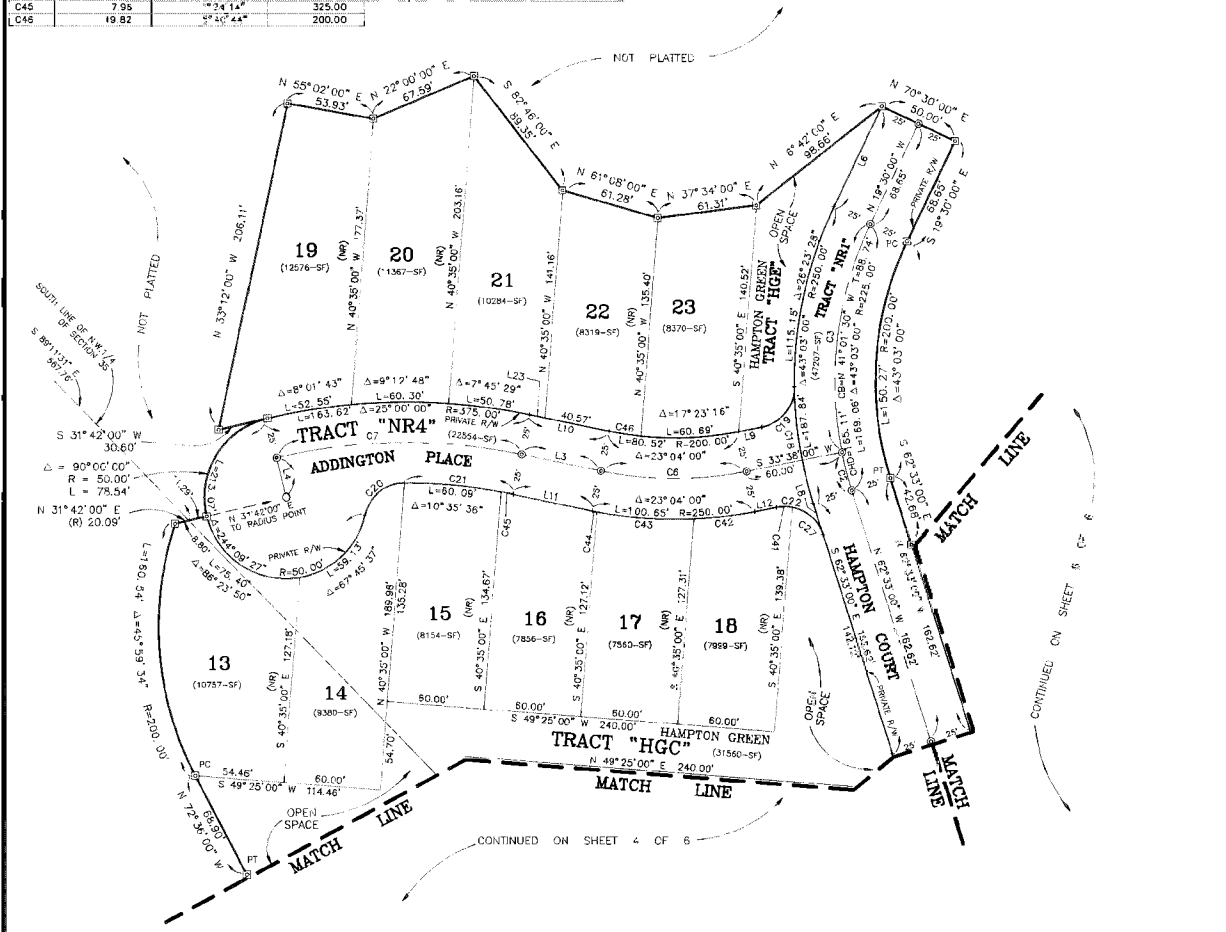
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 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

**CURVE AND LINE DATA**

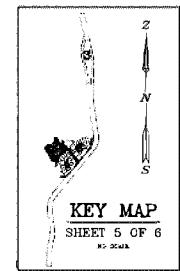
CURVE	APC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C2	24.28	8°11'00"	225.00	24.27	N 58°27'30" W	12.15
C3	144.78	36°55'00"	225.00	142.29	N 37°56'50" W	74.99
C6	90.58	28°24'00"	225.00	88.97	S 45°10'00" W	45.91
C7	152.72	25°00'00"	350.00	151.51	S 44°12'00" W	77.59
C18	72.69	16°29'30"	250.00			
C19	34.70	7°31'25"	25.00	L3	S 58°42'00" W	50.00
C20	33.87	7°29'00"	25.00	L4	S 58°18'00" E	25.00
C21	68.05	14°58'00"	325.00	L6	S 19°30'00" W	68.65
C22	38.57	8°15'00"	25.00	L8	N 62°33'00" W	20.50
C27	26.97	11°48'30"	25.00	L9	S 33°38'00" W	14.58
C41	9.80	2°20'00"	25.00	L10	S 58°42'00" W	50.00
C42	37.99	8°42'30"	250.00	L11	N 58°42'00" E	50.00
C43	60.15	13°41'00"	250.00	L12	N 33°38'00" E	13.81
C44	2.5'	0°34'32"	250.00	L23	S 58°42'00" W	9.43
C45	7.95	0°24'14"	325.00			
C48	19.82	4°10'24"	200.00			

**HAMPTON GREEN**  
 A SUBDIVISION

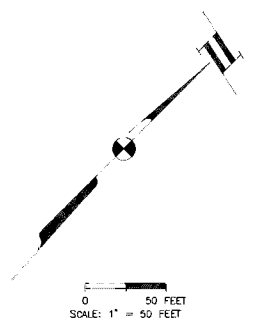
IN  
 SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



- LEGEND:**
- ⊙ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - 4" CONCRETE MONUMENT (PPM # 1324)
  - ⊙ - PERMANENT CONTROL POINT
  - ⊙ - 4" GALV. & DISK (POP # 1324)
  - - RADIAL LINE
  - - NON RADIAL LINE
  - - OVERALL DISTANCE
  - - AREA OF LOT IN SQUARE FEET
  - - CENTRAL ANGLE
  - - RADIUS
  - - ARC LENGTH
  - - CHORD LENGTH
  - - TANGENT LENGTH
  - - CHORD BEARING
  - - POINT OF CURVATURE
  - - POINT OF TANGENCY
  - - POINT OF REVERSE CURVE
  - - CURVE # (SEE CURVE DATA TABLE)
  - - LINE # (SEE CURVE DATA TABLE)
  - - BENCHMARK
  - - (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEETS 3, 4 AND 5 OF 6)
  - - 5/8" IRON ROD AND CAP SET (L.B.# 2230) PERMANENT CONTROL POINT



- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°01'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120193 0365 E, MAP DATED MARCH 15, 1984.
  4. ELEVATIONS ARE BASED ON NVD 1929 DATUM, MEAN SEA LEVEL. BENCHMARK \*K-186, ELEVATION = 23.041, AS PUBLISHED.



**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 102 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	83.91	29° 05' 00"	183.00	92.00	N 48° 50' 30" W	41.99
C5	90.92	14° 53' 00"	350.00	24.27	N 58° 22' 30" W	12.15
LINE BEARING DISTANCE						
C8	39.02	89° 26' 00"	25.00	L2	S 25° 42' 00" E	25.00
C10	38.51	88° 15' 00"	25.00	L2	S 33° 28' 00" W	33.37
C11	29.24	67° 01' 09"	25.00	L5	S 64° 18' 30" W	87.00
C12	42.38	107° 17' 50"	25.00	L7	N 67° 34' 00" W	43.58
C23	34.42	75° 53' 50"	25.00	L13	S 56° 18' 00" W	19.60
C24	34.59	67° 05' 54"	325.00	L16	N 7° 58' 00" W	27.39
C25	43.05	6° 26' 34"	390.00	L17	N 32° 10' 00" E	48.62
C28	7.95	18° 13' 30"	25.00	L18		
C29	27.49	47° 43' 00"	375.00			
C30	9.50	1° 25' 54"	375.00			
C31	15.48	17° 44' 00"	50.00			
C32	35.02	40° 09' 00"	50.00			
C33	35.02	40° 09' 00"	50.00			
C34	35.02	40° 09' 00"	50.00			
C35	7.17	1° 15' 53"	325.00			

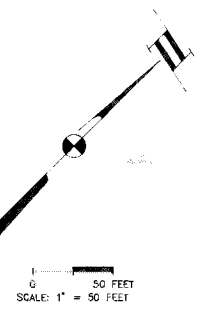
# HAMPTON GREEN

## A SUBDIVISION

SECTION 28 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

- LEGEND:**
- (M) - PERMANENT REFERENCE MONUMENT SET
  - (C) - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - (P) - PERMANENT CONTROL POINT
  - (R) - RAIL & DISK (PCP # 1324)
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - (O/A) - OVERALL DISTANCE
  - (S) - AREA OF LOT IN SQUARE FEET
  - (A) - CENTRAL ANGLE
  - (R) - RADIUS
  - (L) - ARC LENGTH
  - (PC) - POINT OF CURVATURE
  - (PT) - POINT OF TANGENCY
  - (PRC) - POINT OF REVERSE CURVE
  - (C1) - CURVE # (SEE CURVE DATA TABLE)
  - (L2) - LINE # (SEE LINE DATA TABLE)
  - (B) - BENCHMARK
  - (P) - TOP OF PIN IN CONCRETE MONUMENT (ALSO SEE SHEETS 3 AND 4 OF 6)
  - (O) - 5/8" IRON ROD AND CAP SET
  - (P) - 1/8" BY 22.50" PERMANENT CONTROL POINT

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00° 01' 00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 20153 0365 B, MAP DATED MARCH 15, 1984.
  - ELEVATIONS ARE BASED ON NAD83 DATUM, MEAN SEA LEVEL, BENCHMARK "K-185", ELEVATION = 23.04', AS PUBLISHED.



**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

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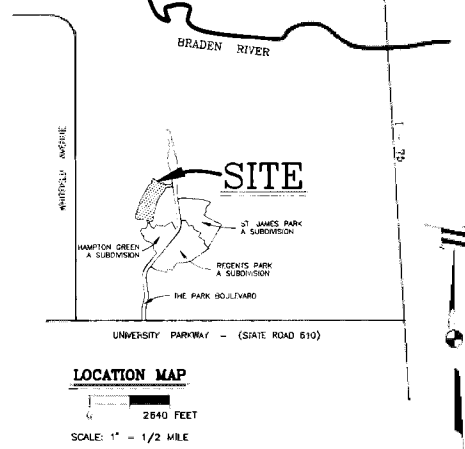
# HAMPTON GREEN

## UNIT II A SUBDIVISION

### DESCRIPTION

BEGIN AT THE N.W. CORNER OF TRACT "NRI" OF HAMPTON GREEN, A SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGE 95 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 19°30'00" W, A DISTANCE OF 24.35 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'03", A DISTANCE OF 84.72 FEET; THENCE N 88°21'00" W, A DISTANCE OF 204.82 FEET; THENCE N 01°39'00" E, A DISTANCE OF 15.00 FEET; THENCE N 88°21'00" W, A DISTANCE OF 120.00 FEET; THENCE N 01°39'00" E, A DISTANCE OF 11.99 FEET; THENCE N 62°32'00" W, A DISTANCE OF 66.65 FEET; THENCE N 01°39'00" E, A DISTANCE OF 133.00 FEET; THENCE N 83°29'00" E, A DISTANCE OF 32.16 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 83°29'00" E, AT A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°58'00", A DISTANCE OF 52.33 FEET; THENCE N 36°33'00" W, A DISTANCE OF 18.88 FEET; THENCE N 10°05'00" E, A DISTANCE OF 351.75 FEET; THENCE N 29°37'00" E, A DISTANCE OF 637.88 FEET; THENCE N 88°06'00" E, A DISTANCE OF 50.76 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 88°06'00" E, AT A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°01'00", A DISTANCE OF 54.99 FEET; THENCE N 28°53'00" W, A DISTANCE OF 44.88 FEET; THENCE N 29°37'00" E, A DISTANCE OF 134.11 FEET; THENCE S 57°54'00" E, A DISTANCE OF 335.03 FEET; THENCE N 32°06'00" E, A DISTANCE OF 57.85 FEET; THENCE S 57°54'00" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 57°54'00" E, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°49'21", A DISTANCE OF 40.94 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°23'39", A DISTANCE OF 63.52 FEET TO THE P.T. OF SAID CURVE; THENCE N 81°53'00" W, A DISTANCE OF 169.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°39'33", A DISTANCE OF 49.88 FEET TO THE WEST LINE OF TRACT "CR1" OF SAID HAMPTON GREEN, A SUBDIVISION; THENCE S 03°56'46" E, ALONG SAID WEST LINE, A DISTANCE OF 155.33 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 81°53'00" W, AT A DISTANCE OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE S 81°53'00" W, A DISTANCE OF 167.33 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°31'00", A DISTANCE OF 43.69 FEET; THENCE S 04°24'00" W, A DISTANCE OF 31.45 FEET; THENCE S 31°53'00" W, A DISTANCE OF 341.29 FEET; THENCE S 78°42'00" W, A DISTANCE OF 25.92 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 78°42'00" W, AT A DISTANCE OF 50.00 FEET; THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°58'00", A DISTANCE OF 70.66 FEET; THENCE S 20°20'00" E, A DISTANCE OF 19.96 FEET; THENCE S 31°53'00" W, A DISTANCE OF 43.65 FEET; THENCE S 19°50'00" W, A DISTANCE OF 95.12 FEET; THENCE S 13°32'00" W, A DISTANCE OF 445.25 FEET; THENCE S 10°55'00" W, A DISTANCE OF 141.50 FEET; THENCE S 77°49'15" W, A DISTANCE OF 115.57 FEET; THENCE S 19°30'00" E, A DISTANCE OF 24.35 FEET TO THE N.E. CORNER OF AFORESAID TRACT "NRI"; THENCE S 19°30'00" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 26, PAGES 1097, 1098, 1099, 1100, 1101, 1102, 1103 AND 1104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 24 DAY OF JUNE, 1992.

*Katherine Siles*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, KABARA CORPORATION N.V., A NETHERLANDS ANTILLES CORPORATION, ISLAND INVESTMENT PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND WILLIAM T. HARRISON, JR., AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED JANUARY 24, 1986, AND UNDER DEED RECORDED IN OFFICIAL RECORDS BOOK 1135, PAGE 285, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DO HEREBY CERTIFY OWNERSHIP BY SAID TRUSTEE CORPORATION AND PARTNERSHIPS OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "HAMPTON GREEN, UNIT II, A SUBDIVISION, AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE TRUSTEE, CORPORATION, AND PARTNERSHIPS HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAMES THIS 27 DAY OF MARCH, 1992.

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 24 DAY OF JUNE, 1992.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
*Ray P. Baker*  
CHAIRMAN

ATTEST:  
*R. B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

### CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED

WOODLANDS COUNTRY CLUB ASSOCIATES  
BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*Debra V. DeLoach* (SIGNATURE) *Cheri Seay* (SIGNATURE)  
*Debra V. DeLoach* (PRINT NAME) *Cheri Seay* (PRINT NAME)

KABARA CORPORATION N.V.  
BY: *William T. Harrison, Jr.*  
WILLIAM T. HARRISON, JR., AS ITS ATTORNEY-IN-FACT

WITNESSES:  
*William T. Harrison, Jr.* (SIGNATURE) *Sandra W. Altman* (SIGNATURE)  
*M. Rebecca Clayton* (PRINT NAME) *Sandra W. Altman* (PRINT NAME)

ISLAND INVESTMENT PROPERTIES, LTD.  
BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*James R. Schier* (SIGNATURE) *Cheri Seay* (SIGNATURE)  
*James R. Schier* (PRINT NAME) *Cheri Seay* (PRINT NAME)

BY: *William T. Harrison, Jr.*  
WILLIAM T. HARRISON, JR., AS TRUSTEE AFORESAID

WITNESSES:  
*M. Rebecca Clayton* (SIGNATURE) *Sandra W. Altman* (SIGNATURE)  
*M. Rebecca Clayton* (PRINT NAME) *Sandra W. Altman* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF MARCH, 1992, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP.

MY COMMISSION EXPIRES 12/25/94  
STATE OF FLORIDA)  
COUNTY OF SARASOTA) SS  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
OFFICIAL SEAL  
Cheri A. Seay  
Dec. 25, 1994  
Comm. No. CC 073123

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF MARCH, 1992, BY WILLIAM T. HARRISON, JR., WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS ATTORNEY-IN-FACT FOR KABARA CORPORATION N.V., A NETHERLANDS ANTILLES CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 2-15-95  
STATE OF FLORIDA)  
COUNTY OF MANATEE) SS  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
OFFICIAL SEAL  
M. Rebecca Clayton  
Dec. 25, 1994  
Comm. No. CC 073123

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF MARCH, 1992, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS PRESIDENT OF SUNCOAST REALTY MANAGEMENT COMPANY, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF ISLAND INVESTMENT PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP.

MY COMMISSION EXPIRES 12/25/94  
STATE OF FLORIDA)  
COUNTY OF SARASOTA) SS  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
OFFICIAL SEAL  
Cheri A. Seay  
Dec. 25, 1994  
Comm. No. CC 073123

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF MARCH, 1992, BY WILLIAM T. HARRISON, JR., WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS TRUSTEE AFORESAID.

MY COMMISSION EXPIRES 2-15-95  
STATE OF FLORIDA)  
COUNTY OF MANATEE) SS  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
OFFICIAL SEAL  
M. Rebecca Clayton  
Dec. 25, 1994  
Comm. No. CC 073123

Inst. Number: 202341098401 Page 103 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HAMPTON GREEN UNIT II A SUBDIVISION

SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE N.W 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°00'58" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
4. ELEVATIONS ARE BASED ON NGVD 1929, MEAN SEA LEVEL DATUM, ELEVATION OF 23.041, BENCH MARK "K-186", AS PUBLISHED, LOCATED AT SARASOTA-BRADENTON AIRPORT.
5. TRACT "OR2" ("HAMPTON COURT") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
6. TRACT "NR5" ("HAMPTON COURT"), TRACT "NR6" ("SAUNTON PLACE"), AND TRACT "NR7" ("WENTWORTH CROSSING") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE COVERED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR HAMPTON GREEN" (THE "HAMPTON GREEN RESTRICTIONS").
7. TRACTS "HGF", "HGG", "HGH", "HGI", "HGJ", AND "HGK", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR HAMPTON GREEN, UNIT II, SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE HAMPTON GREEN RESTRICTIONS, WHICH SHALL BE MAINTAINED BY THE UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE COVERED BY THE UNIVERSITY PARK COVENANTS AND THE HAMPTON GREEN RESTRICTIONS.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT AND SIDE LOT LINES, AND TEN (10) FEET ALONG ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

WOODLANDS COUNTRY CLUB ASSOCIATES, KABARA CORPORATION N.V., ISLAND INVESTMENT PROPERTIES, LTD., AND WILLIAM T. HARRISON, JR., AS TRUSTEE (COLLECTIVELY THE "SUBDIVIDERS"), DO HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN HAMPTON GREEN UNIT II SUBDIVISION, AND THEIR CRESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACTS "OR2" AND "NR5" ("HAMPTON COURT"), TRACT "NR6" ("SAUNTON PLACE"), AND TRACT "NR7" ("WENTWORTH CROSSING"), AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDERS DO HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACTS "OR2" AND "NR5" ("HAMPTON COURT"), TRACT "NR6" ("SAUNTON PLACE"), AND TRACT "NR7" ("WENTWORTH CROSSING"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### FPL UTILITY EASEMENT

THE SUBDIVIDERS DO HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FPL FLORIDA POWER & LIGHT EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDERS DO HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

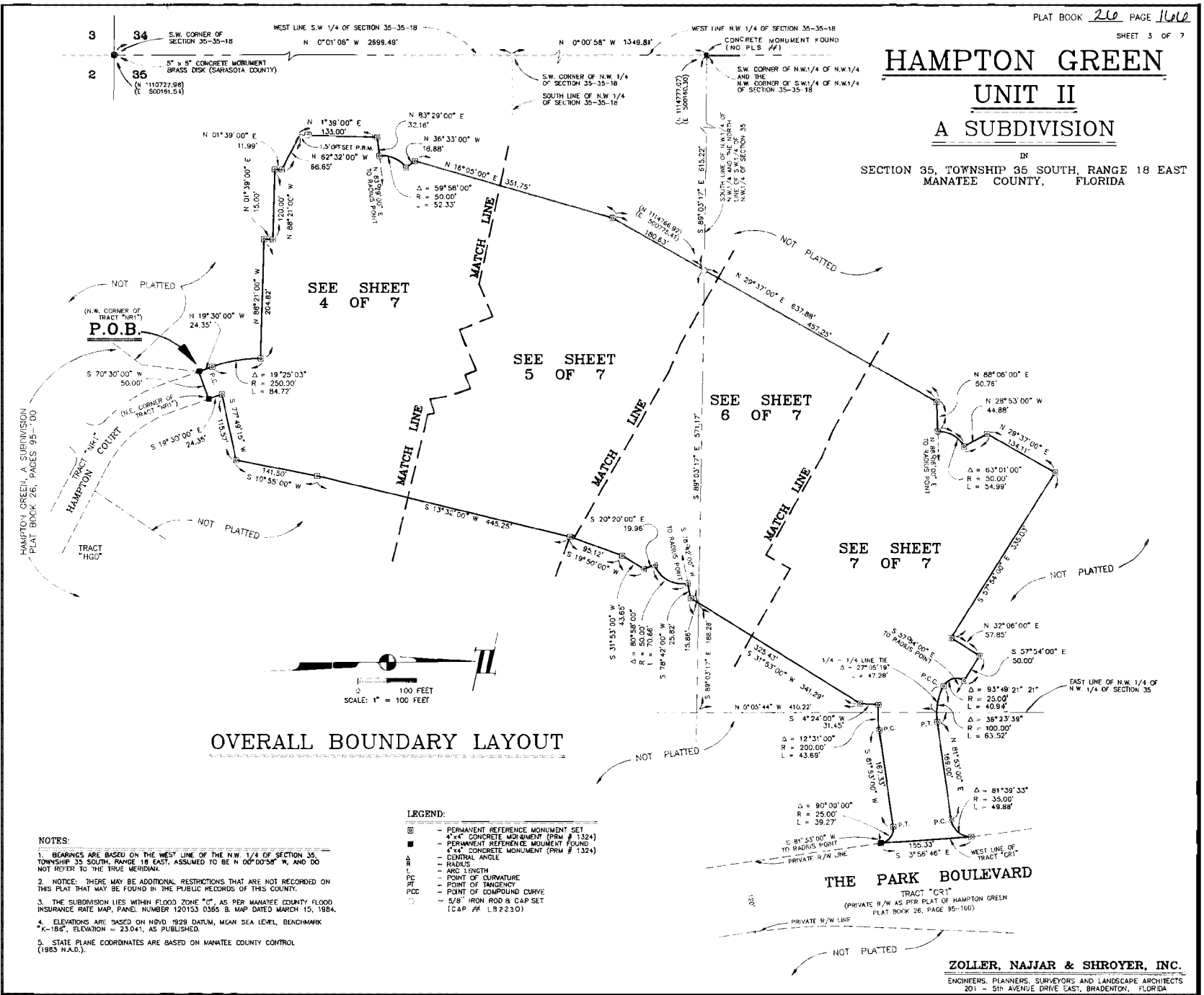
DATE OF CERTIFICATION: JUNE 5, 1992

SIGNATURE:   
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324



# HAMPTON GREEN UNIT II A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



## OVERALL BOUNDARY LAYOUT

- LEGEND:**
- ⊙ PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊙ PERMANENT REFERENCE MONUMENT FOUND
  - ⊙ 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - Δ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - PCC POINT OF COMPOUND CURVE
  - ⊙ 5/8" IRON ROD & CAP SET (CAP # L92230)

- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°00'55" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0366 & MAP DATED MARCH 15, 1984.
  4. ELEVATIONS ARE BASED ON NAD 1929 DATUM, MEAN SEA LEVEL, BENCHMARK "K-185", ELEVATION = 23.041, AS PUBLISHED.
  5. STATE PLANE COORDINATES ARE BASED ON MANATEE COUNTY CONTROL (1983 N.A.D.).

**THE PARK BOULEVARD**  
TRACT "CR1"  
(PRIVATE R/W AS PER PLAT OF HAMPTON GREEN  
PLAT BOOK 26, PAGE 95-100)

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 105 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	129.72	53°02'00"	225.00	127.93	N 2°58'05" W	86.72
C2	172.39	35°53'00"	275.00	186.58	N 4°25'00" W	89.13
C3	100.23	20°53'59"	275.00	99.68	N 3°05'30" E	50.66
C13	41.48	11°53'00"	200.00	41.41	N 8°24'00" W	20.81
C14	120.43	23°00'00"	300.00	119.62	N 7°51'00" W	61.04
C18	31.35	7°59'03"	25.00	L1	N 19°30'00" W	24.35
C19	21.03	48°11'23"	25.00	L1	N 19°30'00" W	24.35
C20	16.42	5°22'33"	175.00	L5	N 76°28'00" W	33.00
C22	42.1	96°30'27"	25.00	L6	N 65°21'00" W	55.90
C23	10.00	1°45'48"	325.00	L7	N 19°30'00" W	24.35
C24	3.19	7°19'18"	25.00	L10	S 88°21'00" E	12.35
C25	17.83	40°52'05"	25.00	L11	N 22°23'00" W	20.52
C26	21.03	48°11'23"	25.00	L19	S 13°32'00" W	19.57
C27	47.69	9°56'10"	275.00	L20	S 13°32'00" W	2.43
C28	22.59	5°45'06"	225.00	L23	S 16°05'00" W	20.05
C29	6.77	2°13'58"	225.00	L24	S 88°21'00" E	24.82
C30	37.50	85°57'12"	25.00	L25	S 1°39'00" W	21.86
C58	40.55	7°44'43"	300.00	L26	R 10°55'00" E	20.06

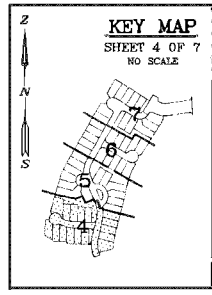
CENTERLINE 20' PRIVATE SANITARY SEWER EASEMENT O.R.B. 1361, PAGE 1770		
LINE	BEARING	DISTANCE
L40	S 19°30'00" E	68.06
L41	S 3°38'00" W	68.00
L42	S 33°40'00" W	122.00
L43	S 7°02'00" W	125.00
L44	S 17°41'00" E	338.00

# HAMPTON GREEN

## UNIT II

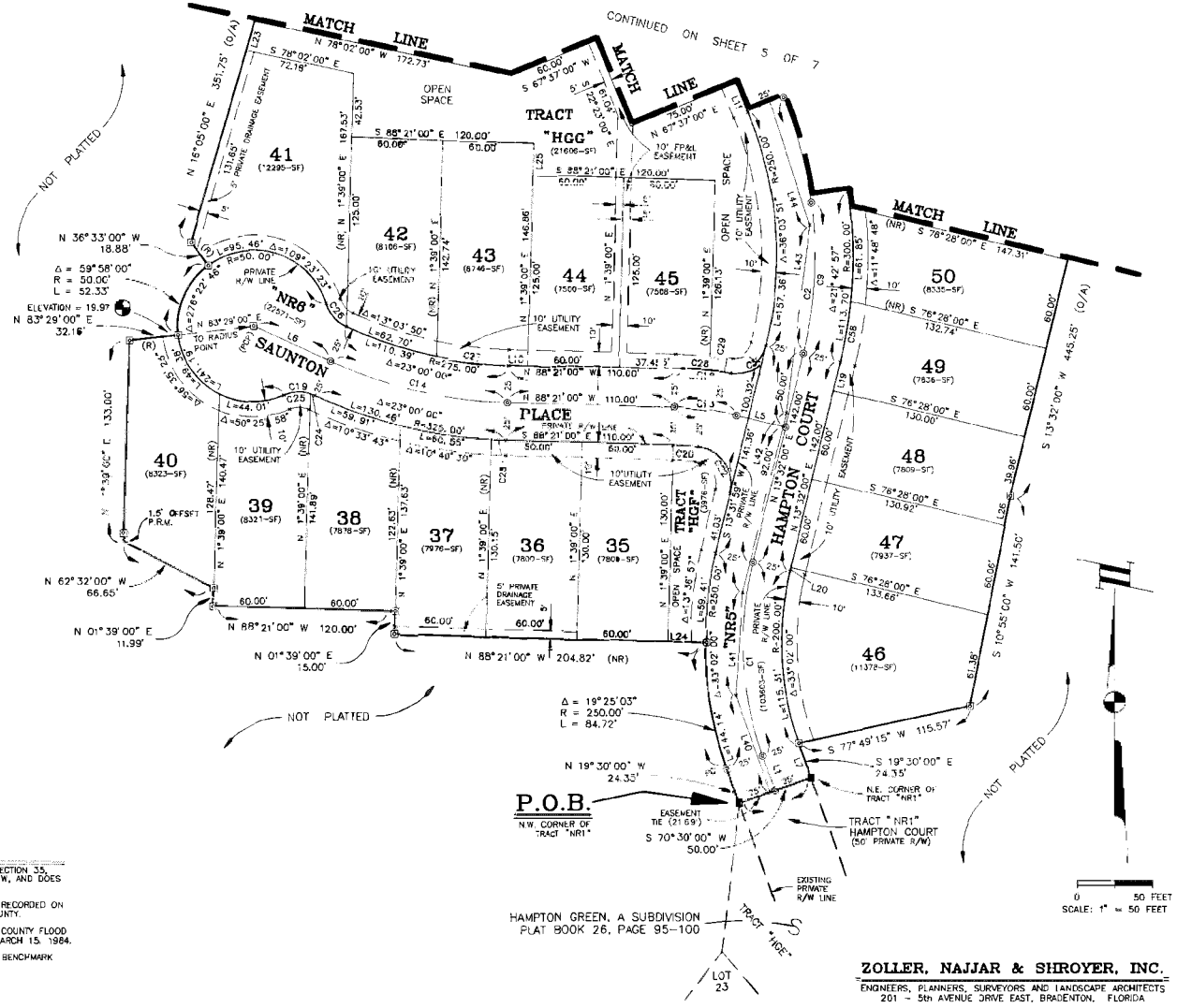
### A SUBDIVISION

SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4" CONCRETE MONUMENT (FRM # 1324)
  - 4" CONCRETE MONUMENT SET
  - 4" CONCRETE MONUMENT (FRM # 1324)
  - PERMANENT CONTROL POINT
  - NAIL & DISK (FCP # 1324)
  - 4" CONCRETE MONUMENT (FCP # 1324)
  - RADIAL LINE
  - NON-RADIAL LINE
  - OVERALL DISTANCE
  - FLORIDA POWER & LIGHT CO.
  - AREA OF LOT IN SQUARE FEET
  - OFFICIAL RECORD BOOK
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - POINT OF CURVATURE
  - OFFICIAL RECORD BOOK
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - BENCHMARK
  - TOP OF IRON CONCRETE MONUMENT (ALSO SEE SHEET 7 OF 7)

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°00'00" W, AND DOES NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 E, MAP DATED MARCH 15, 1984.
  - ELEVATIONS ARE BASED ON NAD 1929 DATUM, MEAN SEA LEVEL, BENCHMARK "K-186", ELEVATION = 23.041, AS PUBLISHED.



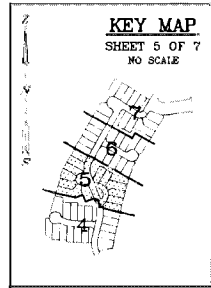
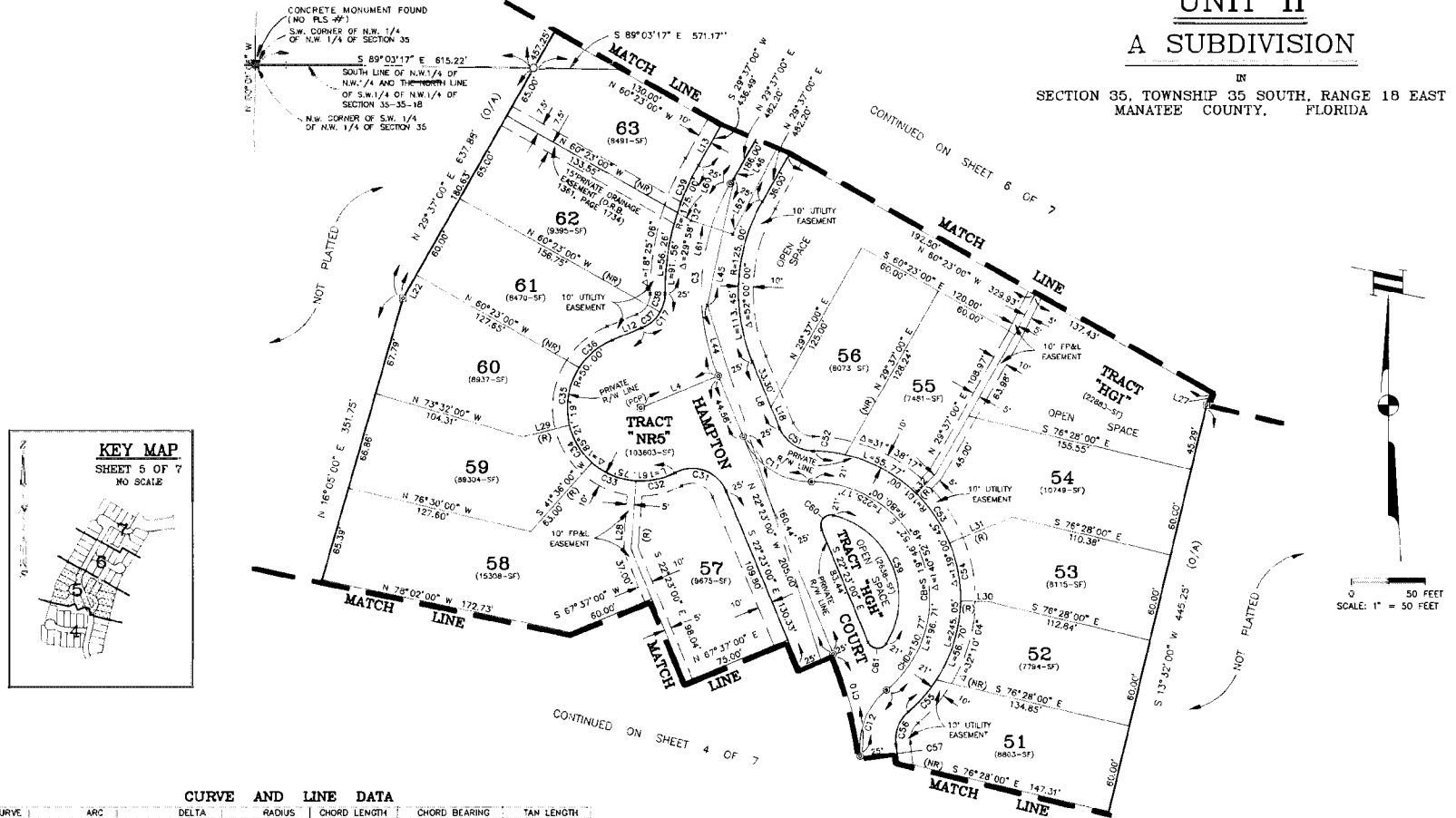
**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

# HAMPTON GREEN UNIT II A SUBDIVISION

SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**NOTES:**

- BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°00'55" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
- ELEVATIONS ARE BASED ON NVD 1929 DATUM, MEAN SEA LEVEL. BENCHMARK "K-186", ELEVATION = 23.041, AS PUBLISHED.



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C3	136.14	52°00'00"	150.00	31.51	N 3°37'00" E	73.16
C10	72.16	15°02'01"	275.00	71.95	N 14°52'00" W	36.29
C11	59.20	67°50'15"	50.00	55.80	S 56°18'08" E	33.62
C12	50.62	58°00'32"	50.00	48.49	S 21°38'17" W	27.72
C17	29.66	67°58'32"	25.00			
C31	41.61	95°21'19"	25.00	L4	S 67°37'00" W	57.00
C32	27.76	31°48'19"	50.00	L8	N 22°23'00" W	48.89
C33	32.75	37°32'00"	50.00	L12	N 67°37'00" E	21.60
C34	30.05	34°26'00"	50.00	L13	N 29°37'00" E	29.94
C35	41.06	47°05'18"	50.00	L18	S 22°23'00" E	15.59
C36	30.10	34°29'42"	50.00	L22	S 29°37'00" W	18.10
C37	16.45	37°41'27"	25.00	L27	N 19°50'00" E	7.48
C38	13.21	39°17'05"	25.00	L28	S 4°04'00" W	46.54
C39	35.30	11°33'27"	75.00	L29	S 76°03'00" W	33.00
C51	29.26	67°05'42"	25.00	L30	S 89°02'00" E	19.04
C52	21.93	12°26'25"	101.00	L31	N 67°47'00" E	46.40
C53	40.87	23°11'00"	101.00	L32	N 44°39'00" E	19.11
C54	40.87	23°11'00"	101.00			
C55	28.91	76°23'59"	101.00			
C56	25.18	57°43'00"	25.00			
C57	11.30	2°09'26"	300.00			
C58	40.55	7°44'43"	300.00			
C59	109.87	106°42'02"	59.00			
C50	15.47	126°38'59"	7.00			
C61	15.47	126°38'59"	7.00			

CENTERLINE 15' PRIVATE DRAINAGE EASEMENT  
O.R.B. 1361, PAGE 1734

LINE	BEARING	DISTANCE
L60	S 60°23'00" E	144.00
L61	S 71°31'00" E	30.00
L62	N 27°18'00" E	215.48

CENTERLINE 20' PRIVATE SANITARY SEWER EASEMENT  
O.R.B. 1361, PAGE 1770

LINE	BEARING	DISTANCE
L44	S 17°41'00" E	338.00
L45	S 11°55'00" W	88.00
L46	S 29°37'00" W	530.00

**LEGEND:**

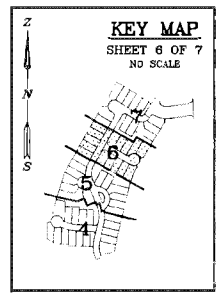
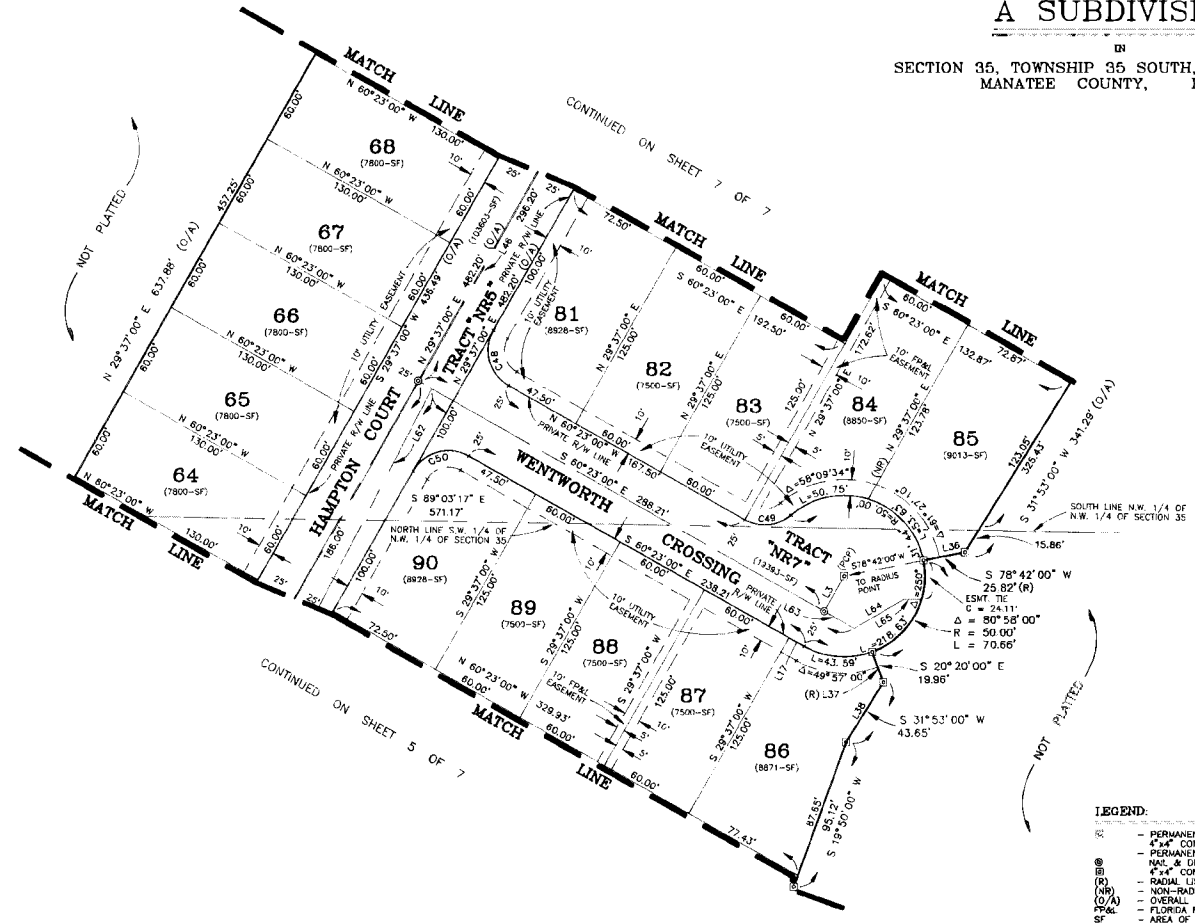
- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (PRM # 1324)
- PERMANENT CONTROL POINT SET
- MAIL & DISK (PCP # 1324)
- 4"x4" CONCRETE MONUMENT (PCP # 1324)
- RADIAL LINE
- NON-RADIAL LINE
- OVERALL DISTANCE
- FLORIDA POWER & LIGHT CO.
- AREA OF LOT IN SQUARE FEET
- OFFICIAL RECORD BOOK
- CENTRAL ANGLE
- RADIUS
- ARC LENGTH
- CHORD LENGTH
- TANGENT LENGTH
- CHORD BEARING
- CURVE # (SEE CURVE DATA TABLE)
- LINE # (SEE LINE DATA TABLE)
- BENCHMARK
- TOP OF PIN IN CONCRETE MONUMENT (SEE SHEET 4 & 7 OF 7)
- 5/8" IRON ROD & CAP SET (CAP # LB 22 30)

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA

# HAMPTON GREEN UNIT II A SUBDIVISION

SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°00'50" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
  - ELEVATIONS ARE BASED ON NGVD 1929 DATUM, MEAN SEA LEVEL BENCHMARK "K-188", ELEVATION = 23.041, AS PUBLISHED.



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS
C48	38.27	90°00'00"	25.00
C49	30.77	70°37'44"	25.00
C50	38.27	90°00'00"	25.00

LINE	BEARING	DISTANCE
L3	N 29°37'00" E	25.00
L17	N 60°23'00" W	10.71
L36	S 78°42'00" W	25.82
L37	S 20°20'00" E	19.96
L38	S 31°53'00" W	43.65

CENTERLINE 15' PRIVATE DRAINAGE EASEMENT  
O.R.B. 1361, PAGE 1734

LINE	BEARING	DISTANCE
L62	N 27°18'00" E	215.48
L63	S 60°23'00" E	300.00
L64	N 59°29'00" E	35.53
L65	N 69°18'00" E	11.13

CENTERLINE 20' PRIVATE SANITARY SEWER EASEMENT  
O.R.B. 1361, PAGE 1770

LINE	BEARING	DISTANCE
L46	S 29°37'00" W	530.00

- LEGEND:**
- PM - PERMANENT REFERENCE MONUMENT SET
  - CPM - PERMANENT CONTROL POINT SET
  - PK & DISK (PCP # 1324)
  - 4"x4" CONCRETE MONUMENT (PCP # 1324)
  - RL - RADIAL LINE
  - NR - NON-RADIAL LINE
  - OD - OVERALL DISTANCE
  - FL - FLORIDA POWER & LIGHT CO.
  - SF - AREA OF LOT IN SQUARE FEET
  - ORB - OFFICIAL RECORD BOOK
  - ESMT - EASEMENT
  - CA - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - CL - CHORD LENGTH
  - CI - CURVE # (SEE CURVE DATA TABLE)
  - LI - LINE # (SEE LINE DATA TABLE)
  - B - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEET 4 & 7 OF 7)

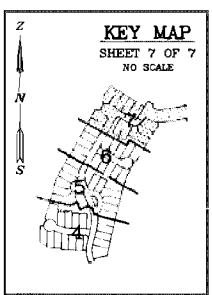
**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 108 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HAMPTON GREEN UNIT II A SUBDIVISION

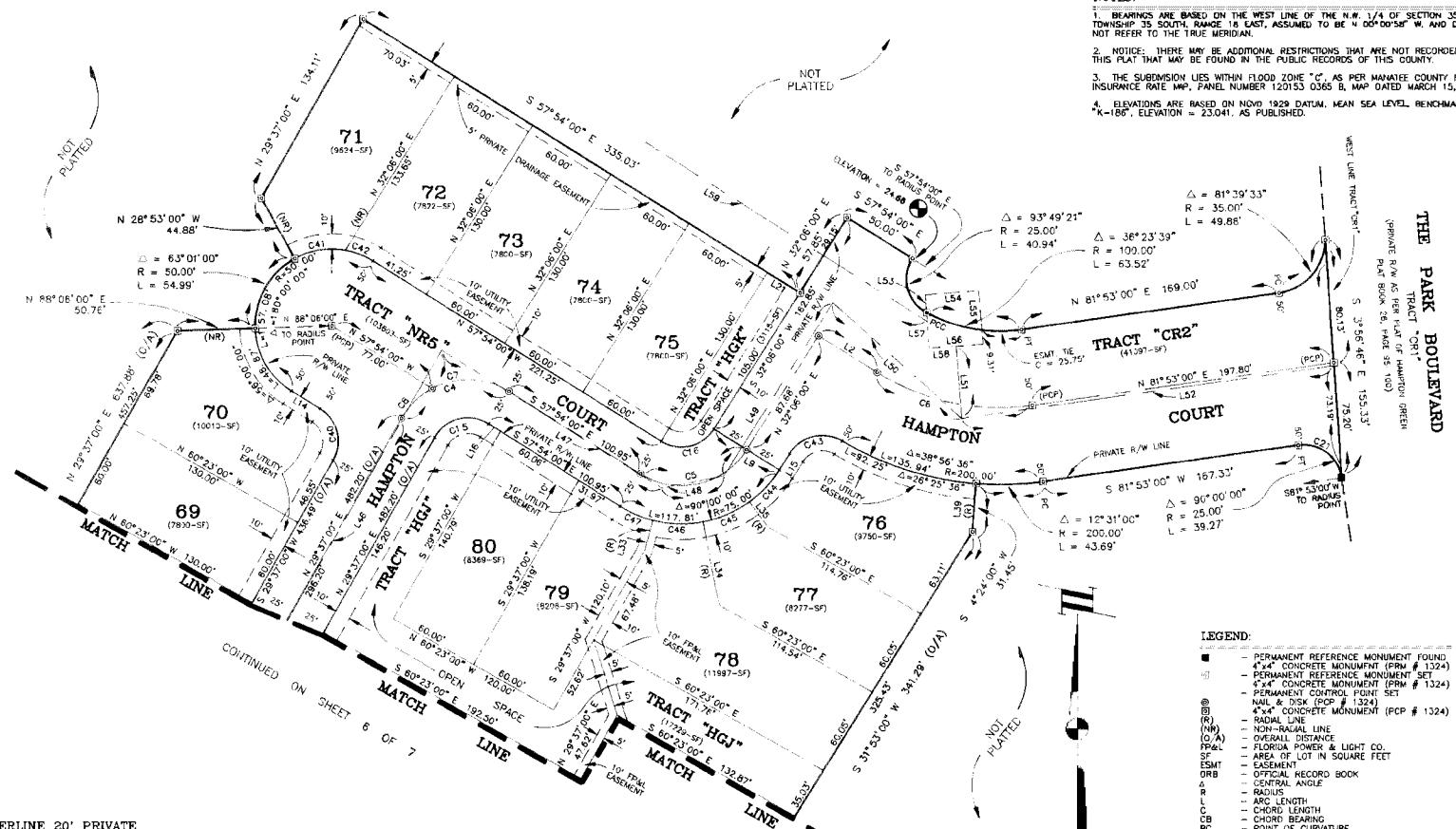
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C4	80.71	92° 29' 00"	50.00	72.23	N 75° 51' 30" E	52.22
C5	78.54	90° 00' 00"	50.00	70.71	N 77° 06' 00" E	50.00
C6	105.29	40° 13' 00"	150.00	103.14	S 78° 00' 30" E	54.92
C7	52.36	60° 00' 00"	50.00	50.00	N 87° 54' 00" W	28.87
CR	28.35	32° 29' 00"	50.00	27.97	S 45° 51' 30" W	14.57
C15	40.35	92° 29' 00"	25.00	L2	S 57° 54' 00" E	45.00
C16	39.27	90° 00' 00"	25.00	L3	N 77° 06' 00" E	50.00
C21	39.27	90° 00' 00"	25.00	L8	N 57° 54' 00" W	50.00
C40	36.19	87° 31' 00"	25.00	L14	N 57° 54' 00" W	22.38
C41	34.00	38° 57' 45"	50.00	L15	S 32° 06' 00" W	12.74
C42	19.22	22° 01' 15"	50.00	L16	N 57° 54' 00" W	8.93
C43	36.71	88° 43' 36"	25.00	L21	N 57° 54' 00" W	25.00
C44	26.58	21° 50' 00"	75.00	L33	S 14° 28' 00" W	19.93
C45	33.07	25° 16' 00"	75.00	L34	S 10° 48' 00" E	55.8
C46	33.07	25° 16' 00"	75.00	L35	S 36° 04' 00" E	19.99
C47	23.08	17° 58' 00"	75.00	L39	N 4° 24' 00" E	31.45



FILED AND RECORDED  
23 MAR 2024  
MANATEE COUNTY FL  
12:18 PM '24

- NOTES:
- BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00° 00' 58" W AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL NUMBER 120153 0368 & MAP DATED MARCH 15, 1994.
  - ELEVATIONS ARE BASED ON NOV 1929 DATUM, MEAN SEA LEVEL BENCHMARK "K-186", ELEVATION = 23.041, AS PUBLISHED.



CENTERLINE 20' PRIVATE SANITARY SEWER EASEMENT O.R.B. 1361, PAGE 1770			LEFT STATION EASEMENT O.R.B. 1361, PAGE 1757		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L46	S 28° 37' 00" W	530.00	L53	N 4° 23' 00" W	17.50
L47	N 57° 54' 00" W	189.00	L54	N 85° 37' 00" E	35.00
L48	S 79° 01' 00" W	41.00	L55	S 4° 23' 00" E	35.00
L49	S 32° 06' 00" W	133.54	L56	S 85° 37' 00" W	35.00
L50	N 47° 55' 00" W	112.71	L57	N 4° 23' 00" W	17.50
L51	S 4° 23' 00" E	47.27	L58	N 85° 37' 00" E	17.50
L52	N 81° 53' 00" E	244.33			

CENTERLINE PRIVATE UTILITY EASEMENT O.R.B. 1359, PAGE 1833		
LINE	BEARING	DISTANCE
L59	S 57° 30' 00" E	363.00

- LEGEND:
- PERMANENT REFERENCE MONUMENT FOUND
  - PERMANENT REFERENCE MONUMENT SET
  - PERMANENT REFERENCE MONUMENT SET
  - PERMANENT REFERENCE MONUMENT SET
  - PERMANENT CONTROL POINT SET
  - NAIL & DISK (PCP # 1324)
  - 4" x 4" CONCRETE MONUMENT (PCP # 1324)
  - RADIAL LINE
  - (R) NON-RADIAL LINE
  - (O, A) OVERALL DISTANCE
  - PP&L FLORIDA POWER & LIGHT CO.
  - PP&L AREA OF LOT IN SQUARE FEET
  - ESMT EASEMENT
  - ORB OFFICIAL RECORD BOOK
  - Δ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - C CHORD LENGTH
  - CB CHORD BEARING
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - PCC POINT OF COMPOUND CURVE
  - C4 CURVE # (SEE CURVE DATA TABLE)
  - C LINE # (SEE LINE DATA TABLE)
  - B BENCHMARK
  - TOP OF PIN IN CONCRETE MONUMENT (ALS3 SEE SHEET 4 OF 7)

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 109 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HEATHFIELD

A SUBDIVISION  
IN

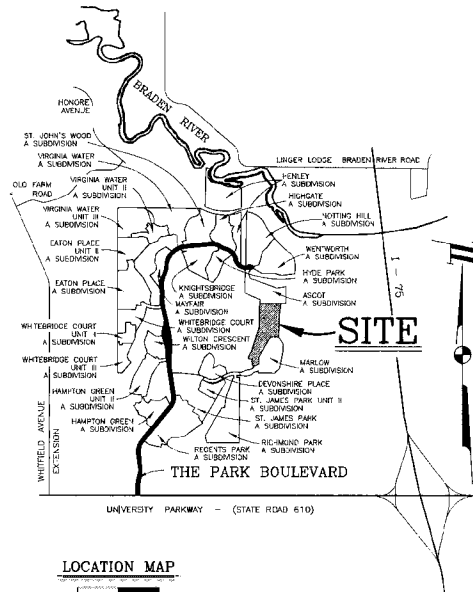
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

# 1221018

### DESCRIPTION

FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 88° 54' 34" W, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 208.11 FEET TO THE POINT OF BEGINNING; THENCE S 01° 22' 00" W, A DISTANCE OF 105.94 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 273.88 FEET; THENCE S 30° 00' 00" W, A DISTANCE OF 775.33 FEET; THENCE S 00° 00' 00" W, A DISTANCE OF 244.16 FEET; THENCE S 64° 17' 00" W, A DISTANCE OF 118.38 FEET; THENCE S 65° 19' 48" W, A DISTANCE OF 74.01 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 64° 17' 00" W, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67° 29' 01", A DISTANCE OF 29.45 FEET; THENCE N 21° 01' 12" W, A DISTANCE OF 66.27 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 64° 17' 00" E, AT A DISTANCE OF 110.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 39' 07", A DISTANCE OF 41.57 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 23' 59", A DISTANCE OF 24.19 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 24' 38", A DISTANCE OF 140.65 FEET; THENCE N 73° 55' 00" W, A DISTANCE OF 138.29 FEET; THENCE N 05° 18' 00" W, A DISTANCE OF 24.78 FEET; THENCE N 16° 05' 00" E, A DISTANCE OF 66.94 FEET; THENCE N 29° 15' 00" E, A DISTANCE OF 82.16 FEET; THENCE N 41° 30' 00" E, A DISTANCE OF 91.07 FEET; THENCE N 16° 05' 00" E, A DISTANCE OF 514.30 FEET; THENCE N 20° 00' 00" E, A DISTANCE OF 289.83 FEET; THENCE N 01° 28' 00" E, A DISTANCE OF 838.82 FEET; THENCE S 90° 00' 00" E, A DISTANCE OF 717.29 FEET; THENCE S 05° 00' 00" W, A DISTANCE OF 387.20 FEET; THENCE S 01° 22' 00" W, A DISTANCE OF 642.30 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 26 AND 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD. CONTAINING 25.48 ACRES, MORE OR LESS.



LOCATION MAP

0 2640 FEET  
SCALE: 1" = 1/2 MILE

### CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

William K. Aloff 3/6/99  
WILLIAM K. ALOFF, PLS 4067,  
COUNTY SURVEYOR DATE

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 16th DAY OF March, 1999.

ATTEST:  
[Signature]  
R. B. SHORE  
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
[Signature]  
CHAIRMAN

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

CHANNEL HOLDINGS GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "HEATHFIELD", A SUBDIVISION, AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 20th DAY OF January, 1999.

CHANNEL HOLDINGS GROUP  
By: PRINCIPAL REALTY INVESTORS, INC., AS GENERAL PARTNER

By: [Signature]  
JAMES R. SCHER, AS PRESIDENT

WITNESSES:

[Signature] (SIGNATURE) [Signature] (SIGNATURE)  
[Signature] (PRINT NAME) [Signature] (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF January, 1999, BY JAMES R. SCHER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF CHANNEL HOLDINGS GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
JILL V. WHITNER  
My Comm. Exp. 12/02/02  
No. 00790481  
(1) Personally Known (3) Other I.D.

MY COMMISSION EXPIRES: 12/02/2002  
(STAMP)

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 33, PAGES 155, 156, 157, 158, 159, 160, AND 161, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 17th DAY OF March, 1999.

[Signature]  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 110 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HEATHFIELD

A SUBDIVISION  
IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 88°54'34" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1" ("HEATHFIELD COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR HEATHFIELD" ("THE HEATHFIELD RESTRICTIONS").
6. TRACTS "HFA", "HFB", "HFC", AND "HFD", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR HEATHFIELD SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE HEATHFIELD RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE HEATHFIELD RESTRICTIONS.
7. TRACTS "UPA", "UPB", AND "UPC", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
8. ACTIVITIES WITHIN ANY AREA DEPICTED ON THIS PLAT AS A "T.B.R.P.C. CONSERVATION AREA" SHALL BE RESTRICTED TO THE EXTENT SET FORTH IN THE DEVELOPMENT ORDER FOR THE SUBDIVISION RELATING TO AREAS UNDER THE JURISDICTION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

### INGRESS AND EGRESS OVER PRIVATE ROADS

CHANNEL HOLDINGS GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN HEATHFIELD, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("HEATHFIELD COURT") AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("HEATHFIELD COURT") AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY AND THE SOUTHERN MANATEE FIRE AND RESCUE DISTRICT A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES (INCLUDING BUT NOT LIMITED TO RESPONDING TO EMERGENCIES, TRAINING, AND SITE ORIENTATION) OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT".

### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: JANUARY 20, 1999

SIGNATURE: James N. Gatch, Jr.  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATED OF AUTHORIZATION # LB2230

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

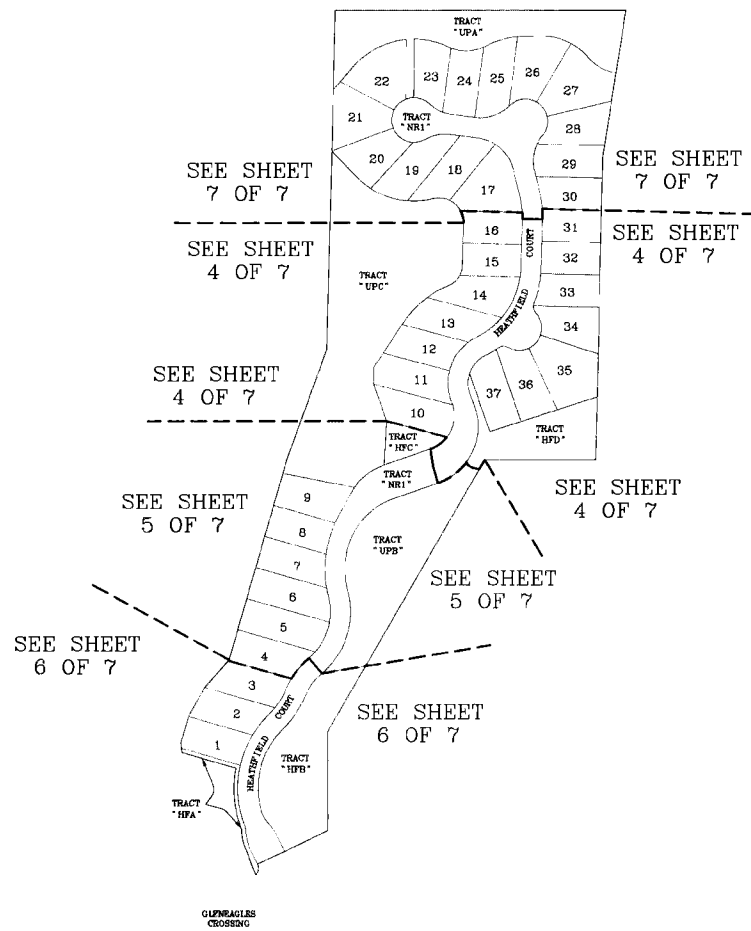
Inst. Number: 202341098401 Page 111 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HEATHFIELD

A SUBDIVISION  
IN

SECTIONS 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP



ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 112 of 304 Date: 9/13/2023 Time: 3:10 PM  
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Inst. Number: 202341098401 Page 113 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C04	144.44	82°45'34"	100.00	132.21	N 22°16'47" E	89.10
C05	244.62	62°17'34"	225.00	232.75	N 32°39'47" E	135.98
C06	145.65	37°13'00"	225.00	143.41	S 19°57'00" W	75.65
C07	98.67	25°07'34"	225.00	97.89	S 51°05'47" W	50.14

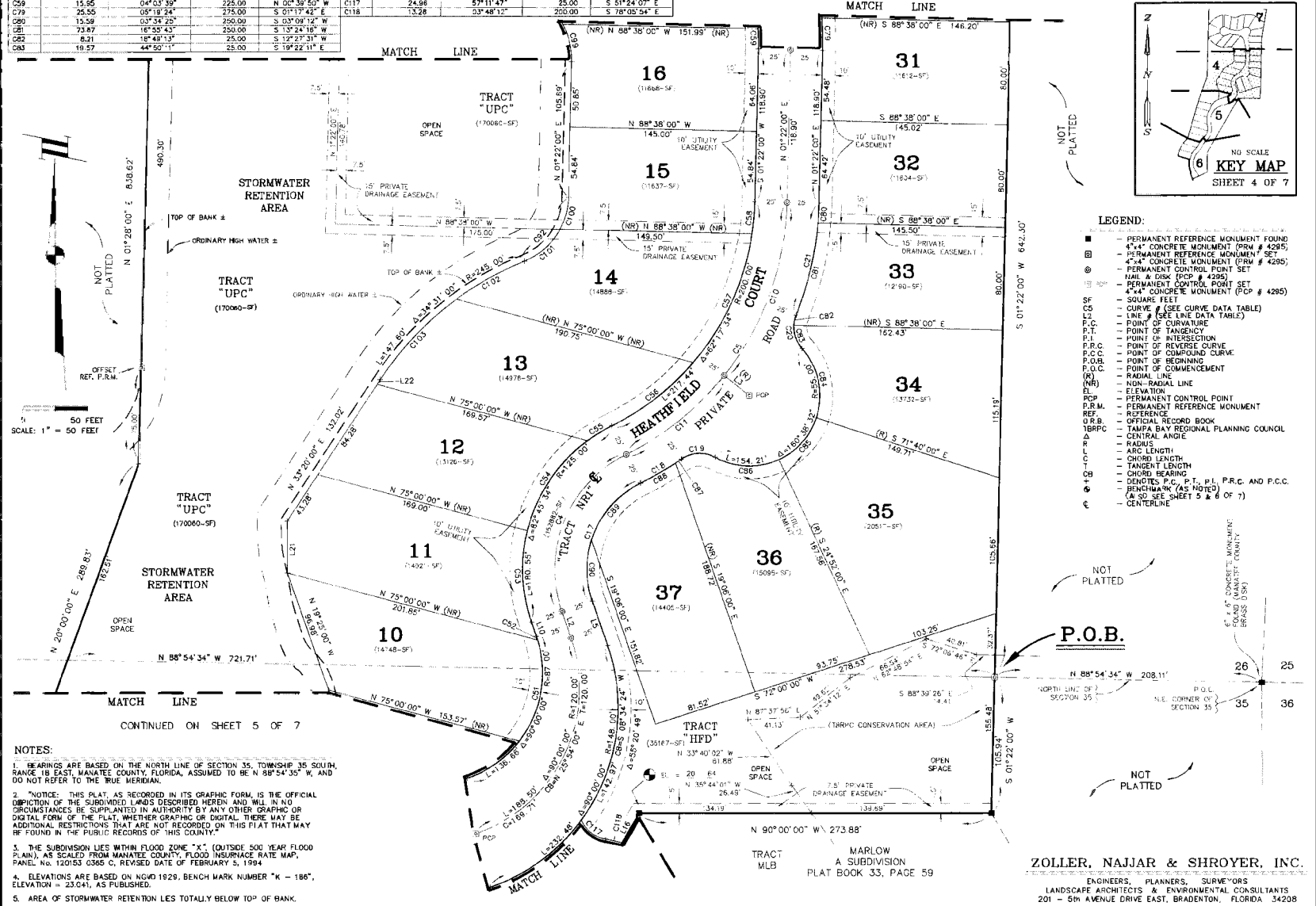
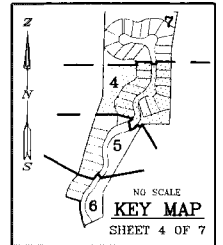
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	FLURVE	ARC	DELTA	RADIUS	CHORD BEARING	LINE	BLANG	USE/FANCE
C07	108.33	82°45'34"	75.00	N 22°16'47" E	C04	57.71	80°07'18"	55.00	S 11°43'30" E	L3	N 10°08'00" W	21.72
C08	36.92	08°27'41"	250.00	N 59°25'43" E	C05	44.83	46°48'00"	55.00	S 41°44'00" E	L3	S 51°28'00" E	25.00
C09	27.78	63°39'24"	25.00	N 8°01'24" E	C06	21.07	53°43'18"	35.00	N 89°00'22" W	L5	N 19°00'00" W	36.72
C10	27.78	63°39'24"	25.00	N 64°27'34" W	C07	5.38	01°14'00"	250.00	S 52°48'53" W	L10	S 19°06'00" E	11.72
C11	88.46	20°35'28"	250.00	N 111°37'24" E	C08	31.54	07°13'40"	280.00	S 89°02'43" W	L16	N 30°00'00" E	28.45
C12	83.43	34°56'30"	87.00	N 10°20'20" E	C09	80.07	45°53'22"	75.00	S 40°42'53" W	L21	N 00°00'00" E	40.29
C13	2.98	01°37'54"	87.00	N 14°07'23" W	C10	48.28	56°52'12"	75.00	S 00°39'54" E	L22	S 33°20'00" W	4.46
C14	22.11	33°03'12"	125.00	N 05°54'23" W	C11	63.82	68°28'00"	55.00	N 34°36'30" E			
C15	86.15	39°23'23"	125.00	N 37°41'48" E	C12	30.44	29°04'05"	60.00	S 13°10'03" E			
C16	22.29	10°12'54"	125.00	N 88°35'31" E	C13	26.14	27°13'34"	35.00	S 14°58'47" W			
C17	80.83	23°03'00"	200.00	N 52°06'34" E	C14	37.68	39°15'58"	35.00	S 48°13'17" W			
C18	111.58	31°57'54"	200.00	N 24°34'37" E	C15	60.96	14°15'24"	245.00	S 80°43'18" W			
C19	25.23	07°13'40"	200.00	N 04°58'50" E	C16	86.64	20°15'38"	245.00	S 43°27'48" W			
C20	15.95	04°03'39"	225.00	N 00°38'50" W	C17	24.96	57°11'47"	25.00	S 51°24'07" E			
C21	25.50	05°18'24"	225.00	S 01°17'42" E	C18	13.28	03°48'12"	200.00	S 78°02'54" E			
C22	15.59	03°34'26"	250.00	S 03°09'12" W								
C23	73.87	16°55'43"	250.00	S 13°24'16" W								
C24	19.57	44°50'11"	25.00	S 19°22'11" E								

CURVE AND LINE DATA

CONTINUED ON SHEET 7 OF 7

# HEATHFIELD

A SUBDIVISION  
 IN  
 SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY,  
 FLORIDA



ZOLLER, NAJARR & SHROYER, INC.  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# HEATHFIELD

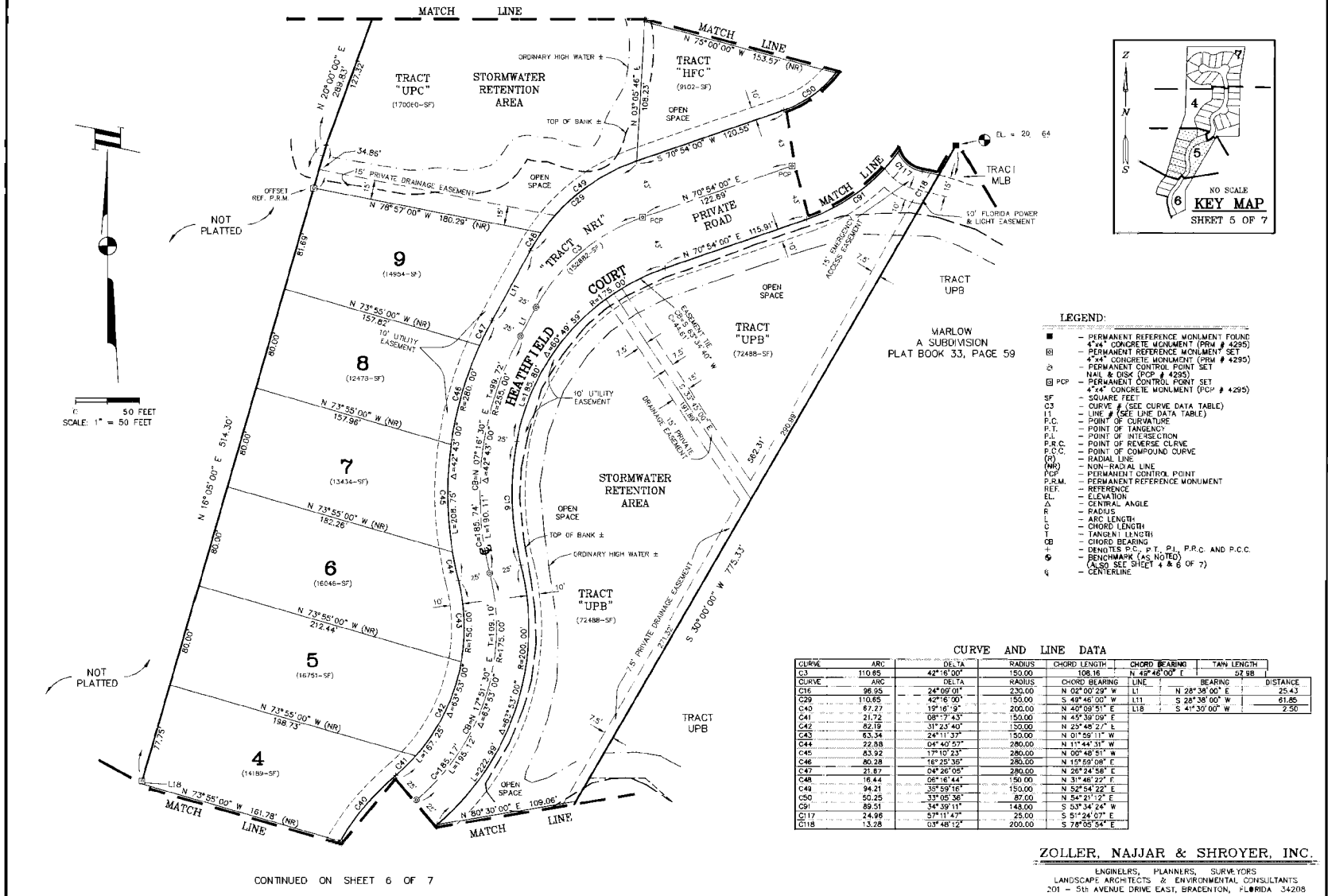
A SUBDIVISION

SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**NOTES:**

- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 86°54.35' W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- 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 SUPPLAINED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD F.A.H.) AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL No. 120153 (085 C, REVISED DATE OF FEBRUARY 5, 1994).
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 108", ELEVATION = 23.041, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

CONTINUED ON SHEET 4 OF 7



**LEGEND:**

- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (PRM # 4295)
- ⊗ PERMANENT REFERENCE MONUMENT SET
- ⊕ 4"x4" CONCRETE MONUMENT (PRM # 4295)
- ⊖ PERMANENT CONTROL POINT SET NAIL & DISK (PCP # 4295)
- ⊗ PCP 4"x4" CONCRETE MONUMENT (PCP # 4295)
- SF - SQUARE FEET
- C3 - CURVE # (SEE CURVE DATA TABLE)
- L1 - LINE # (SEE LINE DATA TABLE)
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.I.C. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVE
- P.C.C. - POINT OF COMPOUND CURVE
- R.L. - RADIAL LINE
- (NR) - NON-RADIAL LINE
- PCP - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- REF. - REFERENCE
- EL. - ELEVATION
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- C - CHORD LENGTH
- OB - CHORD BEARING
- ⊕ - BEARINGS P.C., P.T., P.I., P.R.C. AND P.C.C.
- ⊗ - BENCHMARK (AS NOTED)
- ⊕ - (ALSO SEE SHEET 4 & 6 OF 7)
- ⊖ - CENTERLINE

**CURVE AND LINE DATA**

CD/CRV	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TANG LENGTH	
C3	110.65	42°16'00"	150.00	108.16	N 49°48'00" E	52.98	
CURVE	ARC	DELTA <td>RADIUS <td>CHORD BEARING <td>LINE <td>BEARING</td> <td>DISTANCE</td> </td></td></td>	RADIUS <td>CHORD BEARING <td>LINE <td>BEARING</td> <td>DISTANCE</td> </td></td>	CHORD BEARING <td>LINE <td>BEARING</td> <td>DISTANCE</td> </td>	LINE <td>BEARING</td> <td>DISTANCE</td>	BEARING	DISTANCE
C16	96.95	24°09'01"	230.00	N 02°00'29" W	L1	N 28°38'00" E	25.43
C29	110.65	42°16'00"	150.00	S 49°46'00" W	L11	S 28°38'00" W	61.85
C43	87.77	19°16'39"	210.00	N 42°08'51" E	L18	S 41°39'00" W	2.50
C41	21.72	08°17'43"	150.00	N 45°39'09" E			
C42	82.19	31°23'40"	150.00	N 29°48'27" E			
C46	80.28	16°25'35"	280.00	N 15°09'08" E			
C44	22.88	04°40'57"	280.00	N 11°44'31" W			
C45	63.92	17°10'23"	280.00	N 00°48'51" W			
C47	83.34	24°11'37"	150.00	N 01°29'17" W			
C48	16.44	06°16'44"	150.00	N 31°46'22" E			
C49	94.21	35°59'16"	150.00	N 52°54'22" E			
C50	24.25	33°05'36"	87.00	N 54°21'22" E			
C91	89.51	34°39'11"	148.00	S 53°34'24" W			
C17	24.96	57°11'47"	25.00	S 51°24'07" E			
C18	13.28	03°48'12"	200.00	S 78°05'54" E			

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 114 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

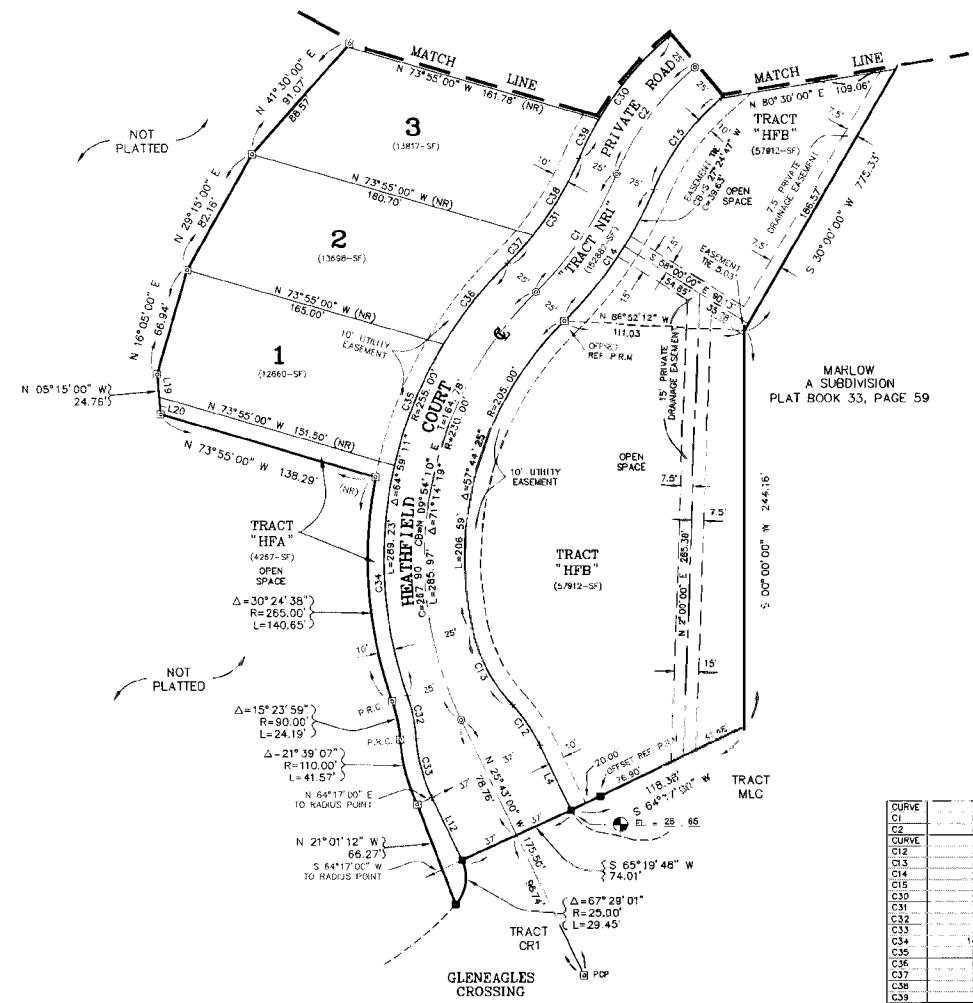
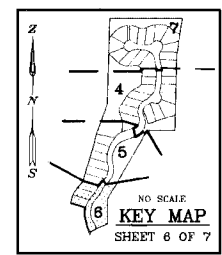
CONTINUED ON SHEET 6 OF 7

# HEATHFIELD

A SUBDIVISION  
IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

- NOTES:**
1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 88°54'35" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  4. ELEVATIONS ARE BASED ON NOV 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  5. AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

CONTINUED ON SHEET 5 OF 7



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - - 4"x4" CONCRETE MONUMENT (PRM # 4295)
  - - PERMANENT REFERENCE MONUMENT SET
  - - 4"x4" CONCRETE MONUMENT (PRM # 4295)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - 4"x4" CONCRETE MONUMENT (PCP # 4295)
  - - SQUARE FEET
  - CF - CURVE # (SEE CURVE DATA TABLE)
  - LI - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - EL - ELEVATION
  - PCP - PERMANENT CONTROL POINT
  - PRM - PERMANENT REFERENCE MONUMENT
  - REF - REFERENCE
  - O.R.B. - OFFICIAL RECORD BOOK
  - TBRPC - TAMPA BAY REGIONAL PLANNING COUNCIL
  - A - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - C - CHORD LENGTH
  - T - TANGENT LENGTH
  - CH - CHORD BEARING
  - +B - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊙ - BENCHMARK (AS NOTED)
  - ⊙ - (ALSO SEE SHEET 4 & 5 OF 7)
  - ⊙ - CENTERLINE

CURVE AND LINE DATA									
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH	BEARINGS	DISTANCE	
C1	88.97	27° 38' 19"	225.00	88.39	N 34° 11' 40" E	45.07			
C2	82.26	28° 56' 10"	175.00	81.51	N 36° 20' 00" E	41.91			
CURVE									
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	LINE	BEARINGS	DISTANCE		
C12	30.28	17° 20' 59"	100.00	N 34° 23' 30" W	L4	N 25° 43' 00" W	44.31		
C13	53.84	36° 39' 53"	100.00	N 27° 38' 32" W	L12	S 25° 43' 00" E	42.95		
C14	96.85	27° 38' 19"	250.00	N 34° 11' 40" E	L19	S 05° 15' 00" E	44.92		
C15	70.31	28° 56' 10"	150.00	N 36° 20' 00" E	L20	S 02° 18' 00" E	10.74		
C30	94.02	28° 56' 10"	200.00	S 38° 20' 00" W					
C31	74.08	27° 38' 19"	200.00	S 34° 11' 40" W					
C32	26.88	15° 21' 59"	100.00	S 11° 43' 52" E					
C33	37.79	21° 30' 01"	100.00	S 14° 53' 23" E					
C34	44.47	32° 27' 42"	255.00	N 03° 14' 00" W					
C35	80.78	18° 08' 59"	255.00	N 22° 04' 18" E					
C36	63.98	14° 22' 31"	255.00	N 38° 20' 04" E					
C37	23.33	00° 41' 53"	200.00	N 42° 10' 48" E					
C38	55.72	15° 56' 16"	200.00	N 30° 51' 06" E					
C39	28.72	05° 59' 41"	200.00	N 22° 41' 51" E					

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 115 of 304 Date: 9/13/2023 Time: 3:10 PM  
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Inst. Number: 202341098401 Page 116 of 304 Date: 9/13/2023 Time: 3:10 PM  
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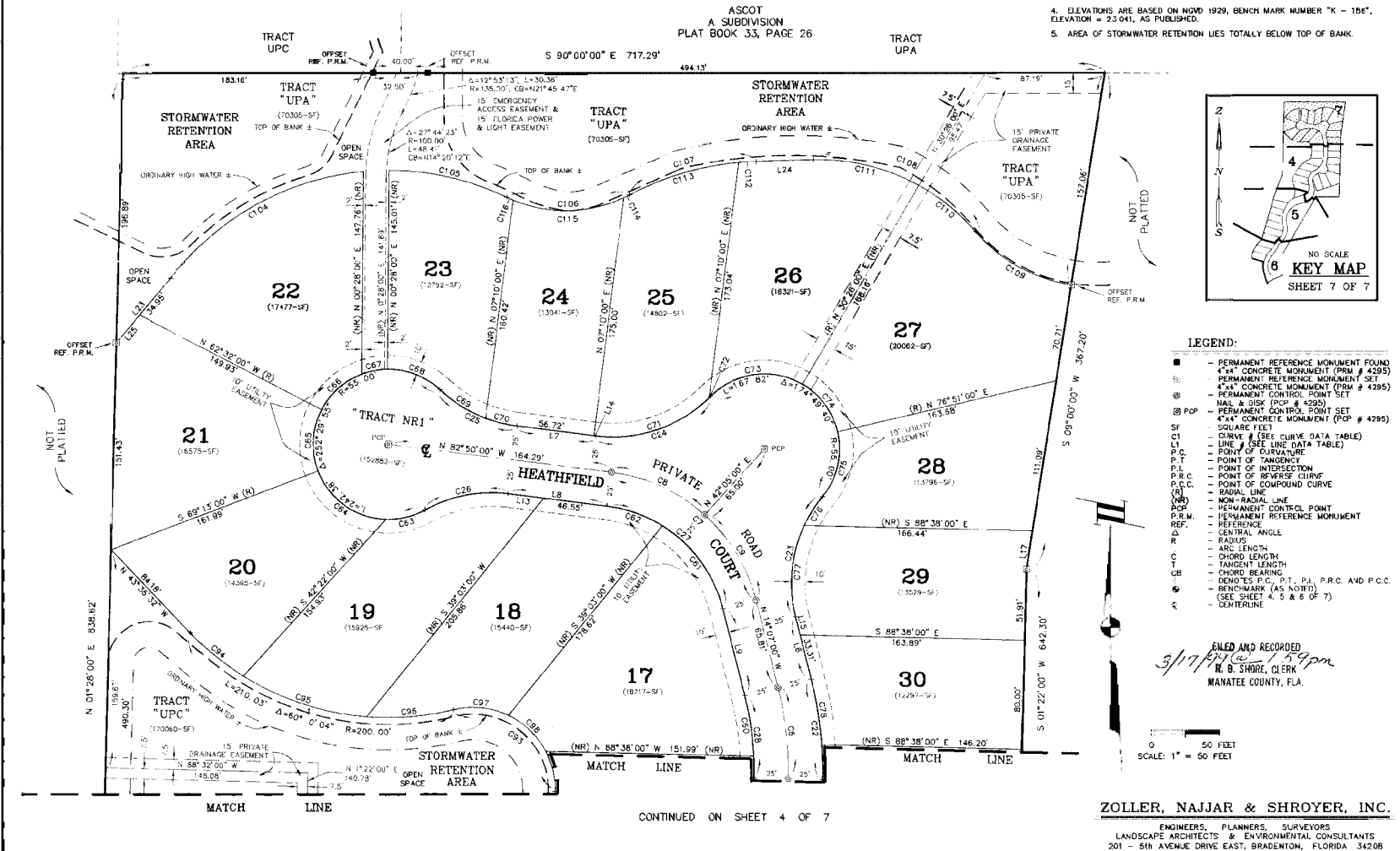
# HEATHFIELD

A SUBDIVISION  
 IN

SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA													
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH	ARC	DELTA	RADIUS	CHORD BEARING	LINE	BEARING	LENGTH
C6	67.56	15°29'00"	250.00	67.35	N 06°22'30" W	33.89							
C7	149.92	68°43'00"	125.00	141.09	N 48°28'30" W	85.46							
C8	76.18	34°53'00"	125.00	75.00	S 85°22'30" E	39.31							
C9	73.74	33°48'00"	125.00	72.68	S 31°01'00" E	37.88							
C12	74.31	15°29'00"	275.00	74.31	N 08°22'30" W	24.98							
C23	93.44	53°32'00"	100.00	93.44	N 12°59'10" E	58.46							
C24	91.78	52°34'20"	100.00	91.78	S 70°52'50" W	48.76							
C25	63.27	36°14'58"	100.00	63.27	N 64°42'31" W	39.53							
C26	63.27	36°14'58"	100.00	63.27	N 29°02'51" E	39.53							
C27	119.93	68°43'00"	100.00	119.93	S 48°28'30" E	96.03							
C28	60.80	15°29'00"	225.00	60.80	S 06°22'30" E	84.09							
C30	44.85	11°29'21"	225.00	44.85	N 08°24'00" W	41.20							
C31	76.66	43°55'25"	100.00	76.66	N 36°04'42" W	50.88							
C32	43.27	24°47'33"	100.00	43.27	N 70°28'12" W	165.85							
C33	29.78	37°01'29"	55.00	29.78	S 78°55'47" W	88.82							
C34	64.58	67°18'28"	55.00	64.58	N 54°23'14" W	93.40							
C35	46.31	48°15'00"	55.00	46.31	N 03°20'30" E	96.11							
C36	40.01	47°40'35"	55.00	40.01	N 48°18'17" E	134.04							
C37	19.47	20°15'55"	55.00	19.47	N 79°17'02" E	109							
C38	42.23	43°52'28"	55.00	42.23	S 68°34'46" E	53.79							
C39	39.77	22°47'16"	100.00	39.77	S 77°58'40" E	80.26							
C40	23.50	13°21'42"	100.00	23.50	S 78°06'09" E	112							
C41	90.14	51°38'45"	100.00	90.14	N 71°20'38" E	53.47							
C42	1.82	00°58'35"	100.00	1.82	N 45°03'28" E	4.87							
C43	72.80	75°50'20"	55.00	72.80	N 62°36'50" E	83.25							
C44	44.36	40°25'00"	55.00	44.36	S 38°21'30" E	116							
C45	50.46	52°34'20"	55.00	50.46	S 13°08'10" W	62.99							

- NOTES:
- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 88°54'35" W AND DO NOT REFER TO THE TRUE MERIDIAN.
  - "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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL M-1 (0055) 0365 C, REVISION DATE OF FEBRUARY 5, 1994.
  - ELEVATIONS ARE BASED ON MOND 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  - AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



CONTINUED ON SHEET 4 OF 7

ZOLLER, NAJJAR & SHROYER, INC.  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# HENLEY A SUBDIVISION

# 1078674

IN  
MANATEE COUNTY, FLORIDA  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST

## CERTIFICATE OF OWNERSHIP AND DEDICATION

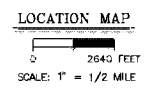
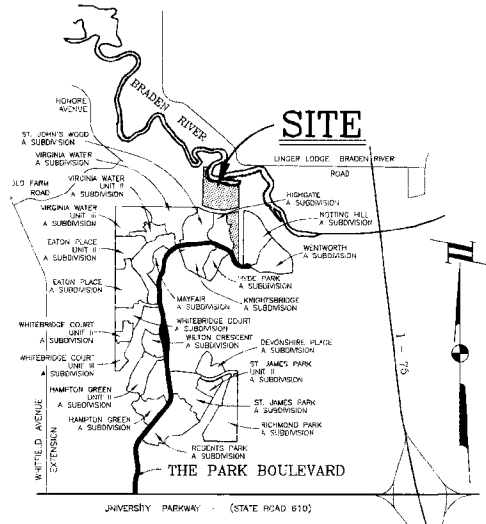
### DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°13'47" E, ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 129.40 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A" AND THE BEGINNING OF A CLOSING LINE (SAID CLOSING LINE BEING DESCRIBED AS THE FOLLOWING EIGHT (8) COURSES: (1) S 29°00'00" W, A DISTANCE OF 232.75 FEET; (2) S 15°22'52" E, A DISTANCE OF 289.75 FEET; (3) S 89°50'33" E, A DISTANCE OF 263.38 FEET; (4) S 81°05'00" E, A DISTANCE OF 158.80 FEET; (5) S 80°39'14" E, A DISTANCE OF 157.79 FEET; (6) S 74°29'35" E, A DISTANCE OF 248.55 FEET; (7) S 80°24'37" E, A DISTANCE OF 182.07 FEET; (8) N 60°14'09" E, A DISTANCE OF 115.70 FEET TO THE END OF SAID CLOSING LINE AND A POINT HEREINAFTER REFERRED TO AS "POINT B"); THENCE FROM AFORESAID "POINT A", RUN S 89°13'47" E, A DISTANCE OF 4 FEET, MORE OR LESS TO THE ORDINARY HIGH WATER LINE OF THE BRADEN RIVER; THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY ORDINARY HIGH WATER LINE, A DISTANCE OF 2124 FEET, MORE OR LESS TO THE INTERSECTION WITH THE WEST LINE OF A FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 996, PAGE 1979, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE LEAVING SAID SOUTHERLY ORDINARY HIGH WATER LINE; RUN S 00°26'00" W, ALONG SAID WEST LINE, A DISTANCE OF 21 FEET, MORE OR LESS TO THE END POINT OF AFORESAID CLOSING LINE AND "POINT B"; THENCE CONTINUE, S 00°26'00" W ALONG SAID WEST LINE, A DISTANCE OF 64.74 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 09°27'43" E, AT A DISTANCE OF 820.00 FEET AND THE FUTURE NORTHERLY RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 1436, PAGE 6620 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°26'17", A DISTANCE OF 106.45 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°05'27", A DISTANCE OF 1105.56 FEET TO THE INTERSECTION WITH THE WEST LINE OF AFORESAID N.E. 1/4; THENCE N 01°26'26" E, ALONG SAID WEST LINE, A DISTANCE OF 1263.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.08 ACRES, MORE OR LESS.  
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE NORTHEAST CORNER OF TRACT HQD OF THE PLAT OF HIGHGATE, A SUBDIVISION AS RECORDED IN PLAT BOOK 29, PAGE 188 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 04°31'30" W, AT A DISTANCE OF 1590.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 129°22'30", A DISTANCE OF 343.41 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°43'11", A DISTANCE OF 69.88 FEET TO THE INTERSECTION WITH THE WEST LINE OF A FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 996, PAGE 1979 OF SAID PUBLIC RECORDS; THENCE S 00°26'00" W, ALONG SAID WEST LINE, A DISTANCE OF 1700.07 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT CR1 "THE PARK BOULEVARD", OF THE PLAT OF NOTTING HILL, A SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGE 23 OF SAID PUBLIC RECORDS AND THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 35°53'02" E, AT A DISTANCE OF 300.00 FEET; THENCE ALONG SAID NORTHERLY LINE OF SAID TRACT CR1 THE FOLLOWING TWO (2) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°48'09", A DISTANCE OF 224.11 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 486.00 FEET; (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'29", A DISTANCE OF 225.27 FEET TO THE EASTERLY BOUNDARY OF AFORESAID PLAT OF HIGHGATE, AND THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°23'26", A DISTANCE OF 33.33 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; (2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°09'07", A DISTANCE OF 314.82 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 445.00 FEET; (3) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°48'34", A DISTANCE OF 332.49 FEET; (4) N 80°49'26" W, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 80°49'26" E, AT A DISTANCE OF 495.00 FEET; (5) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°04'26", A DISTANCE OF 190.71 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET; (6) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'55", A DISTANCE OF 45.16 FEET; (7) N 80°33'00" W, A DISTANCE OF 90.48 FEET; (8) N 27°47'19" W, A DISTANCE OF 69.17 FEET; (9) N 09°49'54" E, A DISTANCE OF 92.95 FEET; (10) N 07°57'00" W, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 9.31 ACRES, MORE OR LESS.  
CONTAINING A TOTAL OF 32.39 ACRES, MORE OR LESS.



### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 32, PAGES 76, 77, 78, 79, 80, 81, 82, 83, AND PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 25 DAY OF January, 1998.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA.

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

CAMBRIDGE RESOURCES GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "HENLEY, A SUBDIVISION", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 25 DAY OF November, 1997.

CAMBRIDGE RESOURCES GROUP  
BY: PERMANENT INVESTMENTS, INC., AS GENERAL PARTNER

BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*John McClellis* (SIGNATURE) *Angela M. Chey* (SIGNATURE)  
*Tean M. Clark* (PRINT NAME) *Angela M. Tvey* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF November, 1997, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PERMANENT INVESTMENTS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF CAMBRIDGE RESOURCES GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*J. M. Winters*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12/6/98 (STAMP)

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 16 DAY OF JANUARY, 1998.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

*D. Jean D. Shera*  
CHAIRMAN

ATTEST:  
*R.B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
291 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 117 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HENLEY A SUBDIVISION

IN  
SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 01°28'26" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "AE", AND "X", AS SCALED FROM AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED FEBRUARY 15, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-188", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACTS "NR1" ("CUMBERLAND TERRACE") AND "NR2" ("LANCASTER COURT") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR HENLEY" (THE "HENLEY RESTRICTIONS").
6. TRACT "CR1" ("UNIVERSITY PARK LANE") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
7. TRACTS "HLA", "HLB", "HLC" AND "HLD", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR HENLEY SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE HENLEY RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE HENLEY RESTRICTIONS.
8. TRACTS "UPA", "UPB", "UPC", "UPD", "UPE", "UPF" AND "UPG", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
9. EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE ("THE CODE"), NO DEVELOPMENT SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "CONSERVATION BUFFER". PROVIDED, HOWEVER, THOSE ACTIVITIES DESCRIBED IN SECTION 719.11.1.2 OF THE CODE SHALL BE ALLOWED WITHIN A CONSERVATION BUFFER. AS USED HEREIN, (A) THE "CODE" SHALL MEAN THE PROVISIONS OF THE CODE IN EFFECT AS OF THE DATE OF THE FILING OF THIS PLAT; AND (B) "DEVELOPMENT" SHALL HAVE THE MEANING AS SET FORTH IN THE DEFINITIONS SECTION OF THE CODE, WHICH ALSO SPECIFICALLY EXEMPTS CERTAIN OPERATIONS AND USES FROM THE DEFINITION OF "DEVELOPMENT".
10. NO BUILDINGS, WALLS, OR OTHER STRUCTURES SHALL BE INSTALLED OR MAINTAINED ON ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER" UNLESS APPROVED BY THE SUBDIVIDER AND PERMITTED UNDER THE CODE.

### EASEMENT DESCRIPTIONS

- RESERVATION OF EASEMENTS
- THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.
- INGRESS AND EGRESS OVER PRIVATE ROADS
- CAMBRIDGE RESOURCES GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN HENLEY, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("CUMBERLAND TERRACE"), AND TRACT "NR2" ("LANCASTER COURT"), AS SHOWN ON THIS PLAT.
- UTILITY EASEMENT
- THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("CUMBERLAND TERRACE"), AND TRACT "NR2" ("LANCASTER COURT"), AS SHOWN ON THIS PLAT, AND UNDER THOSE PORTIONS OF ALL LOTS AND OF TRACTS "HLA", "HLB", "HLC", "HLD" AND "UPF", LYING WITHIN TEN (10) FEET OF ANY ABUTTING NEIGHBORHOOD ROAD (TRACTS "NR1" AND "NR2") AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".
- PRIVATE DRAINAGE EASEMENT
- THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT" OR "DRAINAGE EASEMENT".
- FPL UTILITY EASEMENT
- THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".
- PERPETUAL DURATION
- THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: NOVEMBER 25, 1997

SIGNATURE: *James N. Gatch, Jr.*  
 JAMES N. GATCH, JR.  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NUMBER 4295

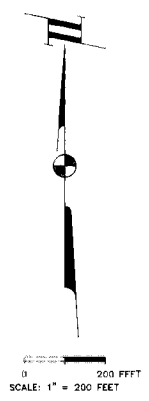
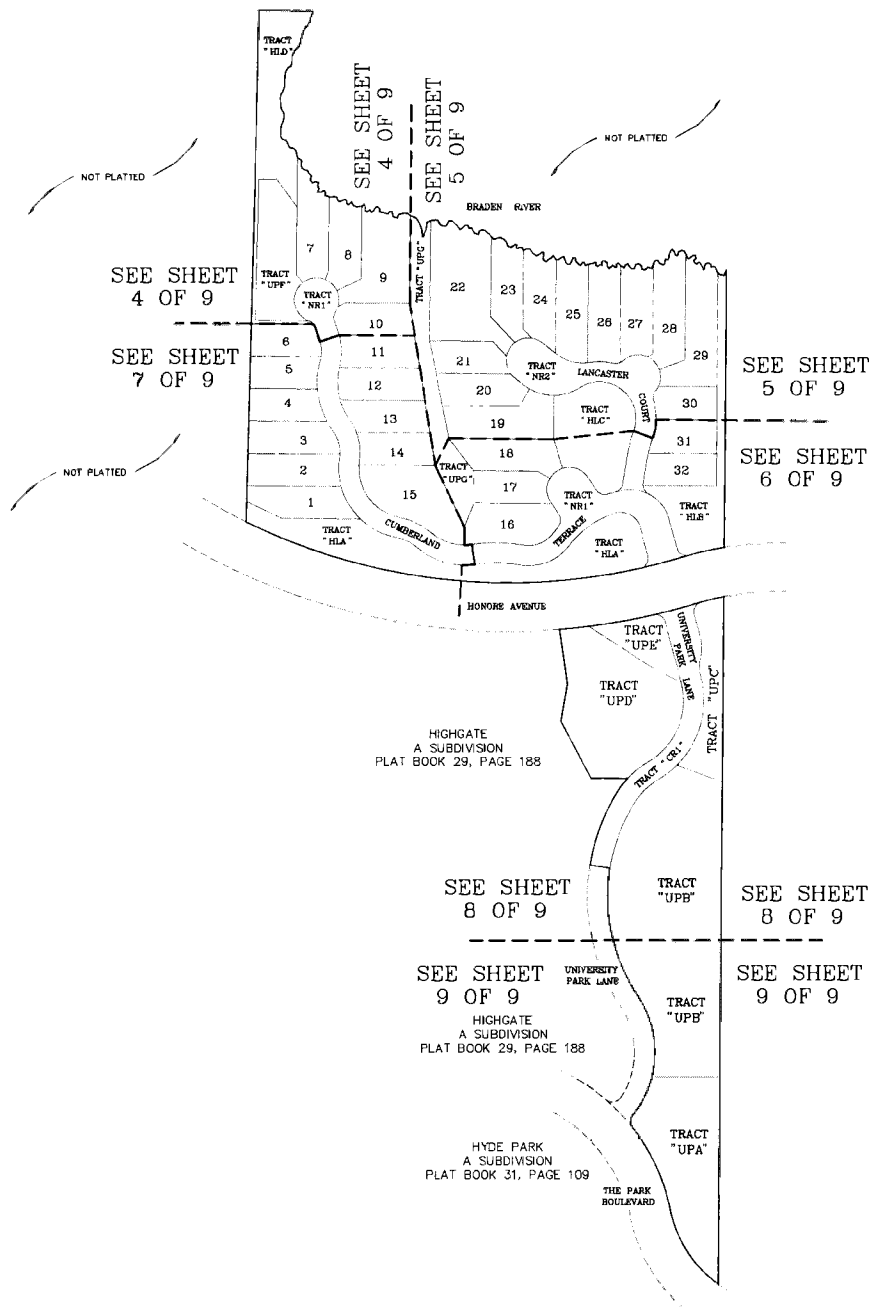
ZOLLER, NAJJAR & SHROYER, INC.  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34205

Inst. Number: 202341098401 Page 118 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HENLEY A SUBDIVISION

IN  
SECTIONS 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP



ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 119 of 304 Date: 9/13/2023 Time: 3:10 PM  
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Inst. Number: 202341098401 Page 120 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HENLEY

## A SUBDIVISION

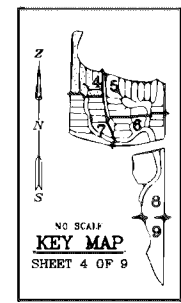
IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA			
CURVE	ARC	DELTA	RADIUS
C43	22.39	51°19'04"	25.00
C44	22.39	51°19'04"	25.00
C67	13.88	31°49'16"	25.00
C68	24.67	25°42'02"	55.00
C69	40.92	42°38'00"	55.00
C70	40.85	42°33'26"	55.00
C71	14.84	153°27'36"	55.00

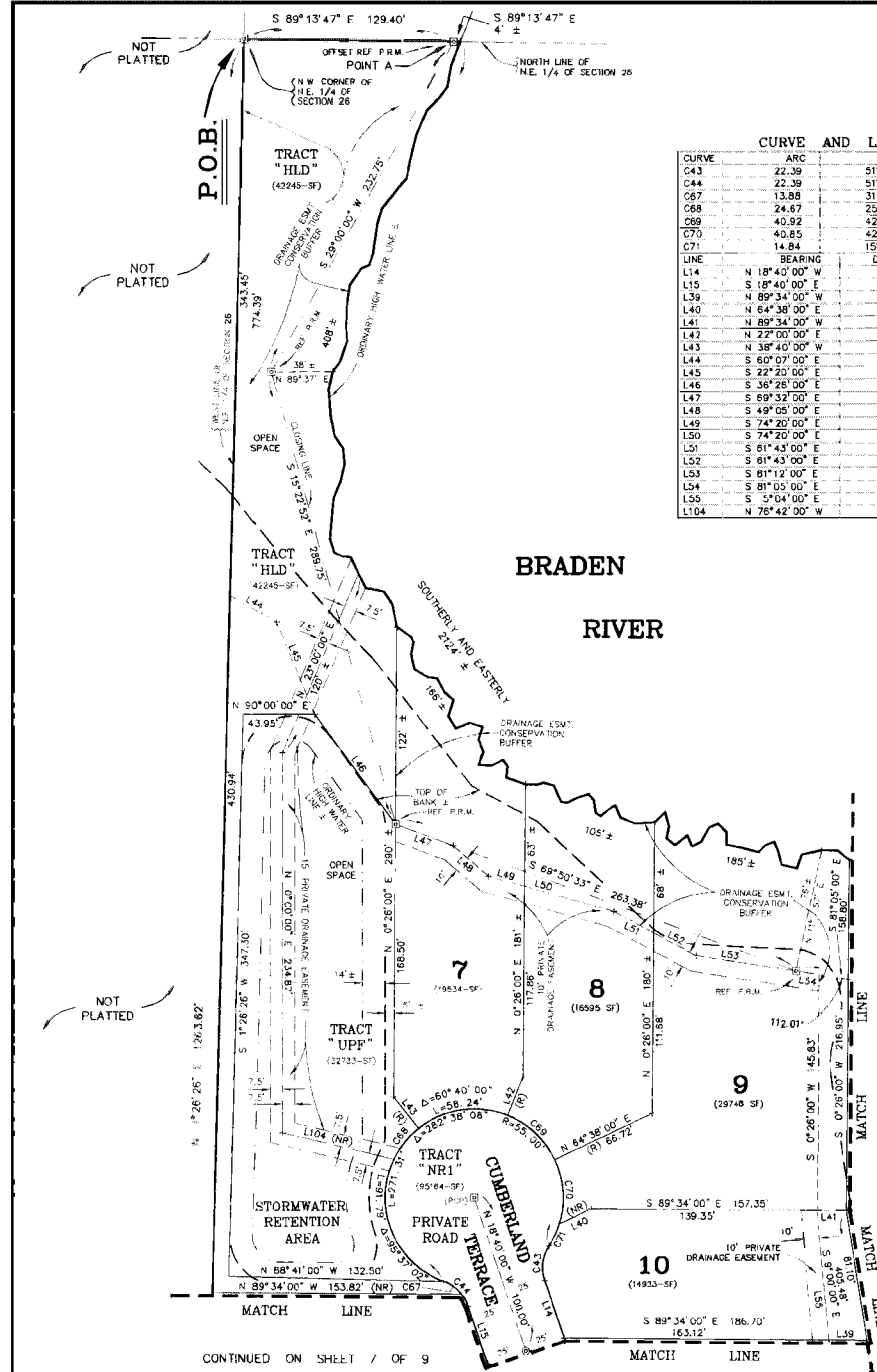
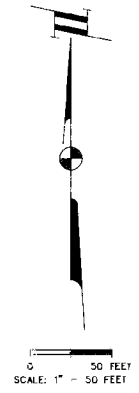
  

LINE	BEARING	DISTANCE
L14	N 18°40'00" W	37.55
L15	S 18°40'00" E	37.55
L39	N 89°34'00" W	23.58
L40	N 64°38'00" E	21.93
L41	N 89°34'00" W	18.00
L42	N 22°00'00" E	25.48
L43	N 38°40'00" E	24.94
L44	S 60°07'00" E	32.96
L45	S 22°22'00" E	61.91
L46	S 36°26'00" E	84.08
L47	S 69°32'00" E	37.99
L48	S 49°05'00" E	28.84
L49	S 74°20'00" E	23.19
L50	S 74°20'00" E	57.55
L51	S 61°43'00" E	27.68
L52	S 61°43'00" E	29.89
L53	S 61°12'00" E	62.16
L54	S 81°03'00" E	14.40
L55	S 5°04'00" E	80.37
L104	N 76°42'00" W	70.93

- NOTES:
- BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 0° 26' 26" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" AND "AE", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  - AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



- LEGEND:
- ⊕ PERMANENT REFERENCE MONUMENT SET
  - ⊖ 4"x4" CONCRETE MONUMENT (PRM # 4295)
  - ⊙ PERMANENT CONTROL POINT SET
  - ⊙ 4"x4" CONCRETE MONUMENT (PRM # 4295)
  - ⊙ PERMANENT CONTROL POINT SET
  - ⊙ NAIL & DISK (PCP # 4295)
  - SF AREA OF LOT IN SQUARE FEET
  - C43 CURVE # (SEE CURVE DATA TABLE)
  - L14 LINE # (SEE LINE DATA TABLE)
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.O.B. POINT OF BEGINNING
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - (REF) REFERENCE
  - ESMT. EASEMENT
  - R.C. CENTRAL ANGLE
  - R. RADIUS
  - L. ARC LENGTH
  - P.C., P.T., E.I., P.R.C. AND P.C.C. DENOTES P.C., P.T., E.I., P.R.C. AND P.C.C.
  - ⊙ BENCHMARK (AS NOTED)
  - ⊙ (SEE SHEET 6 & 7 OF 9)
  - CATERLINE



CONTINUED ON SHEET / OF 9

CONTINUED ON SHEET 5 OF 9



# HENLEY

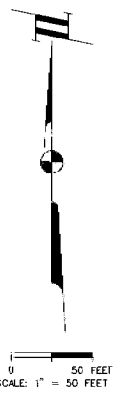
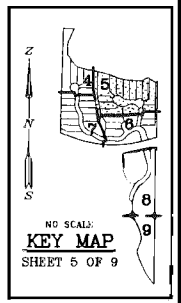
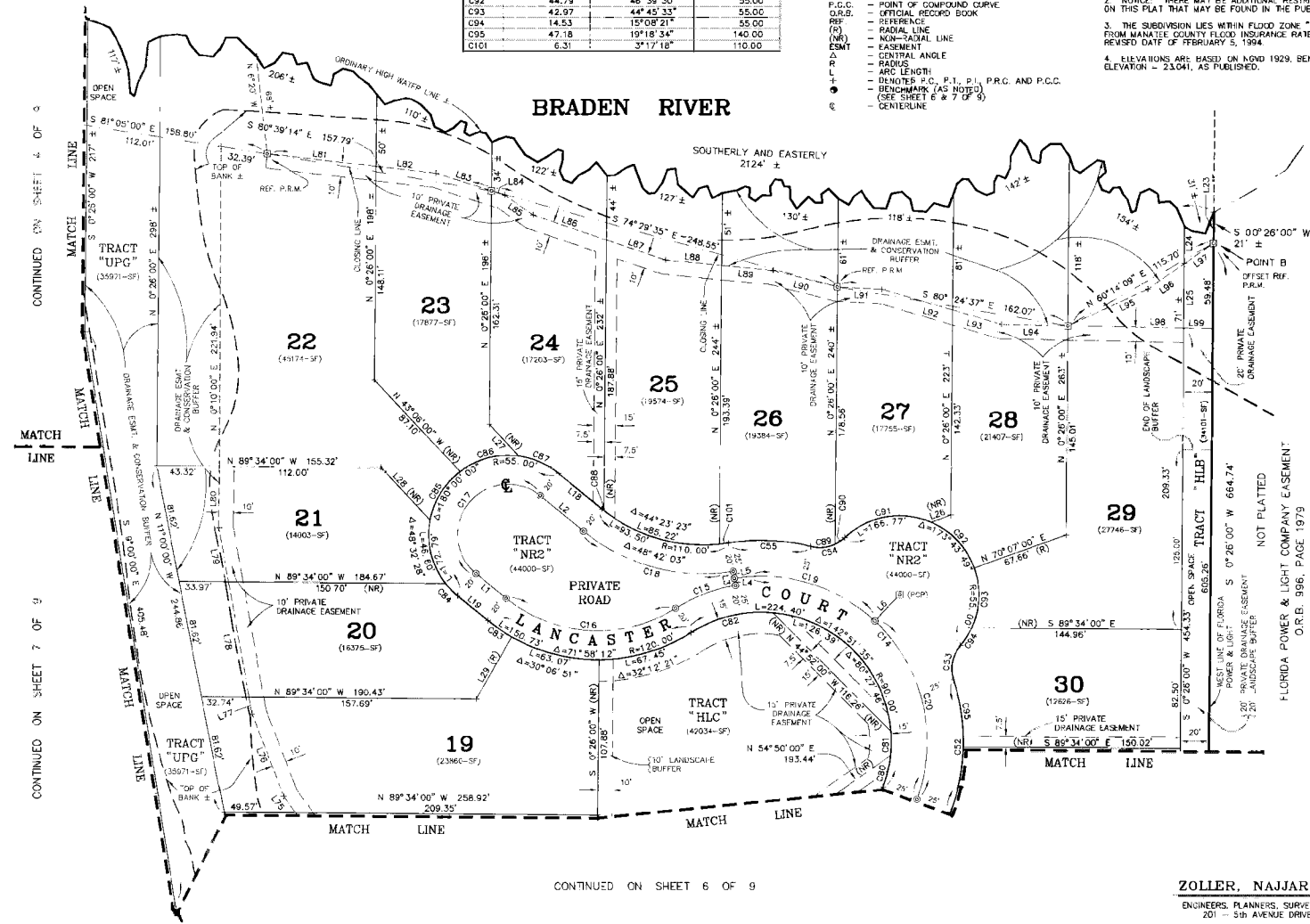
## A SUBDIVISION

IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA												
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
L1	N 50° 38' 00" W	27.00	L80	N 0° 40' 00" E	42.50	C14	240.03	119° 35' 26"	115.00	198.77	N 39° 32' 20" W	197.55
L2	S 50° 38' 00" E	39.87	L81	S 83° 27' 00" E	76.32	C15	44.67	23° 16' 09"	110.00	44.37	S 69° 01' 52" W	22.65
L3	S 0° 20' 03" E	10.00	L82	S 83° 27' 00" E	41.69	C16	125.61	71° 58' 12"	100.00	117.57	N 26° 37' 05" W	72.61
L4	N 9° 20' 03" W	5.00	L83	S 72° 27' 00" E	40.34	C17	108.96	180° 00' 00"	35.00	70.00	N 39° 22' 00" E	56.69
L5	N 9° 20' 03" W	5.00	L84	S 72° 27' 00" E	9.69	C18	110.50	48° 42' 03"	130.00	107.20	S 74° 59' 01" E	56.83
L6	N 43° 09' 00" E	25.00	L85	S 54° 50' 00" E	24.00	C19	105.34	52° 29' 03"	115.00	101.70	S 73° 05' 31" E	56.69
L16	N 50° 38' 00" W	39.87	L86	S 71° 15' 00" E	53.74	C20	134.69	67° 08' 23"	115.00	127.12	S 13° 77' 49" E	76.27
L17	S 50° 38' 00" E	14.41	L87	S 71° 15' 00" E	43.08	C22	93.22	38° 09' 03"	140.00			
L23	N 0° 26' 00" E	21 ±	L88	S 84° 30' 00" E	39.25	C53	25.27	57° 54' 36"	25.00			
L24	S 0° 26' 00" W	26 ±	L89	S 84° 30' 00" E	35.54	C54	25.27	57° 54' 36"	25.00			
L25	S 0° 26' 00" W	44.99	L90	S 75° 37' 00" E	45.96	C55	57.49	23° 31' 45"	140.00			
L26	N 70° 07' 00" E	14.41	L91	S 88° 58' 18" E	31.33	C80	22.22	14° 08' 46"	30.00			
L27	N 43° 06' 00" W	29.72	L92	S 73° 35' 00" E	50.87	C81	16.88	10° 44' 44"	90.00			
L28	N 43° 06' 00" W	49.91	L93	S 73° 35' 00" E	35.47	C82	56.91	37° 30' 19"	90.00			
L29	S 29° 43' 00" W	49.54	L94	S 88° 50' 00" E	45.60	C83	20.21	9° 39' 00"	120.00			
L75	N 35° 23' 00" W	14.29	L95	N 85° 01' 00" E	60.70	C84	12.01	12° 30' 59"	35.00			
L76	N 21° 08' 00" W	61.19	L96	N 55° 00' 00" E	30.89	C85	40.57	42° 15' 41"	35.00			
L77	N 10° 09' 00" W	11.70	L97	N 55° 00' 00" E	24.55	C86	43.05	44° 51' 15"	35.00			
L78	N 10° 09' 00" W	81.38	L98	S 88° 50' 00" E	80.01	C87	30.55	31° 49' 37"	35.00			
L79	N 10° 09' 00" W	38.15	L99	S 88° 50' 00" E	20.00	C88	1.97	1° 01' 22"	110.00			
						C89	17.12	36° 13' 38"	25.00			
						C90	8.15	18° 40' 58"	25.00			
						C91	64.48	67° 10' 25"	55.00			
						C92	44.79	46° 39' 30"	55.00			
						C93	42.97	44° 45' 33"	55.00			
						C94	14.53	15° 08' 21"	35.00			
						C95	47.18	19° 18' 34"	140.00			
						C101	6.31	3° 17' 18"	110.00			

- LEGEND:**
- ⊕ - PERMANENT REFERENCE MONUMENT SET
  - ⊕ - 4"x4" CONCRETE MONUMENT (PRM # 4295)
  - (CP)⊕ - PERMANENT CONTROL POINT SET
  - ⊕ - 4"x4" CONCRETE MONUMENT (CP# # 4295)
  - ⊕ - PERMANENT CONTROL POINT SET
  - ⊕ - WALL & DISK (CP# # 4295)
  - SF - AREA OF LOT IN SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPING CURVE
  - O.R.B. - OFFICIAL RECORD BOOK
  - REF. - REFERENCE
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - EASMT - EASEMENT
  - Δ - CENTRAL ANGLE
  - Δ - ARC LENGTH
  - Δ - BENCHMARK (AS NOTED)
  - Δ - BENCHMARK (AS NOTED) (SEE SHEET 6 & 7 OF 9)
  - Δ - CENTERLINE

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N. 01° 26' 26" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AND "AE", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120533 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  - ELEVATIONS ARE BASED ON MVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.



FLORIDA POWER & LIGHT COMPANY EASEMENT  
 O.R.B. 986, PAGE 1979

CONTINUED ON SHEET 4 OF 9  
 MATCH LINE  
 MATCH LINE  
 MATCH LINE  
 MATCH LINE

CONTINUED ON SHEET 6 OF 9

ZOLLER, NAJJAR & SHROYER, INC.  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	116.28	88°49'57"	75.00	104.98	N 59°07'53" W	73.49
C2	172.85	139°36'51"	250.00	183.43	S 58°38'33" W	80.04
C3	110.04	63°02'51"	100.00	104.57	S 68°21'37" W	61.34
C4	119.71	18°17'28"	375.00	119.21	N 89°15'41" W	60.37
C9	86.53	19°48'48"	250.00	86.09	N 48°45'08" E	43.70
C10	86.32	19°47'03"	250.00	85.90	N 88°33'31" E	43.60
C11	28.59	22°32'53"	75.00	28.33	N 87°43'31" E	14.93
C12	86.76	66°17'00"	75.00	82.01	S 47°51'30" E	48.97
C13	58.94	11°15'23"	300.00	58.84	N 14°27'41" E	29.56
C34	62.88	2°27'02"	1470.00	62.88		
C35	44.02	1°42'56"	1470.00	44.02		
C36	18.40	1°17'08"	820.00	18.40	N 14°43'00" W	71.71
C37	38.66	90°53'53"	25.00	L12	N 33°20'00" W	37.86
C38	18.67	3°53'25"	275.00	L13	S 33°20'00" E	37.86
C39	32.52	7°43'02"	25.00	L16	S 14°43'00" E	72.38
C40	32.52	7°43'02"	25.00	L17	N 9°00'00" E	66.81
C41	26.95	4°21'51"	275.00	L20	S 9°00'00" W	66.70
C48	46.14	91°58'59"	25.00	L21	N 33°20'00" W	31.83
C49	71.84	41°09'32"	100.00	L22	N 33°20'00" W	6.03
C50	31.55	71°50'30"	25.00	L30	N 80°00'00" W	35.02
C51	54.03	11°15'23"	275.00	L31	S 89°34'00" E	26.82
C56	63.85	11°15'23"	325.00	L32	N 0°00'00" W	44.00
C57	29.24	67°01'23"	25.00	L33	S 0°00'00" E	14.81
C60	31.49	10°18'29"	175.00	L34	S 0°00'00" E	26.19
C76	18.33	8°24'09"	125.00	L68	N 62°40'00" E	35.09
C77	26.78	3°49'54"	400.00	L69	N 17°43'00" E	56.63
C78	41.07	42°47'00"	55.00	L70	N 17°43'00" E	31.82
C79	22.38	22°18'54"	55.00	L71	N 2°31'00" E	27.80
C96	46.04	18°50'31"	140.00	L72	N 18°08'00" W	23.06
C97	38.92	8°06'30"	275.00	L73	N 18°08'00" W	30.84
C98	15.11	3°08'53"	275.00	L74	N 35°23'00" W	62.60
C99	5.02	11°29'32"	25.00	L100	N 10°52'00" E	38.23
C100	26.33	52°20'58"	25.00	L101	N 8°07'00" W	41.27
				L102	S 17°53'00" W	21.19
				L103	S 3°35'00" W	38.94

- LEGEND:**
- (PM) - PERMANENT REFERENCE MONUMENT SET
  - (CPM) - 4"x4" CONCRETE MONUMENT (PRM # 4295)
  - (CPM) - 4"x4" CONCRETE MONUMENT (PRM # 4295)
  - (N&D) - NAIL & DISK (PRM # 4295)
  - (IPM) - PERMANENT CONTROL POINT SET
  - (N&D) - NAIL & DISK (PRM # 4295)
  - (SF) - AREA OF LOT IN SQUARE FEET
  - (CI) - CURVE # (SEE CURVE DATA TABLE)
  - (LI) - LINE # (SEE LINE DATA TABLE)
  - (P.C.) - POINT OF CURVATURE
  - (P.T.) - POINT OF TANGENCY
  - (P.I.) - POINT OF INTERSECTION
  - (P.R.C.) - POINT OF REVERSE CURVE
  - (P.C.C.) - POINT OF COMPOUND CURVE
  - (O.R.B.) - OFFICIAL RECORD BOOK
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - (E) - ELEVATION
  - (ESMT) - EASEMENT
  - (Z) - CENTRAL ANGLE
  - (L) - ARC LENGTH
  - (R) - RADIUS
  - (L) - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - (B.M.) - BENCHMARK (AS NOTED)
  - (S) - (ALSO SEE SHEET 7 OF 9)
  - (C) - CENTERLINE

# HENLEY

## A SUBDIVISION

IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

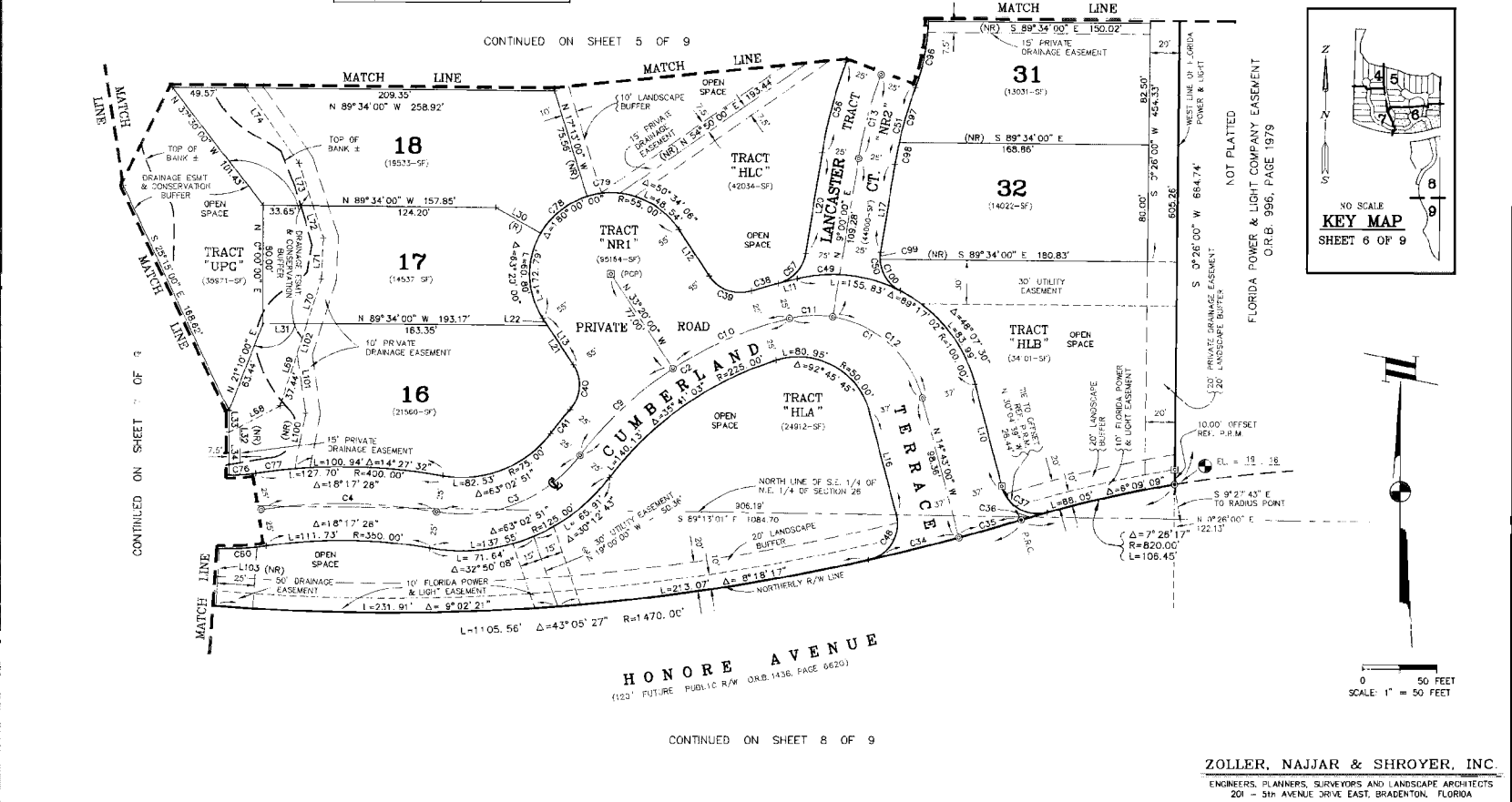
**NOTES:**

1. BEARINGS ARE BASED ON THE WEST LINE OF THE N/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 01°26'26" E, AND DO NOT REFER TO THE TRUE MERIDIAN.

2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

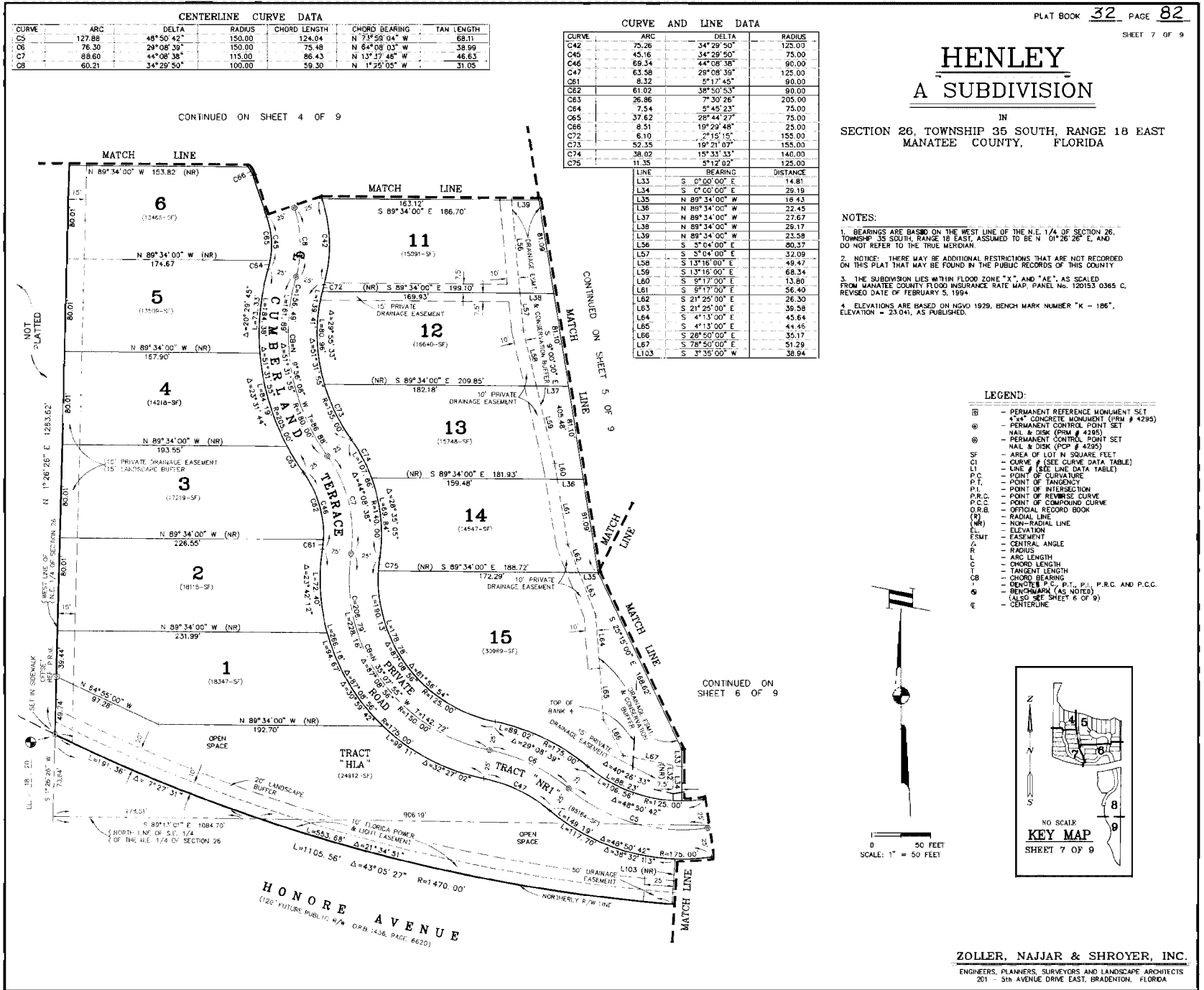
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", AND "AE", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 12013J C365 C, REVISED DATE OF FEBRUARY 5, 1994.

4. ELEVATIONS ARE BASED ON NOV 1929, BENCH MARK NUMBER "X - 186", ELEVATION = 23.041, AS PUBLISHED.



**HONORE AVENUE**  
 (123' FUTURE PUBLIC R/W O.R.B. 1438, PAGE 0620)

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA



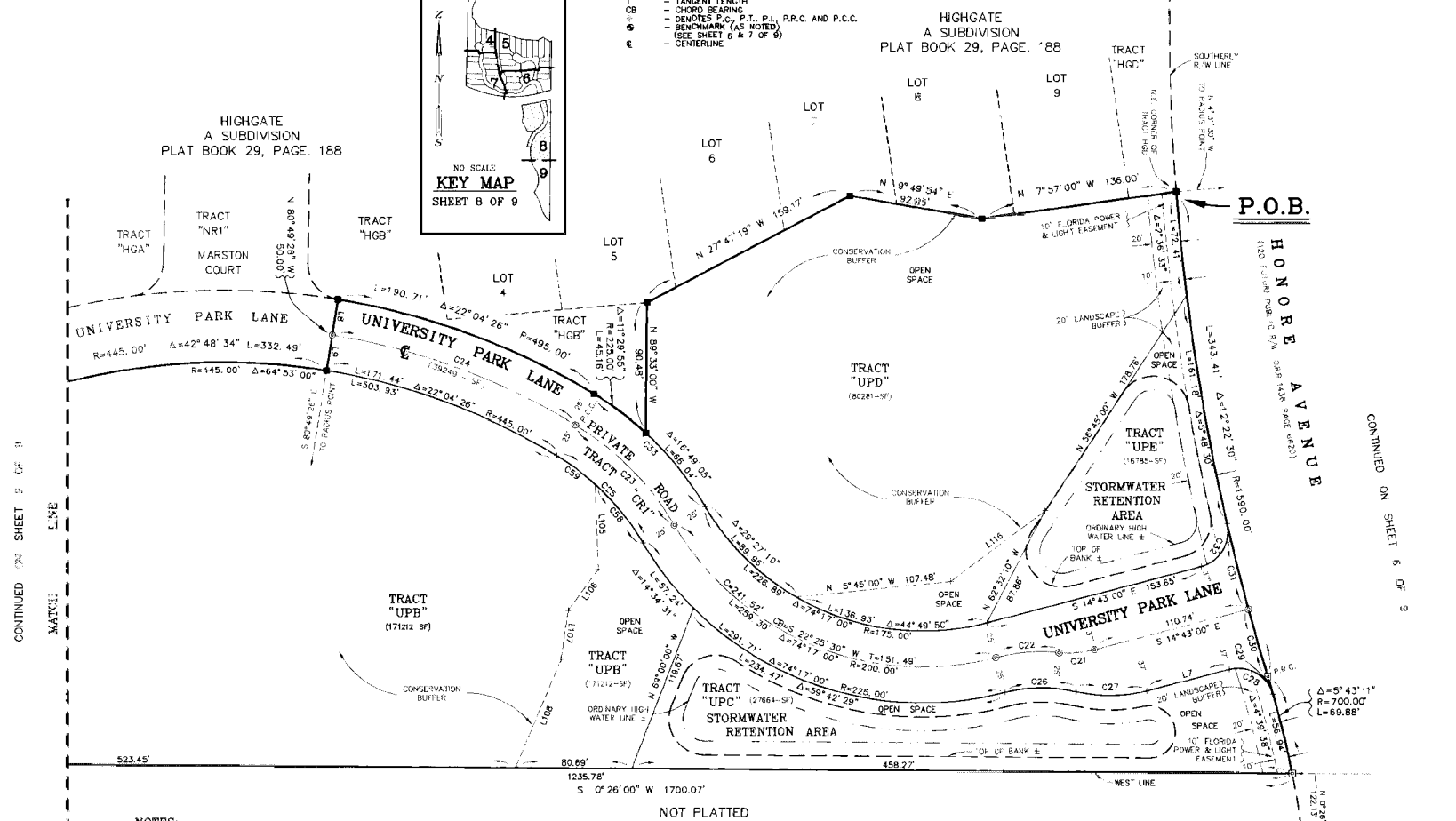
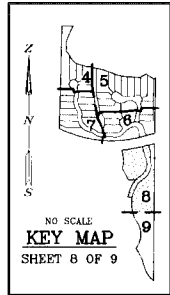
Inst. Number: 202341098401 Page 124 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angeline "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HENLEY A SUBDIVISION

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

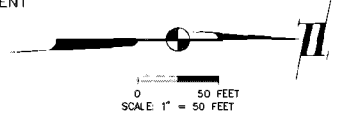
CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C21	24.40	20°15'28"	69.00	24.27	S 4°35'16" E	12.33
C22	44.20	20°15'28"	125.00	43.97	S 4°35'16" E	22.33
C23	90.64	28°19'00"	203.00	97.64	S 45°24'30" W	50.45
C24	181.07	22°04'26"	470.00	179.86	S 20°12'47" W	91.67
C25	86.49	28°19'00"	175.00	86.49	S 28°19'00" W	43.24
C26	49.49	28°21'27"	100.00	49.49	N 14°43'00" W	24.74
C27	49.49	28°21'27"	100.00	49.49	S 80°49'28" E	25.00
C28	38.78	68°50'33"	75.00	38.78	S 80°49'28" E	25.00
C29	12.94	1°03'33"	700.00	12.94	N 87°45'00" E	59.33
C30	48.59	1°45'03"	1590.00	48.59	S 53°40'00" E	35.34
C31	61.23	2°12'24"	1590.00	61.23	S 81°45'00" E	34.59
C32	38.50	88°13'33"	75.00	38.50	S 87°15'00" E	81.75
C33	111.20	28°19'00"	225.00	111.20	S 87°15'00" E	81.75
C34	53.21	17°25'14"	175.00	53.21	N 36°50'00" W	82.26
C35	33.28	10°53'48"	175.00	33.28	N 36°50'00" W	82.26

- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (FRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET
  - ⊙ 4"x4" CONCRETE MONUMENT (FRM # 4295)
  - PERMANENT CONTROL POINT SET
  - ⊗ NAIL & DISK (PCP # 4295)
  - SF AREA OF LOT IN SQUARE FEET
  - CB CURVE (SEE CURVE DATA TABLE)
  - L7 LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.O.B. POINT OF BEGINNING
  - O.R.B. OPTICAL RECORD BOOK
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - (CA) CENTRAL ANGLE
  - (R) RADIUS
  - (L) ARC LENGTH
  - (C) CHORD LENGTH
  - (CB) CHORD BEARING
  - (T) TANGENT LENGTH
  - (L) LINE BEARING
  - (D) DISTANCE
  - (C) CENTERLINE



- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 0° 26' 26" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", AND "AE", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  4. ELEVATIONS ARE BASED ON NOV 1929, BENCH MARK NUMBER "K - 166", ELEVATION = 23.041, AS PUBLISHED.
  5. AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

FLORIDA POWER & LIGHT COMPANY EASEMENT  
O.R.B. 996, PAGE 1979



**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

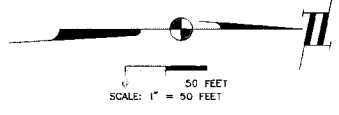
CONTINUED ON SHEET 9 OF 9

WATCH LINE

CONTINUED ON SHEET 6 OF 9

Inst. Number: 202341098401 Page 125 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

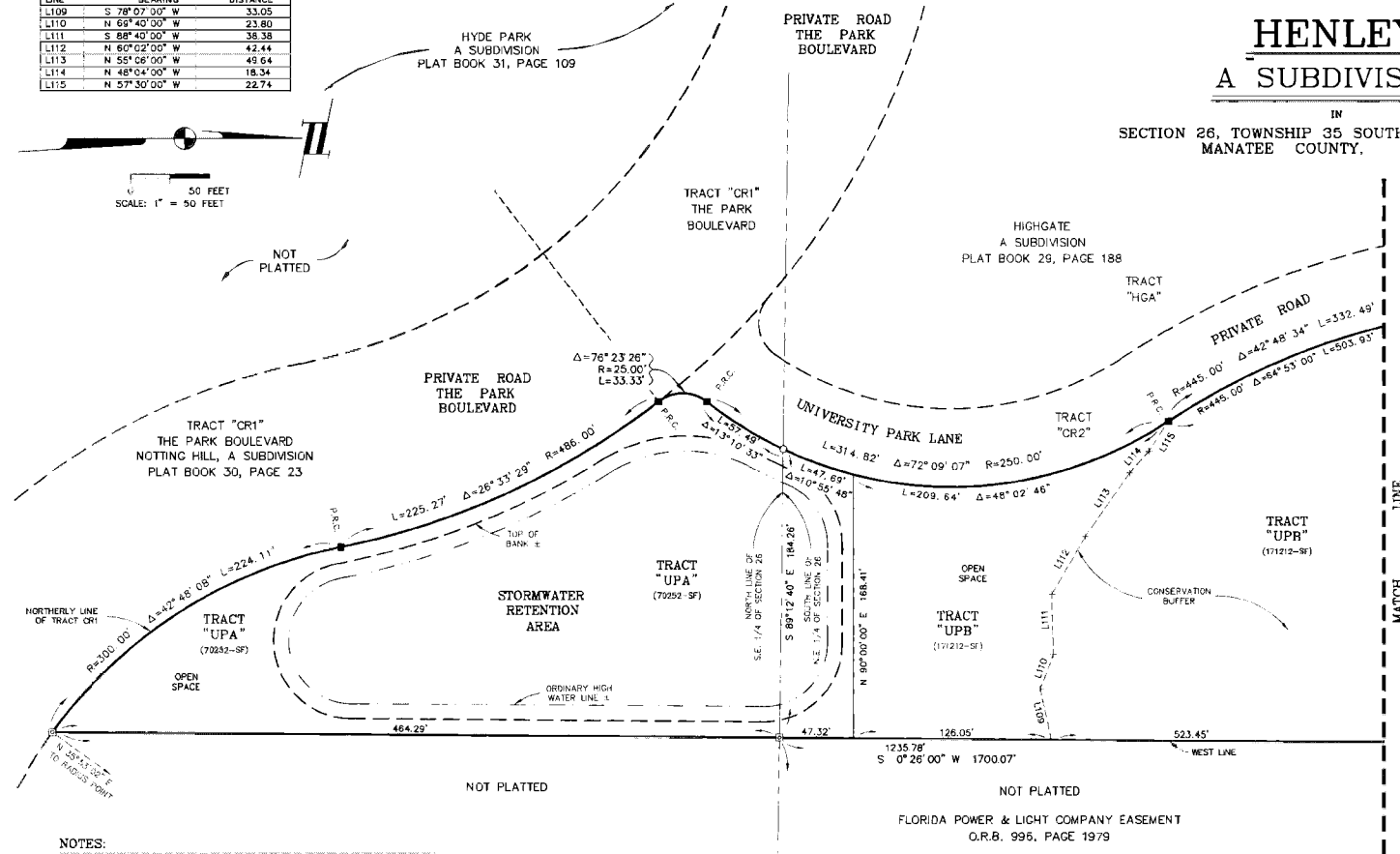
LINE	BEARING	DISTANCE
L109	S 78° 07' 00" W	33.05
L110	N 69° 40' 00" W	23.80
L111	S 68° 40' 00" W	36.38
L112	N 60° 02' 00" W	42.44
L113	N 55° 08' 00" W	49.64
L114	N 48° 04' 00" W	18.34
L115	N 57° 30' 00" W	22.74



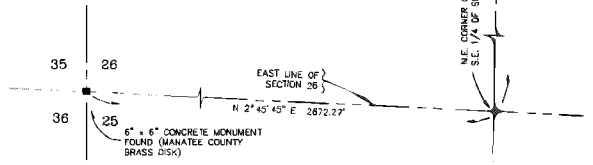
# HENLEY

## A SUBDIVISION

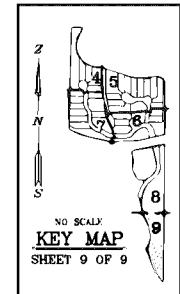
IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 01° 26' 26" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", AND "AE", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  5. AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



FILED AND RECORDED  
 1/8/98 @ 4:04 pm  
 R. B. SHORE, CLERK  
 MANATEE COUNTY, FLA



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - ⊗ - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊙ - PERMANENT REFERENCE MONUMENT FOUND
  - ⊕ - 4"x4" CONCRETE MONUMENT (PRM # 4295)
  - ⊖ - PERMANENT CONTROL POINT SET
  - ⊗ - NAIL & DISK (PCP # 4295)
  - - IRON ROD & CAP SET (CAP # LB 2230)
  - SF - AREA OF LOT IN SQUARE FEET
  - L109 - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - O.R.B. - OFFICIAL RECORD BOOK
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - Δ - BENCHMARK (AS NOTED) (SEE SHEET 6 & 7 OF 9)
  - ⊖ - CENTERLINE

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

CONTINUED ON SHEET 8 OF 9

# HIGHGATE A SUBDIVISION

881759

IN  
MANATEE COUNTY, FLORIDA  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST

**DESCRIPTION**

BEGIN AT THE NORTHEAST CORNER OF TRACT "CR1", "THE PARK BOULEVARD" A PRIVATE ROAD OF KNIGHTSBRIDGE, A SUBDIVISION AS RECORDED IN PLAT BOOK 28, PAGE 179 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF ST. JOHN'S WOOD, A SUBDIVISION AS RECORDED IN PLAT BOOK 28, PAGE 173 OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID ST. JOHN'S WOOD THE FOLLOWING NINETEEN COURSES: RUN N 64°16'00" E, A DISTANCE OF 383.80 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°32'00", A DISTANCE OF 78.54 FEET; THENCE N 03°48'00" E, A DISTANCE OF 18.93 FEET; THENCE N 64°53'00" W, A DISTANCE OF 53.81 FEET; THENCE N 46°00'00" W, A DISTANCE OF 47.97 FEET; THENCE N 28°23'00" W, A DISTANCE OF 46.00 FEET; THENCE N 28°24'00" W, A DISTANCE OF 17.05 FEET; THENCE N 14°15'00" W, A DISTANCE OF 50.00 FEET; THENCE N 04°35'00" W, A DISTANCE OF 70.41 FEET; THENCE N 38°02'00" E, A DISTANCE OF 37.28 FEET; THENCE N 30°54'00" E, A DISTANCE OF 85.63 FEET; THENCE N 43°12'00" E, A DISTANCE OF 60.17 FEET; THENCE N 82°21'00" E, A DISTANCE OF 48.54 FEET; THENCE N 18°17'27" E, A DISTANCE OF 119.99 FEET; THENCE N 32°48'00" E, A DISTANCE OF 32.31 FEET; THENCE N 02°16'00" E, A DISTANCE OF 52.73 FEET; THENCE N 00°01'00" E, A DISTANCE OF 160.00 FEET; THENCE N 02°34'00" E, A DISTANCE OF 80.08 FEET; THENCE N 10°05'20" E, A DISTANCE OF 58.99 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 10°05'20" E, AT A DISTANCE OF 1590.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°36'50", A DISTANCE OF 405.55 FEET; THENCE S 07°57'00" E, A DISTANCE OF 138.00 FEET; THENCE S 08°49'54" W, A DISTANCE OF 92.95 FEET; THENCE S 27°47'19" E, A DISTANCE OF 159.17 FEET; THENCE S 89°33'00" E, A DISTANCE OF 90.48 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 47°15'05" E, AT A DISTANCE OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°29'55", A DISTANCE OF 45.18 FEET TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'26", A DISTANCE OF 190.71 FEET; THENCE S 80°49'26" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 80°49'26" E, AT A DISTANCE OF 445.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°48'34", A DISTANCE OF 332.49 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°09'07", A DISTANCE OF 314.82 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°23'26", A DISTANCE OF 33.33 FEET; THENCE S 52°07'41" W, A DISTANCE OF 120.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 52°07'41" W, AT A DISTANCE OF 386.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°27'41", A DISTANCE OF 232.91 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°08'00", A DISTANCE OF 253.79 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°32'00", A DISTANCE OF 240.53 FEET TO THE P.T. OF SAID CURVE; THENCE S 84°16'00" W, A DISTANCE OF 383.80 FEET; THENCE N 05°44'00" W, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

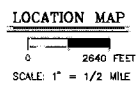
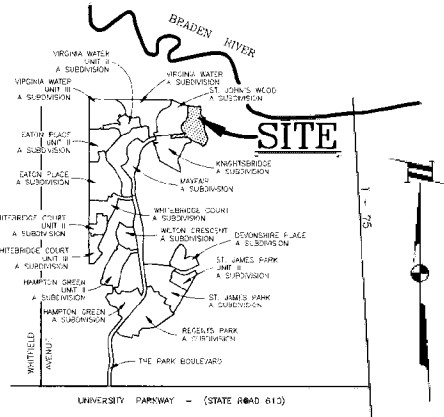
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 17.48 ACRES, MORE OR LESS.

**CERTIFICATE OF APPROVAL  
OF CLERK OF CIRCUIT COURT**

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 29, PAGES 188, 187, 190, 191, 192, AND 193 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 22 DAY OF February, 1996.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA



**CERTIFICATE OF OWNERSHIP  
AND DEDICATION**

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "HIGHGATE, A SUBDIVISION", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 4th DAY OF January, 1996.

NORTHERN CAPITAL GROUP  
BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*Patricia L. Hunt* (SIGNATURE) *Patricia L. Hunt* (PRINT NAME)  
*James R. Schier* (SIGNATURE) *James R. Schier* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, 1996, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Sharon K. Greene*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
SHARON K. GREENE  
Notary Public, State of Florida  
My comm. expires Dec. 30, 1998  
Comm. No. 00070248

MY COMMISSION EXPIRES: \_\_\_\_\_ (STAMP)

**CERTIFICATE OF APPROVAL  
OF BOARD OF COUNTY COMMISSIONERS**

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 22 DAY OF January, 1996.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:  
*R.B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

*Stan Stephens*  
CHAIRMAN

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 5th AVENUE N.W. EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 126 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

881759

HIGHGATE  
A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1" ("MARSTON COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR HIGHGATE" (THE "HIGHGATE RESTRICTIONS").
6. TRACTS "CR1" ("THE PARK BOULEVARD") AND "CR2" ("UNIVERSITY PARK LANE") ARE "COMMUNITY ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
7. TRACTS "HCA", "HGB", "HGC" AND "HGD", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR HIGHGATE SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE HIGHGATE RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE HIGHGATE RESTRICTIONS.
8. TRACT "UPA", BEING AN OPEN SPACE AREA, IS PAR OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
9. EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE ("THE CODE"), NO DEVELOPMENT SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "CONSERVATION AREA" OR A "CONSERVATION BUFFER EASEMENT", PROVIDED, HOWEVER, THOSE ACTIVITIES DESCRIBED IN SECTION 719.11.1.2 OF THE CODE SHALL BE ALLOWED WITHIN A CONSERVATION BUFFER EASEMENT, AS USED HEREIN. (A) THE "CODE" SHALL MEAN THE PROVISIONS OF THE CODE IN EFFECT AS OF THE DATE OF THE FILING OF THIS PLAT; AND (B) "DEVELOPMENT" SHALL HAVE THE MEANING AS SET FORTH IN THE DEFINITIONS SECTION OF THE CODE, WHICH ALSO SPECIFICALLY EXEMPTS CERTAIN OPERATIONS AND USES FROM THE DEFINITION OF "DEVELOPMENT".

EASEMENT DESCRIPTIONS

- RESERVATION OF EASEMENTS
- THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.
- INGRESS AND EGRESS OVER PRIVATE ROADS
- NORTHERN CAPITAL GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN HIGHGATE, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("MARSTON COURT"), AS SHOWN ON THIS PLAT.
- UTILITY EASEMENT
- THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("MARSTON COURT"), AS SHOWN ON THIS PLAT, UNDER THOSE PORTIONS OF TRACTS "HCA", "HGB", "HGC", AND "HGD" LYING WITHIN TEN (10) FEET OF ANY ADJUTING NEIGHBORHOOD ROAD (TRACT "NR1"), AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".
- PRIVATE DRAINAGE EASEMENT
- THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".
- FPL UTILITY EASEMENT
- THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".
- PERPETUAL DURATION
- THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: DECEMBER 20, 1995

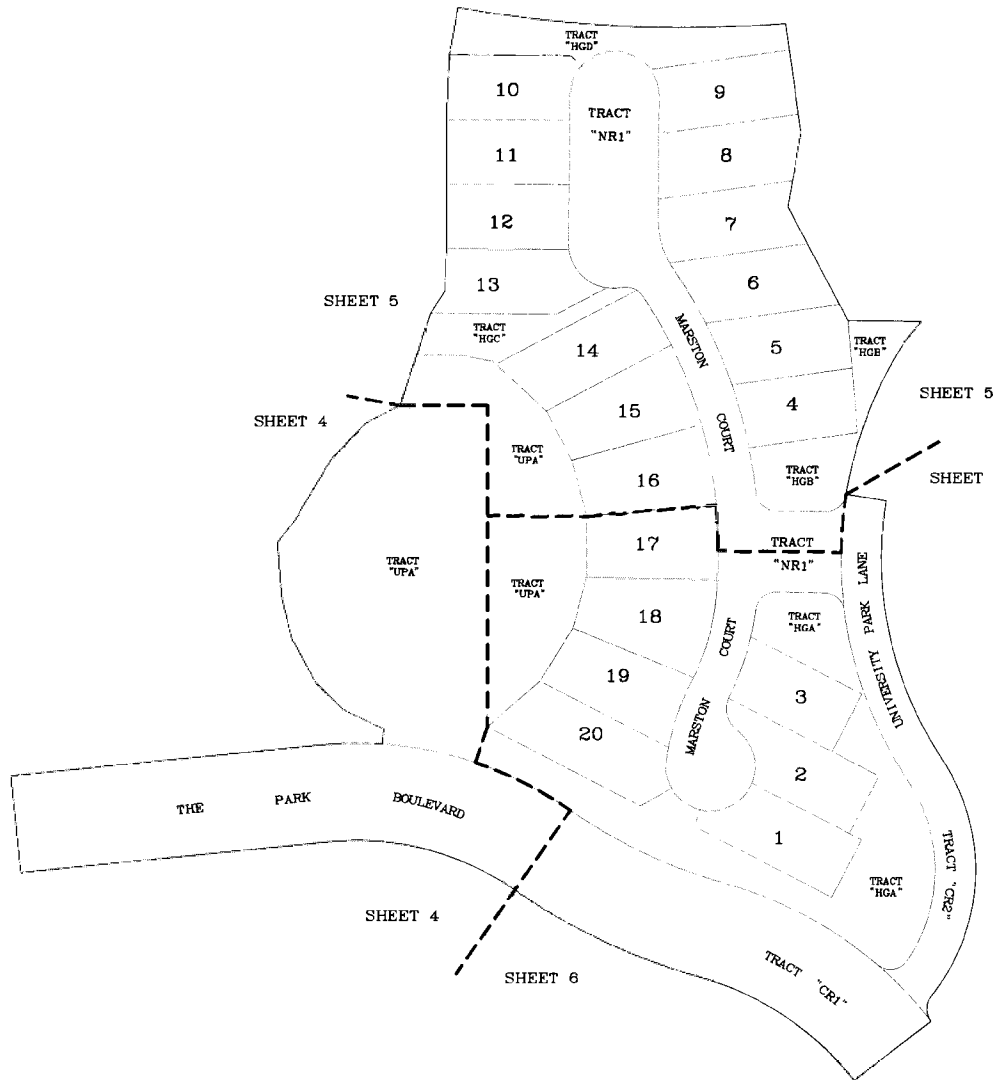
SIGNATURE: *L. E. Mercer*  
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

Inst. Number: 202341098401 Page 127 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# KEY / IDENTIFICATION MAP

## HIGHGATE A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

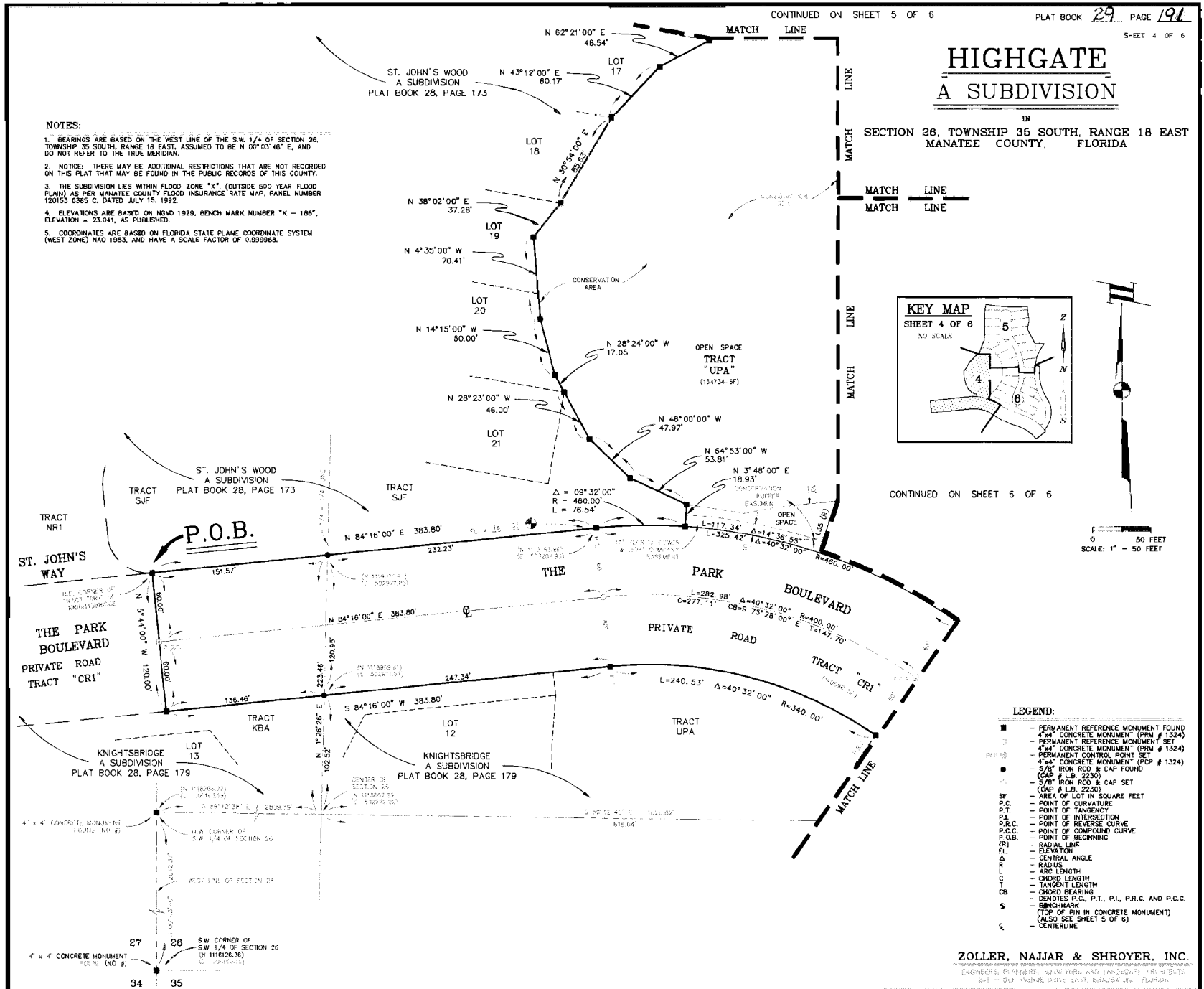


ZOLLER, NAJJAR & SHROYER, INC.  
PROFESSIONAL SURVEYORS AND ENGINEERS  
201 - 5th ALICE LANE EAST, BRADEN FL, FLORIDA

Inst. Number: 202341098401 Page 128 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



Inst. Number: 202341098401 Page 129 of 304 Date: 9/13/2023 Time: 3:10 PM  
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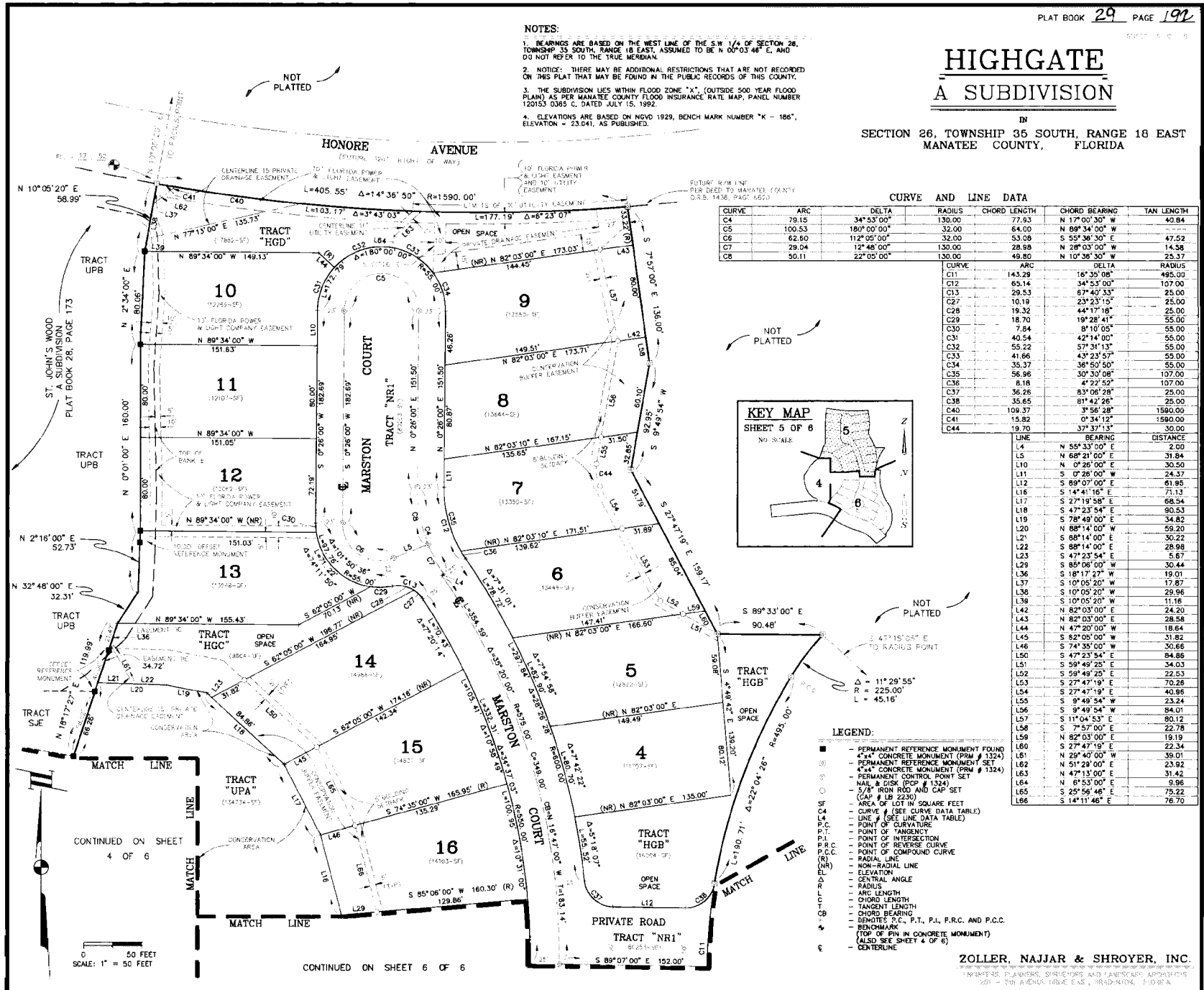


# HIGHGATE A SUBDIVISION

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

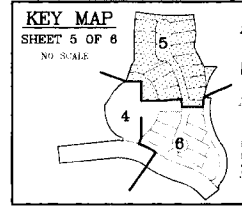
### NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'48" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.



CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C4	79.15	34°53'00"	130.00	77.93	N 17°00'30" W	40.84
C5	100.53	180°00'00"	32.00	64.00	N 89°34'00" W	47.52
C6	62.80	112°05'00"	32.00	53.08	S 59°36'00" E	14.58
C7	29.04	12°48'00"	130.00	28.98	N 28°03'00" W	25.37
C8	50.11	22°05'00"	130.00	48.80	N 10°36'30" W	25.37

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C11	143.29	16°35'08"	485.00	143.29	N 55°37'00" E	2.00
C12	63.14	34°53'00"	130.00	77.93	N 17°00'30" W	40.84
C13	29.53	67°40'33"	25.00	25.00	N 89°34'00" W	47.52
C27	10.19	23°23'15"	25.00	10.19	S 23°23'15" W	25.00
C28	19.32	44°17'18"	25.00	19.32	N 89°34'00" W	47.52
C29	18.70	8°28'41"	55.00	18.70	S 8°28'41" W	55.00
C30	7.84	8°10'05"	55.00	7.84	N 89°34'00" W	47.52
C31	40.54	42°14'00"	55.00	40.54	S 42°14'00" W	55.00
C32	55.22	57°31'13"	55.00	55.22	N 89°34'00" W	47.52
C33	41.86	43°23'57"	55.00	41.86	S 43°23'57" W	55.00
C34	35.37	38°51'50"	55.00	35.37	N 89°34'00" W	47.52
C35	56.96	30°30'08"	107.00	56.96	S 30°30'08" W	107.00
C36	8.18	4°22'52"	107.00	8.18	N 89°34'00" W	47.52
C37	36.26	83°08'28"	25.00	36.26	S 83°08'28" W	25.00
C38	35.65	81°42'26"	25.00	35.65	N 89°34'00" W	47.52
C40	159.37	3°58'28"	1590.00	159.37	S 3°58'28" W	1590.00
C41	15.82	0°34'12"	1590.00	15.82	N 89°34'00" W	47.52
C44	19.70	37°37'13"	30.00	19.70	S 37°37'13" W	30.00



### LEGEND:

- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (PRM # 1324)
- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (PRM # 1324)
- PERMANENT CONTROL POINT SET
- NAIL & DISK (PCP # 1324)
- 5/8" IRON ROD AND CAP SET
- CAP # LB 2230
- ARCS OF LOT IN SQUARE FEET
- CURVE # (SEE CURVE DATA TABLE)
- LINE # (SEE LINE DATA TABLE)
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF INTERSECTION
- POINT OF REVERSE CURVE
- POINT OF COMPOUND CURVE
- RADIAL LINE
- NON-RADIAL LINE
- ELEVATION
- CENTRAL ANGLE
- RADIUS
- ARC LENGTH
- CHORD LENGTH
- TANGENT LENGTH
- CHORD BEARING
- BENCHMARK
- BENCHMARKS P.C., P.T., P.I., F.R.C. AND P.C.C. (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET # OF 6)
- CENTERLINE

ZOLLER, NAJJAR & SHROYER, INC.  
 200 S. MANATEE AVENUE, SUITE 200, PALM BAY, FLORIDA 32909  
 321-938-1111

Inst. Number: 202341098401 Page 130 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HIGHGATE A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	68.03	8°17'34"	476.00	67.97	N 5°01'47" E	34.07
C2	94.74	18°24'00"	235.00	94.33	N 17°48'00" E	47.78
C3	141.39	28°08'00"	310.00	140.17	N 13°57'00" E	71.98

CURVE	ARC	DELTA	RADIUS
C9	96.72	11°24'08"	486.00
C10	42.23	96°47'08"	25.00
C11	143.29	14°33'08"	493.00
C14	48.10	78°44'18"	35.00
C15	35.65	81°42'26"	25.00
C16	36.56	83°47'53"	25.00
C17	34.37	5°52'42"	335.00
C18	3.09	8°03'43"	35.00
C19	45.01	73°40'33"	35.00
C20	13.95	14°32'03"	55.00
C21	7.99	8°19'08"	55.00
C22	15.86	17°32'40"	55.00
C23	5.25	5°28'11"	55.00
C24	36.75	38°17'00"	55.00
C25	15.26	2°44'01"	320.00
C26	4.63	0°55'55"	285.00
C39	18.25	1°38'02"	640.00
C42	41.98	100°13'00"	24.00
C43	44.69	58°12'00"	44.00

**LEGEND:**

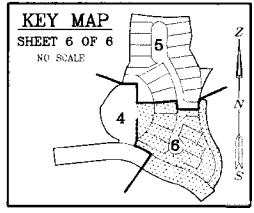
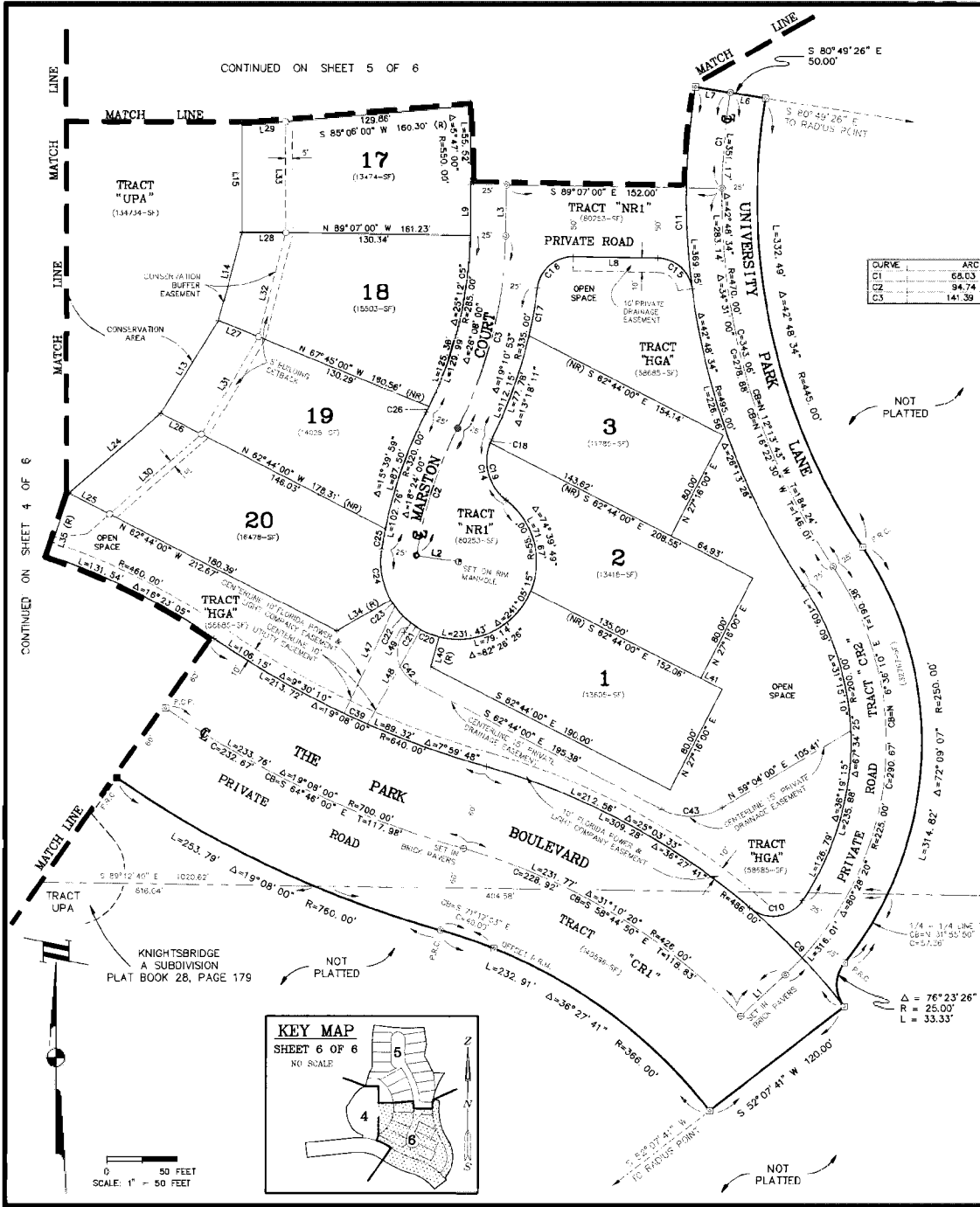
- PERMANENT REFERENCE MONUMENT FOUND
- 4" x 4" CONCRETE MONUMENT (PRM # 1324)
- PERMANENT REFERENCE MONUMENT SET
- 4" x 4" CONCRETE MONUMENT (PRM # 1324)
- PERMANENT CONTROL POINT SET
- NAIL & DISK (HP # 1324)
- 3/8" IRON ROD & CAP SET (CAP # L-2230)
- "X" CUT SET
- AREA OF LOT IN SQUARE FEET
- CURVE # (SEE CURVE DATA TABLE)
- POINT OF TANGENCY
- POINT OF INTERSECTION
- POINT OF REVERSE CURVE
- POINT OF COMPOUND CURVE
- RADIAL LINE
- NON-RADIAL LINE
- CENTRAL ANGLE
- RADIUS
- ARC LENGTH
- CHORD LENGTH
- TANGENT LENGTH
- CHORD BEARING
- DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- BENCHMARK
- TOP OF PIN IN CONCRETE MONUMENT (SEE SHEETS 4 AND 5 OF 6)
- CENTERLINE

RECORDED  
2/2/1940  
R. D. SHORE, CLERK  
MANATEE COUNTY, FLA.

**NOTES:**

1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 300 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 121253 OVER C DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "X - 186", ELEVATION = 23.041, AS PUBLISHED.

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, WADSWORTH, FLORIDA



Inst. Number: 202341098401 Page 131 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

1007625

# HYDE PARK

## A SUBDIVISION

IN  
MANATEE COUNTY, FLORIDA  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

CAMBRIDGE RESOURCES GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "HYDE PARK, A SUBDIVISION", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 21 DAY OF March, 1997.

CAMBRIDGE RESOURCES GROUP  
BY: PERMANENT INVESTMENTS, INC., AS GENERAL PARTNER

BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
Muelina L. LaBarre (SIGNATURE) Rebecca K. Moore (SIGNATURE)  
Muelina L. LaBarre (PRINT NAME) Rebecca K. Moore (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF March, 1997, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PERMANENT INVESTMENTS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF CAMBRIDGE RESOURCES GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

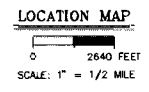
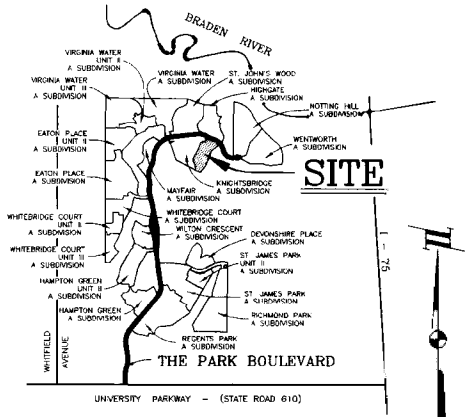
Sharon K. Greene  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
My Comm. Expires 03/31/98  
Div. No. 0220748

MY COMMISSION EXPIRES: \_\_\_\_\_ (STAMP)

### DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF TRACT "CR1" "THE PARK BOULEVARD" OF THE PLAT OF HIGHGATE, A SUBDIVISION AS RECORDED IN PLAT BOOK 29, PAGE 188 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 52° 07' 41" W, A DISTANCE OF 311.30 FEET; THENCE S 20° 00' 00" W, A DISTANCE OF 448.54 FEET; THENCE S 30° 00' 00" W, A DISTANCE OF 114.99 FEET; THENCE S 40° 00' 00" W, A DISTANCE OF 250.36 FEET; THENCE N 61° 55' 46" W, A DISTANCE OF 145.95 FEET TO THE SOUTHERLY MOST CORNER OF TRACT UPA OF THE PLAT OF KNIGHTSBRIDGE, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 179 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT UPA THE FOLLOWING THIRTEEN COURSES: RUN N 11° 25' 00" W, A DISTANCE OF 212.95 FEET; THENCE N 28° 31' 00" W, A DISTANCE OF 102.49 FEET; THENCE N 00° 19' 00" E, A DISTANCE OF 116.36 FEET; THENCE N 30° 58' 00" E, A DISTANCE OF 150.57 FEET; THENCE N 28° 27' 00" E, A DISTANCE OF 133.37 FEET; THENCE N 21° 48' 00" E, A DISTANCE OF 113.66 FEET; THENCE N 16° 01' 00" E, A DISTANCE OF 91.25 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 144.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73° 21' 56", A DISTANCE OF 184.39 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 159.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 48' 55", A DISTANCE OF 41.11 FEET TO THE P.T. OF SAID CURVE; THENCE N 74° 34' 00" E, A DISTANCE OF 10.89 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 37.68 FEET; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115° 26' 00", A DISTANCE OF 75.92 FEET TO THE P.T. OF SAID CURVE; THENCE N 40° 52' 00" W, A DISTANCE OF 21.92 FEET; THENCE N 34° 48' 00" E, A DISTANCE OF 31.05 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF AFORESAID TRACT CR1 "THE PARK BOULEVARD" AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 34° 48' 00" E, AT A DISTANCE OF 760.00 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING TWO COURSES: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19° 08' 00", A DISTANCE OF 253.79 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 368.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 27' 41", A DISTANCE OF 232.91 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 10.42 ACRES, MORE OR LESS.



### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 31, PAGES 107, 110, 112, AND 113, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 21 DAY OF March, 1997.

R. B. Shore  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 21 DAY OF March, 1997.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
Richard M. O'Leary  
CHAIRMAN

ATTEST:  
R. B. Shore  
R. B. SHORE  
CLERK OF CIRCUIT COURT

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34209

Inst. Number: 202341098401 Page 132 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# HYDE PARK

## A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 02° 45' 45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 12D153 0365 C, REVISED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NRI" ("WESTMINSTER COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR HYDE PARK" ("THE HYDE PARK RESTRICTIONS").
6. TRACT "HPA" AND "HPB", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR HYDE PARK SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE HYDE PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE HYDE PARK RESTRICTIONS.
7. TRACTS "UPA" AND "UPB", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

CAMBRIDGE RESOURCES GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN HYDE PARK, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NRI" ("WESTMINSTER COURT") AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NRI" ("WESTMINSTER COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

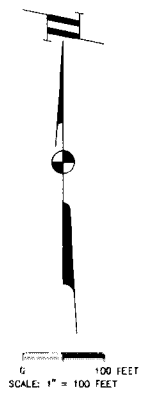
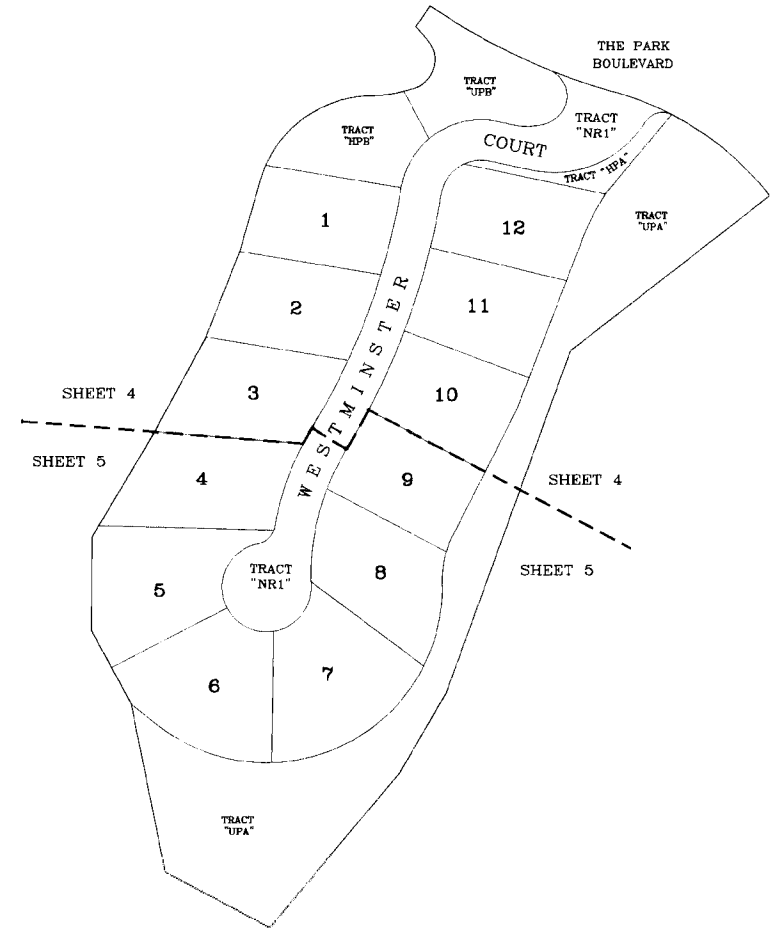
DATE OF CERTIFICATION: MARCH 18, 1997

SIGNATURE: James N. Gatch, Jr.  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295

KEY / IDENTIFICATION MAP

HYDE PARK  
A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 134 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

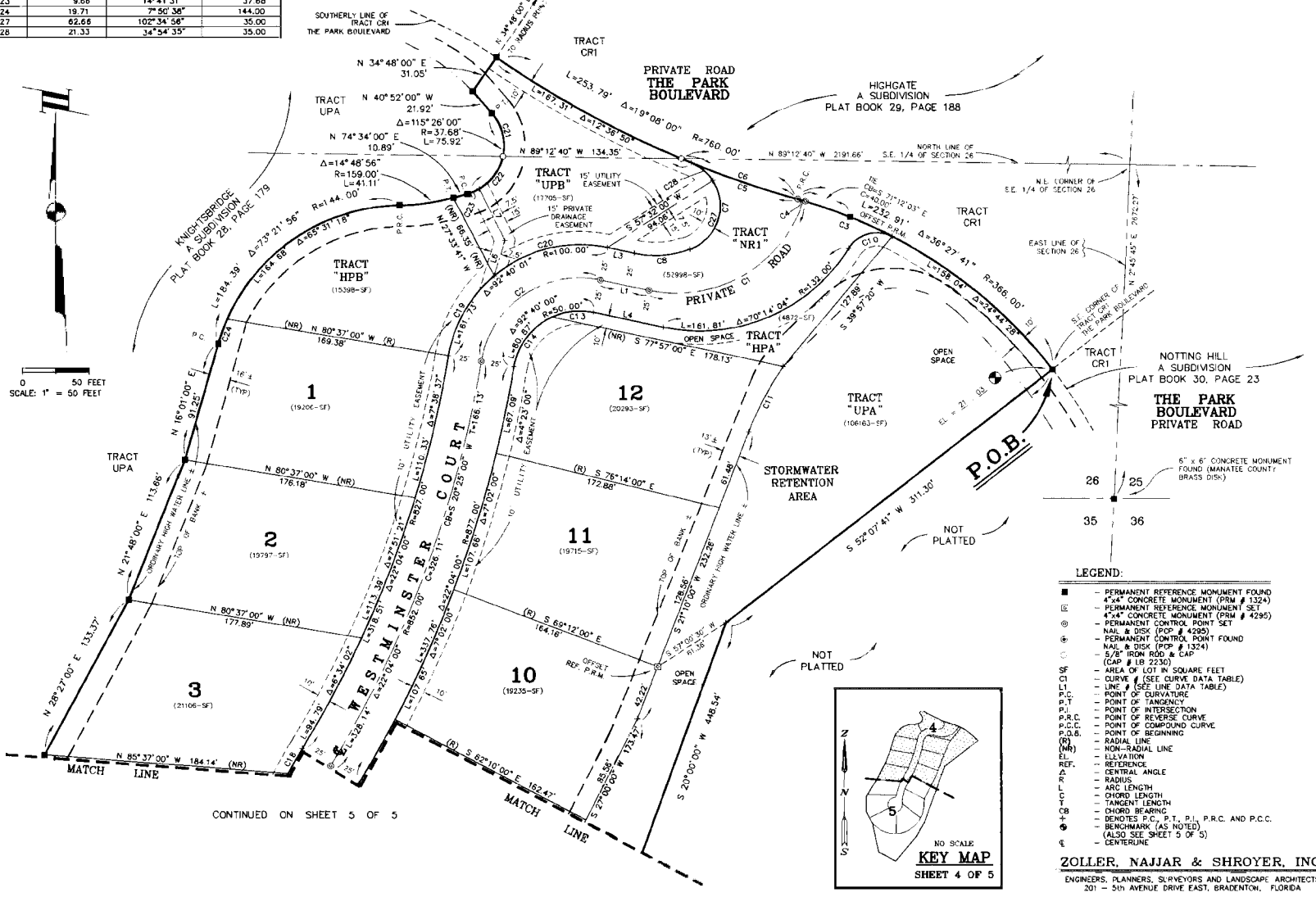
Inst. Number: 202341098401 Page 135 of 304 Date: 9/13/2023 Time: 3:10 PM  
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# HYDE PARK A SUBDIVISION

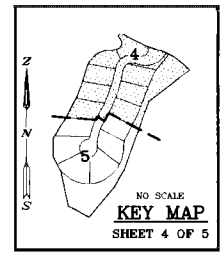
IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	147.21	84°20'44"	100.00	134.27	S 59°42'38" W	90.59
C2	121.30	92°40'00"	75.00	106.51	S 55°43'00" W	76.67
C3	72.25	111°18'36"	366.00			
C4	2.82	0°24'57"	368.00			
C5	86.48	6°31'10"	760.00			
C6	94.55	7°07'42"	760.00			
C7	83.99	137°29'31"	35.00			
C8	42.37	32°22'19"	75.00			
C9	37.34	85°34'17"	25.00			
C10	56.04	12°50'35"	250.00			
C11	32.18	36°52'12"	50.00			
C12	48.89	55°47'48"	50.00			
C13	21.66	3°32'43"	350.00			
C14	70.82	40°34'39"	100.00			
C15	90.91	52°05'22"	100.00			
C16	34.93	53°06'11"	37.68			
C17	31.33	47°38'18"	37.68			
C18	9.66	14°41'31"	37.68			
C19	19.71	7°50'36"	144.00			
C20	62.66	102°34'56"	35.00			
C21	21.33	14°54'35"	35.00			

NOTES:  
 1. BEARINGS ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 02°45'45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.  
 2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.  
 4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 166", ELEVATION = 23.041, AS PUBLISHED.



- LEGEND:
- PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (PRM # 4296)
  - ⊙ PERMANENT CONTROL POINT SET NAIL & DISK (PCP # 4295)
  - ⊙ PERMANENT CONTROL POINT FOUND NAIL & DISK (PCP # 1324)
  - ⊙ 5" IRON ROD & CAP
  - AREA OF LOT IN SQUARE FEET
  - SF AREA OF LOT IN SQUARE FEET
  - C1 CURVE # (SEE CURVE DATA TABLE)
  - L1 LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.O.B. POINT OF BEGINNING
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - EL. ELEVATION
  - REF. REFERENCE
  - A CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - C CHORD LENGTH
  - T TANGENT LENGTH
  - CB CHORD BEARING
  - ⊕ DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ BENCHMARK (AS NOTED) (ALSO SEE SHEET 5 OF 5)
  - ⊕ CENTERLINE



ZOLLER, NAJJAR & SHROYER, INC.  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 136 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

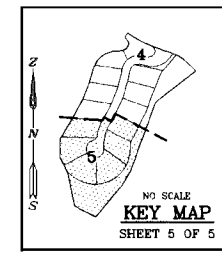
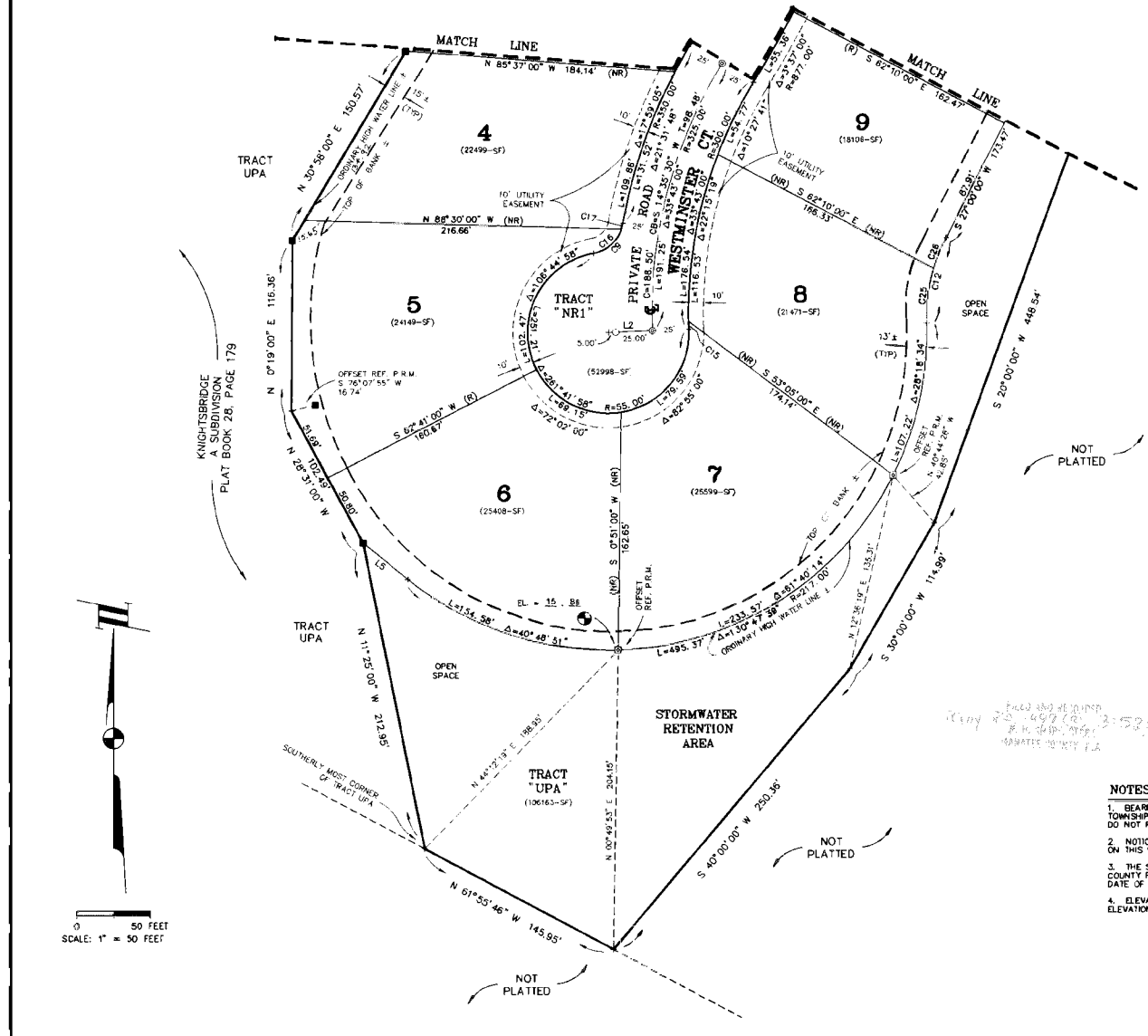
# HYDE PARK

## A SUBDIVISION

IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CONTINUED ON SHEET 4 OF 5

CURVE AND LINE DATA		
CURVE	ARC	RADIUS
C9	30.33	69°30'46"
C12	60.11	28°42'09"
C15	5.24	1°00'00"
C16	26.43	60°33'51"
C17	3.90	8°56'55"
C25	37.85	18°04'23"
C26	22.26	10°37'46"
LINE BEARING DISTANCE		
L2	S 87°44'00" W	30.00
L5	N 50°54'30" W	39.35



- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - PERMANENT REFERENCE MONUMENT SET
  - ⊗ PERMANENT CONTROL POINT SET
  - ⊙ NAIL & DISK (PCP # 4295)
  - ⊕ PERMANENT CONTROL POINT FOUND
  - ⊙ NAIL & DISK (PCP # 1324)
  - ⊕ 5/8" IRON ROD & CAP SET
  - (CAP # LS 2230)
  - AREA OF LOT IN SQUARE FEET
  - CS CURVE # (SEE CURVE DATA TABLE)
  - L2 LINE # (SEE LINE DATA TABLE)
  - P-T POINT OF TANGENCY
  - P-I POINT OF INTERSECTION
  - P-R CURVE POINT OF REVERSE CURVE
  - P-C.C. POINT OF COMPOUND CURVE
  - REF. REFERENCE
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - EL ELEVATION
  - Δ CENTRAL ANGLE
  - R RADIUS
  - T ARC LENGTH
  - C CHORD LENGTH
  - CS CHORD BEARING
  - ⊕ DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ BENCHMARK (AS NOTED)
  - ⊕ (ALSO SEE SHEET 4 OF 5)
  - ⊕ CENTERLINE

- NOTES:**
1. BEARINGS ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 02°45'45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120253 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  4. ELEVATIONS ARE BASED ON NVD 1928, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA



# KENWOOD PARK

1585237

A SUBDIVISION  
IN

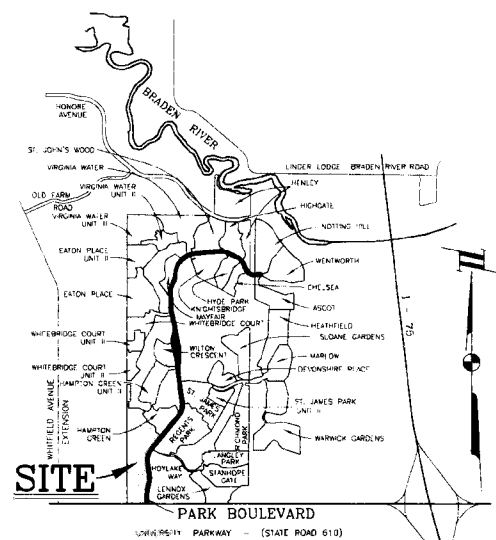
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## CERTIFICATE OF OWNERSHIP AND DEDICATION

### DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°01'06" W, A DISTANCE OF 2699.49 FEET TO THE NORTHWEST CORNER OF SAID S.W. 1/4; THENCE N 00°00'58" W, ALONG THE WEST LINE OF THE N.W. 1/4 OF SAID SECTION 35, A DISTANCE OF 1291.81 FEET TO THE SOUTHWEST CORNER OF WHITEBRIDGE COURT, UNIT II, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 42 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 89°59'00" E, A DISTANCE OF 145.55 FEET TO THE SOUTHEAST CORNER OF SAID WHITEBRIDGE COURT, UNIT III; THENCE S 00°00'58" E, A DISTANCE OF 675.08 FEET; THENCE S 89°59'02" W, A DISTANCE OF 120.55 FEET; THENCE S 00°00'58" E, A DISTANCE OF 220.00 FEET; THENCE N 89°59'02" E, A DISTANCE OF 375.77 FEET; THENCE S 66°00'00" E, A DISTANCE OF 215.96 FEET TO THE NORTHERN MOST CORNER OF LOT 20 OF HAMPTON GREEN, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 95 OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY OUTLINE OF SAID HAMPTON GREEN THE FOLLOWING NINETEEN (19) COURSES: (1) S 22°00'00" W, A DISTANCE OF 67.59 FEET; (2) S 55°02'00" W, A DISTANCE OF 53.93 FEET; (3) S 33°12'00" E, A DISTANCE OF 206.11 FEET; (4) N 31°42'00" E, A DISTANCE OF 30.60 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 58°18'00" E, AT A DISTANCE OF 50.00 FEET; (5) SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FEET; (6) S 31°42'00" W, A DISTANCE OF 20.09 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 63°23'34" E, AT A DISTANCE OF 200.00 FEET; (7) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°59'34", A DISTANCE OF 160.54 FEET TO A POINT OF TANGENCY; (8) S 72°36'00" E, A DISTANCE OF 68.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; (9) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°46'00", A DISTANCE OF 166.94 FEET TO A POINT OF TANGENCY; (10) S 08°50'00" E, A DISTANCE OF 48.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; (11) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°12'00", A DISTANCE OF 67.30 FEET; (12) S 50°38'00" E, A DISTANCE OF 187.30 FEET; (13) S 39°22'00" W, A DISTANCE OF 527.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 620.00 FEET; (14) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°28'00", A DISTANCE OF 513.64 FEET TO A POINT OF TANGENCY; (15) S 08°05'00" E, A DISTANCE OF 413.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET; (16) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°58'32", A DISTANCE OF 301.32 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 850.00 FEET; (17) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°20'49", A DISTANCE OF 275.38 FEET TO A POINT OF TANGENCY; (18) S 00°31'43" W, A DISTANCE OF 325.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; (19) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY AND AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY; THENCE N 89°28'17" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 572.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 52.62 ACRES, MORE OR LESS.



LOCATION MAP  
0 2540 FEET  
SCALE: 1" = 1/2 MILE

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 38, PAGES 200, 201, 202, 203, 204, 205, 206, 207, 208, 209 AND 210 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS 27<sup>th</sup> DAY OF February, 2002.



*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 26<sup>th</sup> DAY OF February, 2002.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
*Ang E. Stein*  
CHAIRMAN

ATTEST:  
*R.B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

ZOLLER, NAJJAR & SHROYER, L.C.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 137 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# KENWOOD PARK

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°01'06" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. 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.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED JUNE 30, 1999.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACTS "NR1" ("ASHDOWN FOREST DRIVE"), "NR2" ("DUKES WOOD COURT") AND "NR3" ("ABINGDON COURT") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR KENWOOD PARK" ("THE KENWOOD PARK RESTRICTIONS").
6. TRACTS "KWFB", "KWFC", "KWFD", "KWFE", "KWFF", AND "KWFG", BEING OPEN SPACE AREAS, AND TRACT "KWPA" (KNOWN AS "KENWOOD PARK COMMONS"), BEING A RECREATIONAL AND OPEN SPACE AREA, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR KENWOOD PARK SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE KENWOOD PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE KENWOOD PARK RESTRICTIONS.
7. TRACT "A", AND TRACT "B" AREAS ARE SUBJECT TO THE EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, CHANNEL HOLDINGS GROUP, OR ITS SUCCESSORS AND ASSIGNS, MAY INSTALL SUCH LANDSCAPING AND IMPROVEMENTS AS IT, OR THEY DEEM APPROPRIATE, THE RIGHT OF CHANNEL HOLDINGS GROUP, OR ITS SUCCESSORS AND ASSIGNS TO INSTALL LANDSCAPING AND IMPROVEMENTS ON THESE TRACTS SHALL NOT BE CONSTRUED AS AN OBLIGATION TO DO SO, AND THESE TRACTS MAY BE LEFT IN AN UNIMPROVED STATE.
8. TRACTS "UPA", "UPB", AND "UPC", ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
9. ACTIVITIES WITHIN ANY AREA DEPICTED ON THIS PLAT AS A "TBPC CONSERVATION AREA" SHALL BE RESTRICTED TO THE EXTENT SET FORTH IN THE DEVELOPMENT ORDER FOR THE SUBDIVISION RELATING TO AREAS UNDER THE JURISDICTION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL.
10. NO BUILDINGS, WALLS, OR OTHER STRUCTURES SHALL BE INSTALLED OR MAINTAINED ON ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER" UNLESS APPROVED BY THE SUBDIVIDER AND PERMITTED UNDER THE CODE.
11. NO DIRECT ACCESS OR DRIVEWAY SHALL BE PERMITTED OVER ANY AREA WITHIN TRACT "KWFC" AND TRACT "KWFB" WHICH IS DEPICTED ON THIS PLAT AS A "20' PRIVATE LANDSCAPE BUFFER."
12. UNLESS OTHERWISE PERMITTED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE, THERE SHALL BE NO DIRECT ACCESS OR DRIVEWAY PERMITTED OVER THAT PORTION OF TRACT "A" DEPICTED ON THIS PLAT AS A "20' NON-INGRESS AND EGRESS EASEMENT."

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

### INGRESS AND EGRESS OVER PRIVATE ROADS

THE SUBDIVIDER DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN KENWOOD PARK, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("ASHDOWN FOREST DRIVE"), AND TRACT "NR2" ("DUKES WOOD COURT"), AND TRACT "NR3" ("ABINGDON COURT"), AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("ASHDOWN FOREST DRIVE"), AND TRACT "NR2" ("DUKES WOOD COURT"), AND TRACT "NR3" ("ABINGDON COURT"), AS SHOWN ON THE PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY AND THE SOUTHERN MANATEE FIRE AND RESCUE DISTRICT A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES (INCLUDING BUT NOT LIMITED TO RESPONDING TO EMERGENCIES, TRAINING, AND SITE ORIENTATION) OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT".

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT OVER AND UNDER ALL PROPERTY LYING WITHIN 20 FEET OF THE NORMAL WATER LINE OF ALL LAKES AND PONDS, AND WITHIN TEN FEET OF THE TOP OF THE BANK OF ALL CANALS, AND DITCHES SERVING AS PART OF THE SURFACE WATER MANAGEMENT SYSTEM FOR ACCESS TO AND MAINTENANCE OF ALL PORTIONS THEREOF AND FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF DRAINAGE CONTROL DEVICES AND APPARATUS.

### TRACT "B" EASEMENT

THE SUBDIVIDER HEREBY EXPRESSLY RESERVES FOR THE BENEFIT OF TRACT "B", A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES OVER AND ACROSS TRACT "NR1" ("ASHDOWN FOREST DRIVE"), TRACT "NR2" ("DUKES WOOD COURT"), AND TRACT "NR3" ("ABINGDON COURT"), AS SHOWN ON THIS PLAT.

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED, THE PERMANENT CONTROL POINTS, AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: SEPTEMBER 28, 2001

SIGNATURE:

*James N. Catcher, Jr.*  
JAMES N. CATCHER, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # 186982

## CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

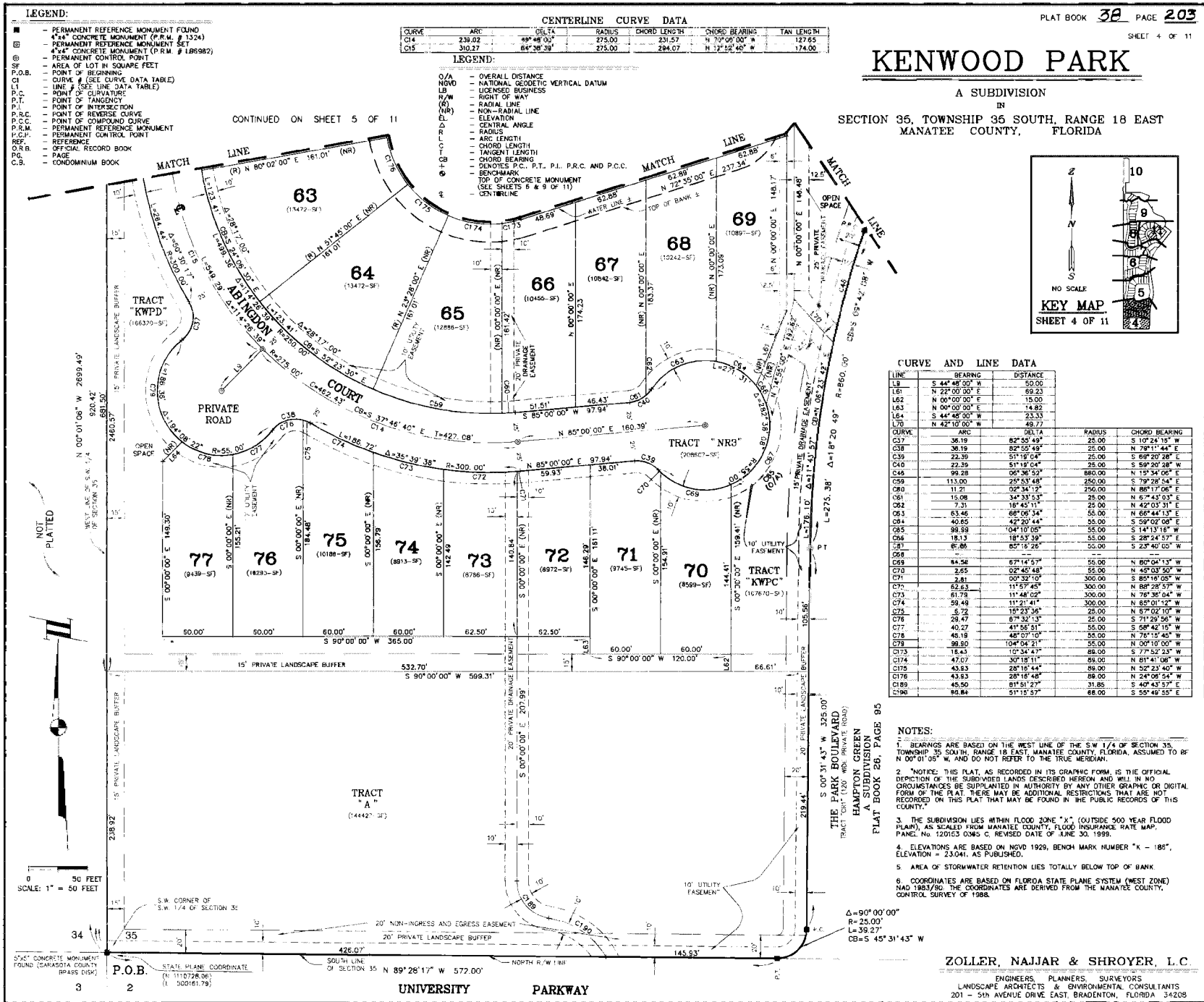
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

*Robert O. Drake*  
ROBERT O. DRAKE, P.S.M. 5965  
FOR THE MANATEE COUNTY SURVEYOR

*2/6/2002*  
DATE



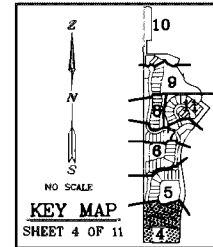
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# KENWOOD PARK

A SUBDIVISION

IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



KEY MAP  
SHEET 4 OF 11

### CURVE AND LINE DATA

LINE	BEARING	DISTANCE
L1	S 44°48'00" W	50.00
L2	N 22°00'00" E	59.23
L3	N 00°00'00" E	18.00
L4	N 00°00'00" E	14.82
L5	S 44°48'00" W	23.33
L6	N 42°10'00" W	49.77

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C17	36.19	82°50'49"	25.00	S 10°24'15" W
C18	36.19	82°50'49"	25.00	N 78°23'44" E
C19	22.39	51°10'04"	25.00	S 89°20'28" W
C20	22.39	51°10'04"	25.00	S 59°20'28" W
C21	99.28	96°36'52"	86.00	N 19°34'06" E
C22	113.00	253°43'48"	250.00	S 79°20'54" E
C23	11.21	02°34'12"	250.00	N 86°17'06" E
C24	15.08	34°33'53"	25.00	N 67°43'03" E
C25	7.31	18°45'11"	25.00	N 42°03'31" E
C26	63.46	66°08'54"	55.00	N 66°44'13" E
C27	40.85	42°20'44"	55.00	S 59°02'08" E
C28	39.59	104°10'05"	55.00	S 14°13'18" W
C29	18.13	18°53'39"	55.00	S 28°24'15" E
C30	67.86	85°16'26"	50.00	S 23°46'05" W
C31	84.58	67°14'57"	55.00	N 80°04'13" W
C32	2.65	02°45'48"	55.00	N 45°03'50" W
C33	2.81	00°32'10"	300.00	S 85°16'05" W
C34	62.63	11°57'49"	300.00	N 11°57'49" E
C35	61.78	11°48'02"	300.00	N 78°38'04" W
C36	59.48	11°21'41"	300.00	N 85°01'12" W
C37	5.72	19°23'36"	25.00	N 67°02'10" W
C38	29.47	87°52'11"	25.00	S 71°29'56" E
C39	40.27	41°56'51"	55.00	S 58°42'15" W
C40	49.19	48°07'10"	55.00	N 76°15'45" W
C41	99.80	104°04'21"	55.00	N 00°10'00" W
C42	18.43	10°34'47"	66.00	S 77°52'23" W
C43	47.07	30°15'11"	65.00	N 81°41'08" W
C44	43.83	28°19'44"	65.00	N 52°23'40" E
C45	43.83	28°19'44"	65.00	N 23°06'04" W
C46	45.50	81°51'27"	31.85	S 40°43'57" E
C47	80.84	51°15'57"	68.00	S 55°49'55" E

**NOTES:**

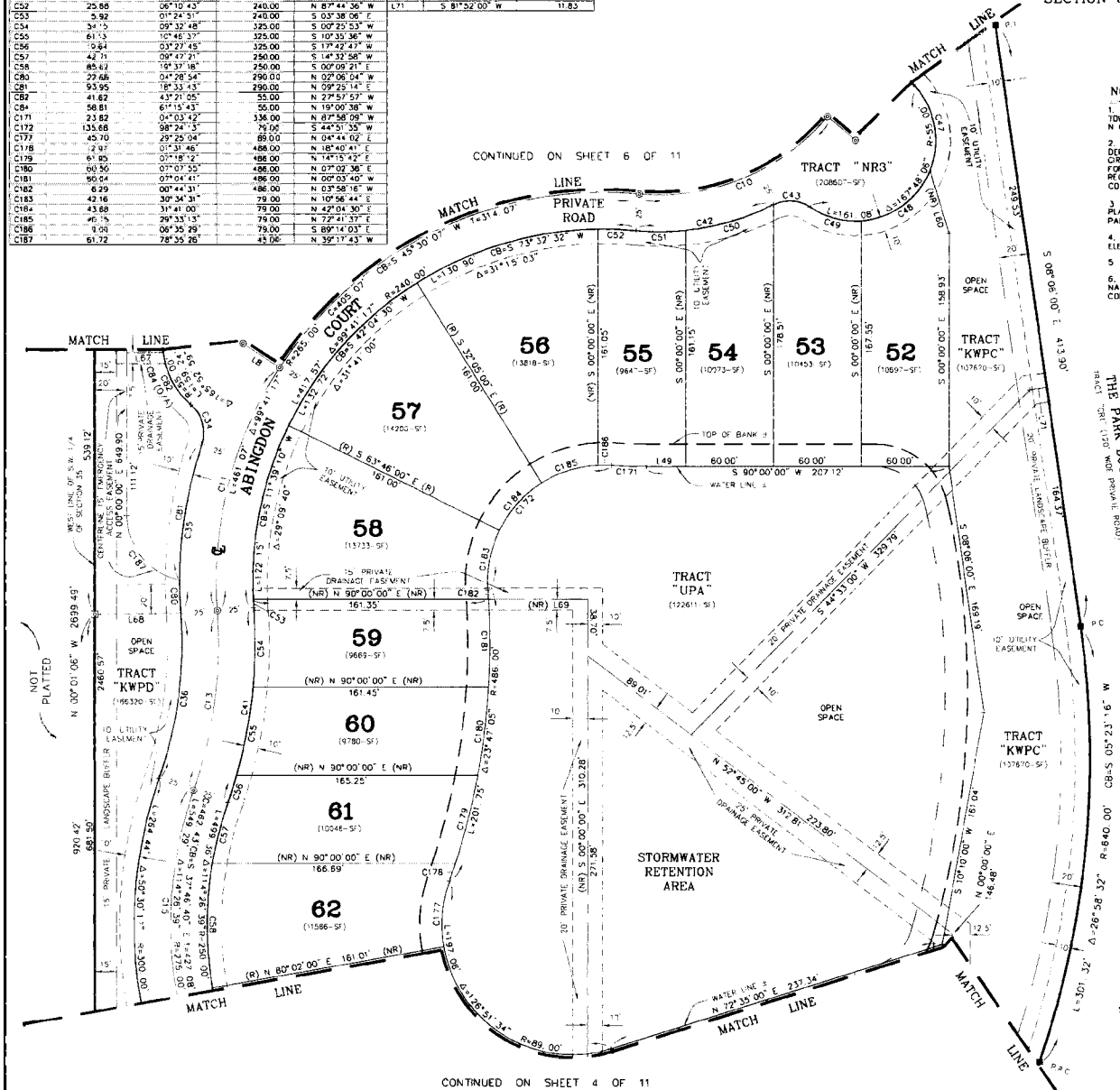
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- COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) AND 1983/80. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY, CONTROL SURVEY OF 1988.

**ZOLLER, NAJJAR & SHROYER, L.C.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

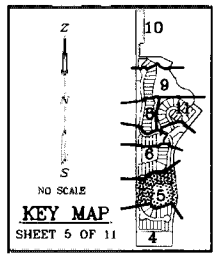
# KENWOOD PARK

A SUBDIVISION  
 IN  
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA											
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C34	28.82	68°20'35"	25.00	S 15°28'12" E	C10	144.51	55°11'46"	150.00	138.98	S 67°44'53" W	78.41
C35	116.63	23°02'37"	290.00	S 07°10'47" W	C11	174.10	37°38'31"	285.00	170.98	N 14°28'44" E	90.32
C36	114.97	24°47'10"	275.00	S 07°33'04" W	C12	124.54	24°47'10"	100.00	134.65	S 07°33'04" W	63.18
C41	134.92	23°47'10"	325.00	N 07°33'04" E	C15	310.27	64°38'39"	275.00	294.07	N 12°52'40" W	174.00
C42	97.00	31°45'33"	175.00	N 79°27'59" E	LINE		BEARING			DISTANCE	
C43	26.38	68°20'35"	25.00	S 86°10'52" E	L8		N 56°42'00" W			30.00	
C47	63.14	65°46'32"	55.00	S 10°51'47" E	L49		N 90°00'00" E			27.12	
C48	61.18	63°42'58"	55.00	S 53°52'58" W	L80		S 17°00'00" E			44.80	
C49	26.78	38°18'35"	55.00	N 75°06'13" W	L57		S 90°00'00" W			24.87	
C50	62.79	62°31'55"	175.00	S 73°52'00" W	L68		S 89°31'51" W			58.01	
C51	34.21	11°11'58"	175.00	S 89°44'46" W	L69		N 90°00'00" E			67.76	
C52	25.68	06°10'43"	240.00	N 87°44'56" W	L71		S 81°52'00" W			11.85	
C53	5.92	01°24'51"	240.00	S 03°38'56" E							
C54	34.99	09°32'48"	325.00	S 00°25'53" W							
C55	61.13	10°46'37"	325.00	S 10°35'36" W							
C56	9.84	03°37'48"	325.00	S 17°42'31" W							
C57	42.71	09°47'21"	250.00	S 14°32'58" W							
C58	85.42	19°37'18"	250.00	S 00°09'21" E							
C60	29.68	04°28'34"	290.00	N 02°06'04" E							
C61	53.95	18°53'43"	290.00	N 09°29'14" E							
C62	41.62	43°21'05"	55.00	N 27°57'07" W							
C64	58.81	61°15'45"	55.00	N 19°00'38" W							
C71	21.82	01°03'27"	335.00	N 87°58'09" W							
C172	135.68	98°24'13"	79.00	S 44°51'35" E							
C173	45.70	29°25'04"	89.00	N 04°44'02" E							
C178	67.95	01°31'46"	486.00	N 08°40'40" E							
C179	67.95	01°18'12"	486.00	N 74°15'42" E							
C180	60.30	07°07'55"	486.00	N 07°02'36" E							
C181	90.54	07°04'41"	486.00	N 00°03'40" W							
C182	60.30	07°04'41"	486.00	N 03°58'29" W							
C183	42.16	30°34'31"	78.00	N 10°56'44" E							
C184	43.88	31°41'00"	78.00	N 42°04'30" E							
C185	46.13	28°48'13"	78.00	N 72°00'00" E							
C186	19.00	00°35'29"	78.00	S 89°14'03" E							
C187	61.72	78°35'26"	43.00	N 39°17'43" W							

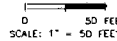


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HAPTON GREEN  
 A SUBDIVISION  
 PLAT BOOK 26, PAGE 95  
 THE PARK BOULEVARD

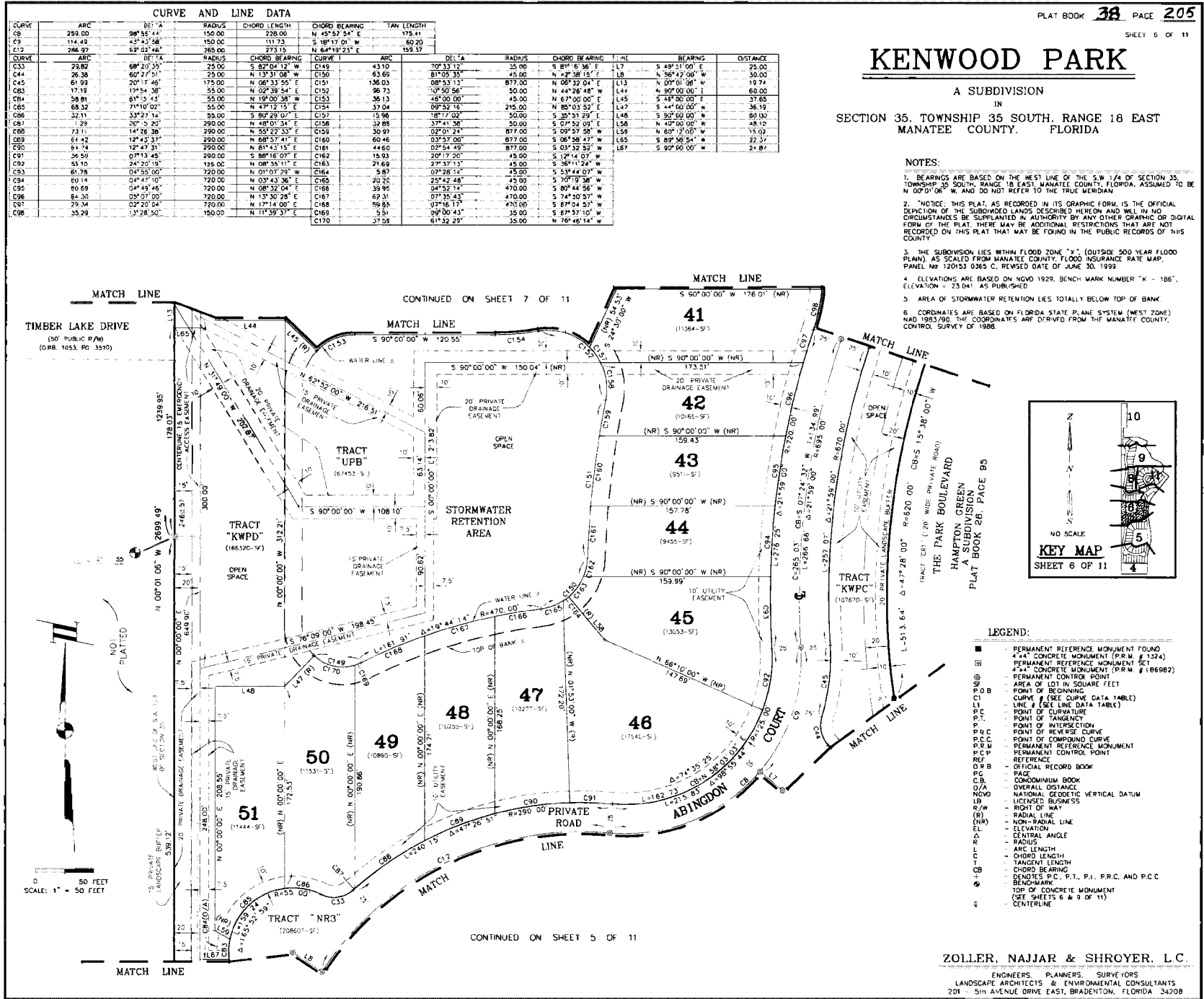
- LEGEND:
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (P.R.M. # 1324)
  - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (P.R.M. # 186882)
  - PERMANENT CONTROL POINT
  - AREA (X) 10' IN SQUARE FEET
  - POINT OF BEGINNING
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF INTERSECTION
  - POINT OF REVERSE CURVE
  - POINT OF COMPOUND CURVE
  - PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - REFERENCE
  - OFFICIAL RECORD BOOK
  - PLAT
  - CONDOMINIUM BOOK
  - OVERALL DISTANCE
  - NATIONAL GEODETIC VERTICAL DATUM
  - LICENSED BUSINESS
  - RIGHT OF WAY
  - RADIAL LINE
  - NON-RADIAL LINE
  - ELEVATION
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - BENCHMARK
  - TOP OF CONCRETE MONUMENT (SEE SHEETS 6 & 9 OF 11)
  - CENTRLINE



ZOLLER, NAJJAR & SHROYER, L.C.  
 ENGINEERS, PLANNERS, SURVEYORS  
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CONTINUED ON SHEET 4 OF 11

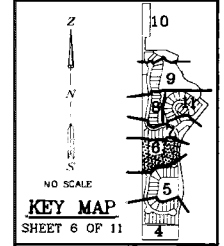
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  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X". (OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL NO 120153 0365 C, REVISED DATE OF JUNE 30, 1999.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.
  - AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) MAP 1983/90, THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY, COUNTY SURVEY OF 1988.



- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4" x 4" CONCRETE MONUMENT (P.R.M. # 1324)
  - PERMANENT REFERENCE MONUMENT SET
  - 4" x 4" CONCRETE MONUMENT (P.R.M. # 186982)
  - PERMANENT CONTROL POINT
  - AREA OF LOT IN SQUARE FEET
  - POINT OF BEGINNING
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.C.C. POINT OF COMPOUND CURVE
  - P.R.C. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - REF. REFERENCE
  - OFFICIAL RECORD BOOK
  - PAGE
  - COMPANION BOOK
  - OVERALL DISTANCE
  - /A NATIONAL GEODETIC VERTICAL DATUM
  - /B LICENSED BUSINESS
  - /W RIGHT OF WAY
  - RADIAL LINE
  - /N NON-RADIAL LINE
  - ELEVATION
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - BENCHMARK
  - TOP OF CONCRETE MONUMENT (SEE SHEETS 6 & 9 OF 11)
  - CENTURINE

# KENWOOD PARK

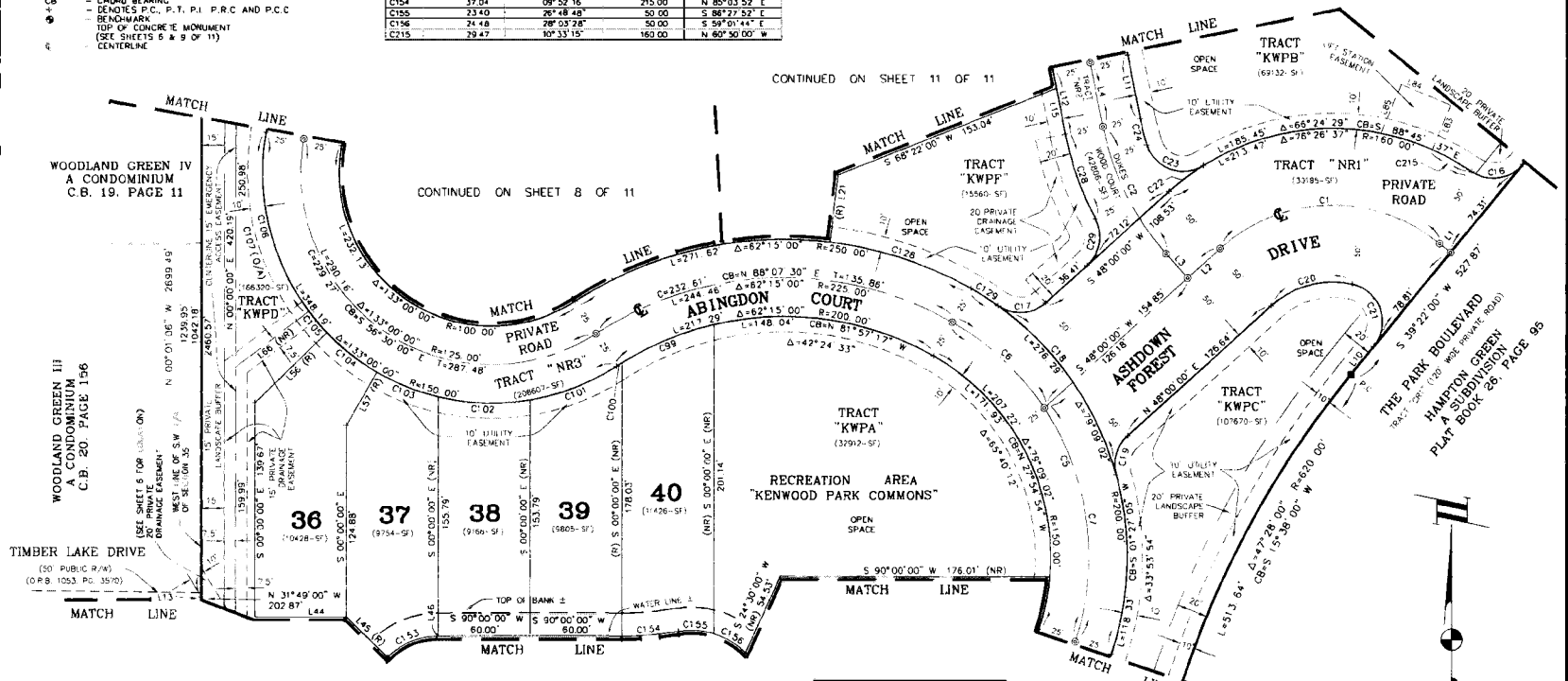
A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (P.R.M. # 13294)
  - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (P.R.M. # 18992)
  - - PERMANENT CONTROL POINT
  - ⊙ - AREA OF LOT IN SQUARE FEET
  - P.O.B. - POINT OF BEGINNING
  - C.I. - CURVE # (SEE CURVE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - REF. - REFERENCE
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.C. - PAGE
  - C.B. - CONDOMINIUM BOOK
  - O/A - OVERALL DISTANCE
  - NGVD - NATIONAL GEODETIC VERTICAL DATUM
  - L.B. - LICENSED BUSINESS
  - P/W - RIGHT OF WAY
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - (E) - ELEVATION
  - (C.A.) - CENTRAL ANGLE
  - (R.A.) - RADIAL
  - (L) - LOT
  - (A) - AREA
  - (S.F.) - SQUARE FEET
  - (P.C.) - POINT OF CURVATURE
  - (P.T.) - POINT OF TANGENCY
  - (P.I.) - POINT OF INTERSECTION
  - (P.R.C.) - POINT OF REVERSE CURVE
  - (P.C.C.) - POINT OF COMPOUND CURVE
  - (B.M.) - BENCHMARK
  - (C.M.) - TOP OF CONCRETE MONUMENT
  - (C.S.) - CENTERLINE

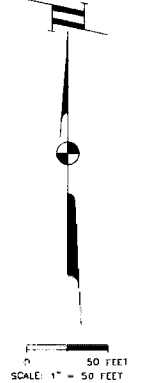
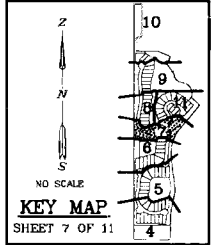
CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	156.21	81°22'00"	110.00	143.41	S 86°21'00" W	94.56
C2	23.87	30°40'00"	175.00	92.55	S 75°00'00" W	47.98
C3	241.75	78°09'02"	175.00	272.96	N 31°10'29" W	144.65
C4	82.76	27°05'47"	175.00	81.89	S 49°13'08" E	42.17
C5	158.89	52°03'15"	175.00	153.56	S 07°37'38" E	85.46

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	BEARING	DISTANCE
C16	37.12	88°04'37"	25.00	S 81°54'18" W	L1	N 50°38'00" W 3.12
C17	33.71	77°15'58"	25.00	S 88°37'58" W	L2	N 48°00'00" E 28.67
C18	136.86	30°14'12"	200.00	S 39°06'58" E	L3	N 42°00'00" W 21.10
C19	27.71	63°29'52"	25.00	N 16°15'04" E	L4	N 11°20'00" W 42.66
C20	36.90	54°23'30"	60.00	N 25°11'45" E	L10	N 39°22'00" E 23.66
C21	37.04	1°45'30"	25.00	S 79°07'15" E	L11	N 11°20'00" W 42.66
C22	28.02	10°02'08"	160.00	N 53°01'04" E	L12	S 11°20'00" E 42.66
C23	45.41	104°04'41"	25.00	N 69°53'31" W	L13	N 00°01'06" W 19.74
C24	12.16	59°53'11"	150.00	N 14°36'55" W	L15	N 11°20'00" W 30.48
C28	36.87	10°48'24"	200.00	S 18°14'12" E	L21	S 08°55'22" W 44.12
C29	33.22	76°08'24"	25.00	S 09°55'48" W	L44	N 90°00'00" E 60.00
C49	65.23	81°41'17"	200.00	S 01°29'48" W	L45	S 48°00'00" E 37.65
C100	4.02	511°08'10"	200.00	S 51°14'35" W	L46	N 90°00'00" E 55
C101	61.18	23°22'13"	150.00	S 68°41'06" W	L58	S 46°00'00" W 65.35
C102	60.44	23°08'13"	150.00	N 88°05'11" W	L57	S 30°00'00" W 39.82
C103	43.31	58°52'34"	150.00	N 88°46'27" W	L66	S 52°55'00" W 60.00
C104	41.89	14°50'00"	150.00	N 52°00'00" W	L83	N 22°32'01" E 31.44
C105	181.3	06°55'26"	150.00	N 40°32'17" W	L84	N 67°27'59" W 35.00
C106	123.24	47°04'34"	150.00	N 3°52'17" W	L85	S 22°32'01" W 34.47
C107	141.37	54°00'00"	150.00	N 67°00'00" W		
C128	97.42	27°19'30"	250.00	S 71°54'49" E		
C129	21.00	06°00'00"	200.00	S 57°44'32" E		
C153	36.13	48°00'00"	43.00	N 67°00'00" E		
C154	37.04	09°52'16"	215.00	N 85°03'52" E		
C155	23.40	76°48'48"	50.00	S 86°27'52" E		
C156	24.48	28°03'28"	50.00	S 59°01'44" E		
C215	29.47	87°33'15"	160.00	N 60°50'00" W		



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE S W 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°01'06" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THEREIN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO 120153 0365 C, REVISED DATE OF JUNE 30, 1999.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCHMARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  - AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) NAD 1983/90. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY CONTROL SURVEY OF 1988.



**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 143 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# KENWOOD PARK

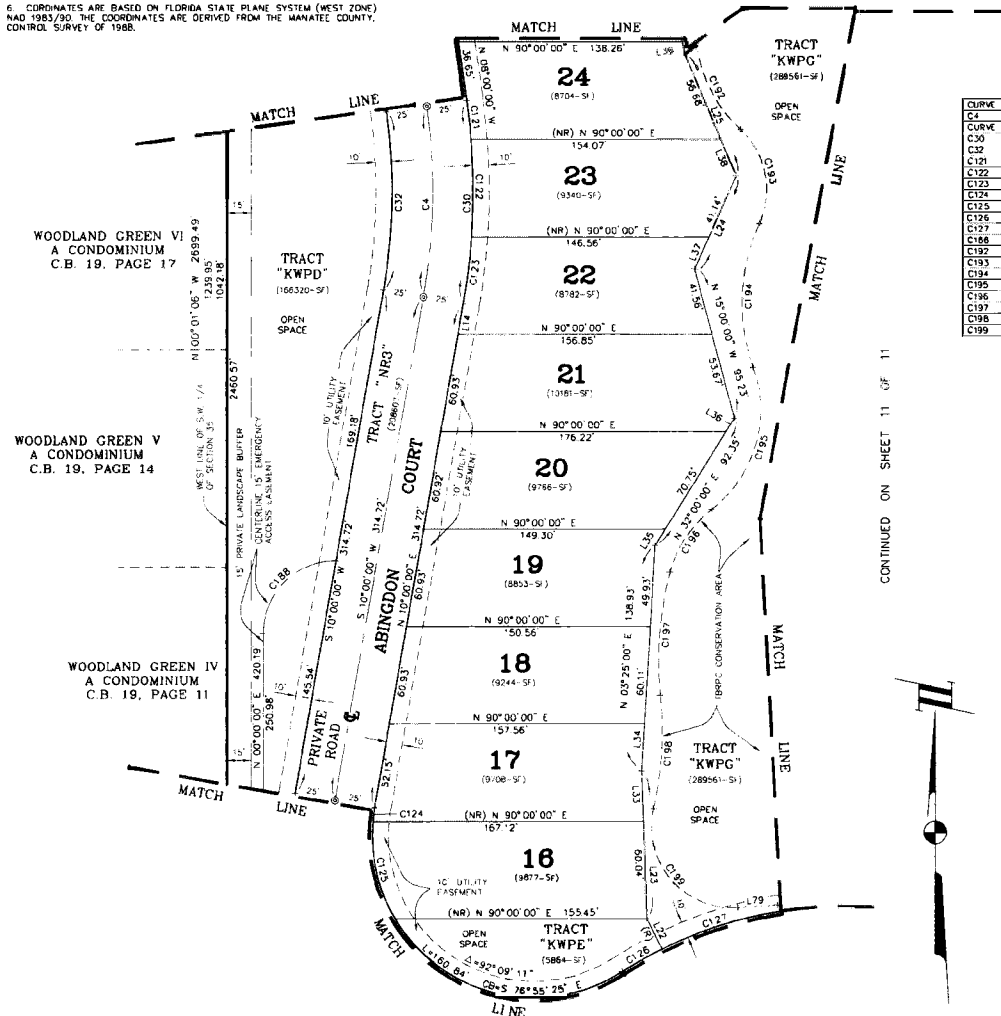
A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE S W 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. ASSUMED TO BE N 00°01'06" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
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CONTINUED ON SHEET 9 OF 11

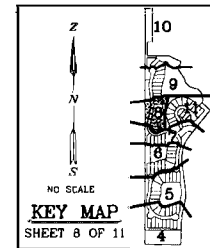


CONTINUED ON SHEET 7 OF 11

### CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH	
C4	117.81	18°00'00"	375.00	117.33	S 01°00'00" W	59.39	
C5	125.86	18°00'00"	400.00	124.88	S 10°00'00" W	65.86	
C12	109.86	18°00'00"	350.00	107.22	S 01°00'00" W	20.81	
C121	23.85	03°24'59"	400.00	S 08°17'30" E	L23	N 02°00'00" W	81.21
C122	60.86	08°36'00"	400.00	S 09°18'56" E	L24	N 24°05'00" E	62.87
C123	41.75	05°58'52"	400.00	S 07°00'34" W	L25	N 23°00'00" W	81.03
C124	8.72	04°59'40"	100.00	S 07°30'10" W	L33	N 02°00'00" W	31.17
C125	82.57	15°51'09"	100.00	S 12°58'13" E	L34	N 02°22'00" E	28.08
C126	26.16	06°27'12"	250.00	N 60°13'36" E	L35	N 35°00'00" E	11.98
C127	146.04	33°28'07"	250.00	N 80°11'18" E	L36	N 32°00'00" E	9.62
C168	70.77	30°06'45"	45.00	N 49°03'21" E	L37	N 24°00'00" E	21.73
C192	59.36	18°05'27"	87.00	S 27°48'55" E	L38	N 23°00'00" W	24.35
C193	62.90	22°04'57"	50.00	S 11°19'10" E	L39	N 07°00'00" W	7.95
C194	91.17	44°38'43"	117.00	S 02°23'57" W	L79	N 88°13'00" E	24.36
C195	97.35	27°28'26"	37.00	S 18°17'48" W			
C196	47.46	31°46'17"	72.00	S 33°37'53" W			
C197	76.34	20°32'04"	213.00	S 04°28'43" W			
C198	70.28	18°28'20"	218.00	S 03°26'51" E			
C199	92.88	10°26'01"	51.00	S 40°31'59" E			

CONTINUED ON SHEET 11 OF 11



### LEGEND:

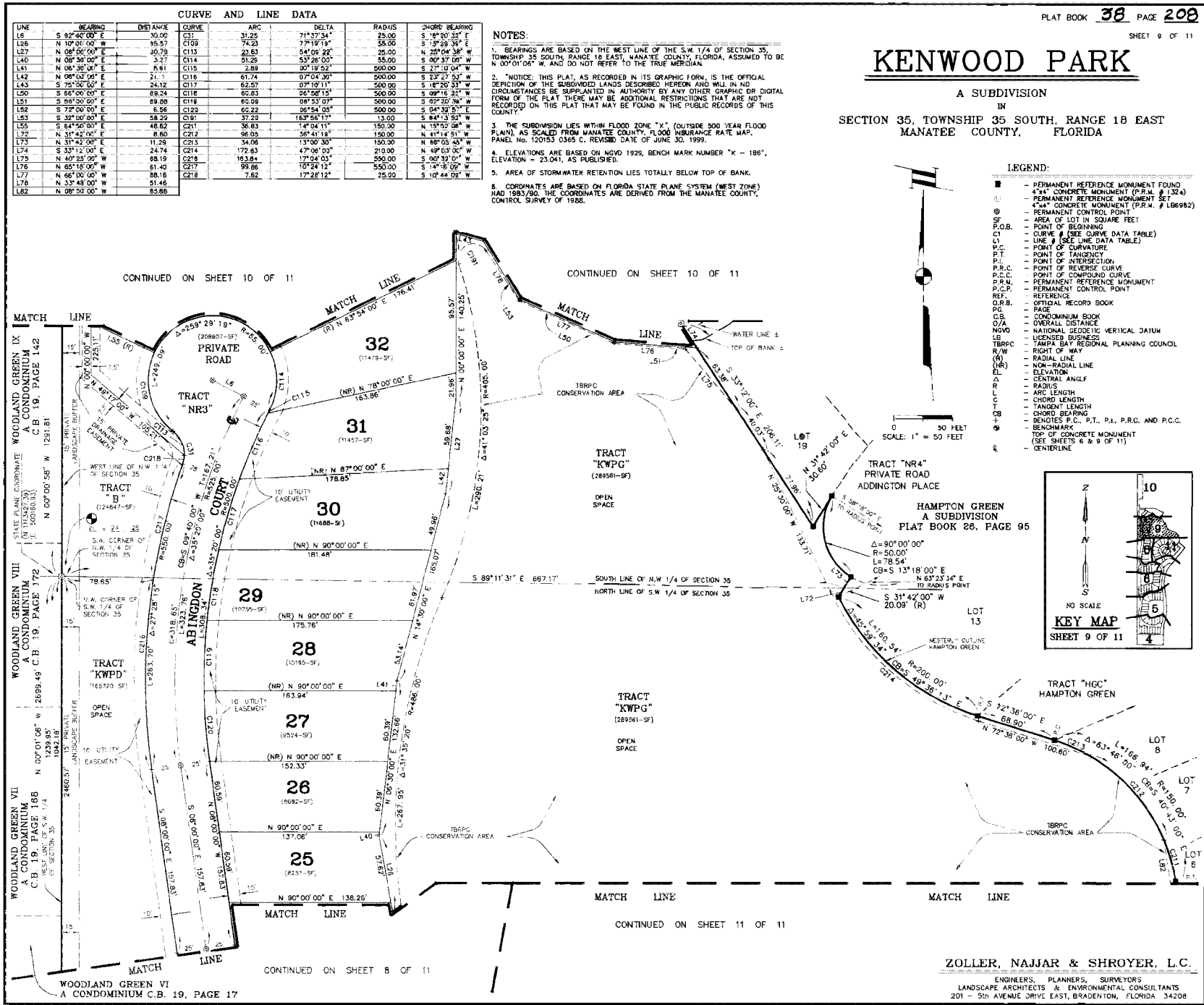
- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. # 1324)
- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # 166982)
- PERMANENT CONTROL POINT
- AREA OF LOT IN SQUARE FEET
- P.O.B. POINT OF BEGINNING
- C1 CURVE # (SEE CURVE DATA TABLE)
- L1 LINE # (SEE LINE DATA TABLE)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- REF. REFERENCE
- OFFICIAL RECORD BOOK
- PACE
- P.C. CONDOMINIUM BOOK
- C.D. OVERALL DISTANCE
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- LS LICENSED BUSINESS
- TRPC TAMPA BAY REGIONAL PLANNING COUNCIL
- R/W RIGHT OF WAY
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- ELEVATION
- ∠ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CHORD LENGTH
- T TANGENT LENGTH
- CHORD BEARING
- BENDES P.C., P.T., P.I., P.R.C AND P.C.C.
- BENCHMARK
- TOP OF CONCRETE MONUMENT (SEE SHEETS 6 & 9 OF 11)
- CENTERLINE

ZOLLER, NAJJAR & SHROYER, L.C.  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 144 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



Inst. Number: 202341098401 Page 145 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



Inst. Number: 202341098401 Page 146 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# KENWOOD PARK

A SUBDIVISION  
 IN  
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

**NOTES:**

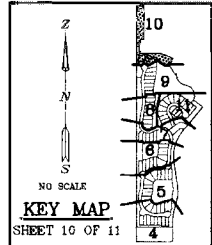
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°01'06" W AND DO NOT REFER TO THE TRUE MERIDIAN.
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- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, REVISED DATE OF JUNE 30, 1999.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.
- COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) NAD 1983/90. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY, CONTROL SURVEY OF 1988.

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C110	41.89	43°28'00"	55.00	N 46°53'00" E
C111	40.94	42°39'00"	55.00	N 89°59'30" E
C112	40.94	42°39'00"	55.00	S 47°25'30" E
C219	29.85	26°18'34"	65.00	S 82°32'44" E

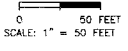
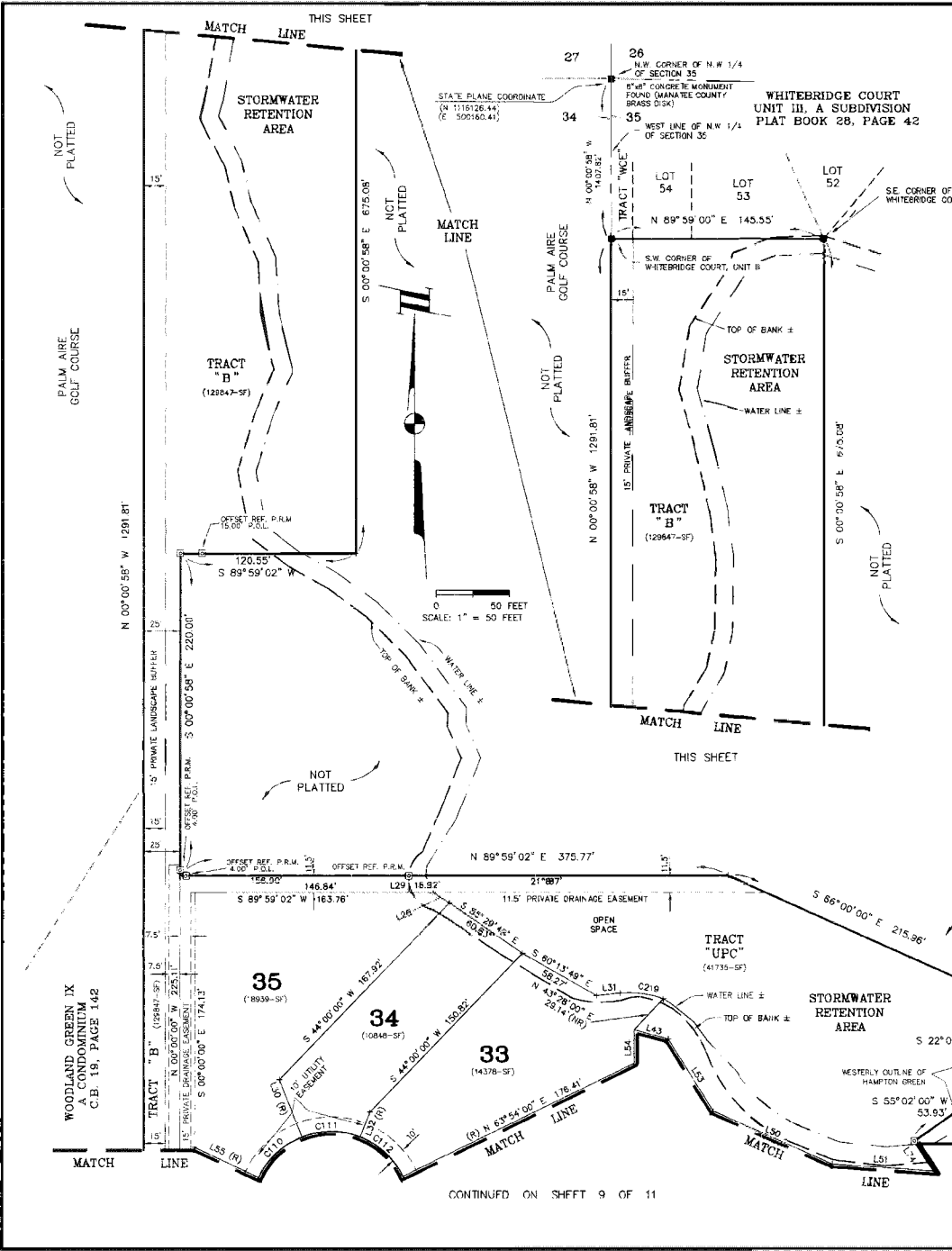
  

LINE	BEARING	DISTANCE
L28	S 58°05'00" E	13.22
L29	N 02°00'58" W	11.50
L30	N 21°24'00" W	42.16
L31	N 84°18'00" E	16.70
L32	N 21°15'00" E	18.29
L43	S 75°00'00" E	24.12
L50	S 65°30'00" E	89.24
L51	S 86°00'00" E	69.88
L53	S 32°00'00" E	58.29
L54	N 00°00'00" E	22.72
L55	S 84°50'00" E	48.62
L74	S 33°12'00" E	24.74

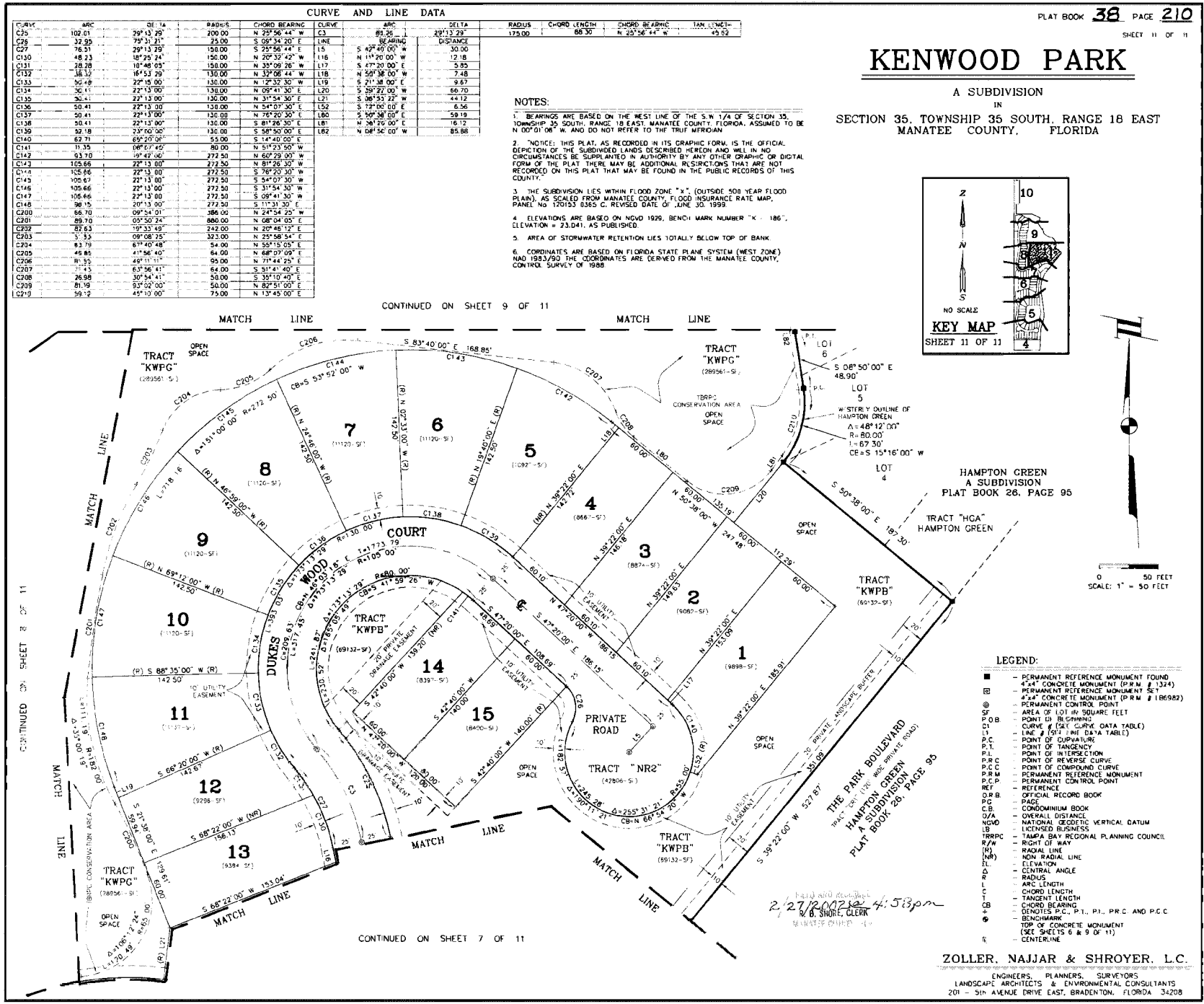


**LEGEND:**

- PERMANENT REFERENCE MONUMENT FOUND
- 1/4" CONCRETE MONUMENT (P.R.M. # 1324)
- ⊕ PERMANENT REFERENCE MONUMENT SET
- ⊙ 4" X 4" CONCRETE MONUMENT (P.R.M. # L68982)
- SF AREA OF LOT IN SQUARE FEET
- P.O.B POINT OF BEGINNING
- C10 CURVE # (SEE CURVE DATA TABLE)
- L28 LINE # (SEE LINE DATA TABLE)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.L. POINT ON LINE
- REF. REFERENCE
- Q.R.B. OFFICIAL RECORD BOOK
- PL. PLAT
- CB. CONDOMINIUM BOOK
- O/A. OVERALL DISTANCE
- NGVD. NATIONAL GEODETIC VERTICAL DATUM
- LF. LICENSED BUSINESS
- R/W. RIGHT OF WAY
- (R). RADIAL LINE
- (NR). NON-RADIAL LINE
- EL. ELEVATION
- R. CENTRAL ANGLE
- L. RADIUS
- C. ARC LENGTH
- CL. CHORD LENGTH
- T. TANGENT LENGTH
- CB. CHORD BEARING
- D. DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- ⊕ BENCHMARK
- ⊙ TOP OF CONCRETE MONUMENT (SEE SHEETS 6 & 9 OF 11)
- ⊖ CENTERLINE



Inst. Number: 202341098401 Page 147 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# KNIGHTSBRIDGE

## A SUBDIVISION

# 811804

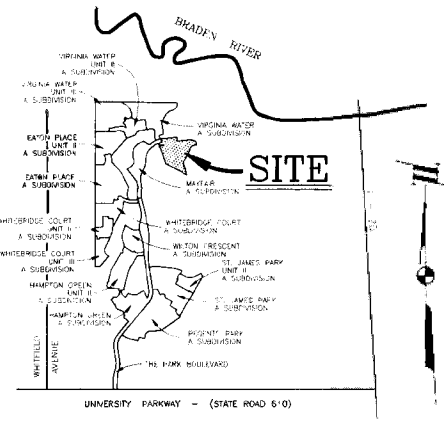
IN  
MANATEE COUNTY, FLORIDA  
SECTION 26, TOWNSHIP 36 SOUTH, RANGE 18 EAST

### CERTIFICATE OF OWNERSHIP AND DEDICATION

#### DESCRIPTION

BEGN AT THE MOST NORTHERLY CORNER OF THE PARK BOULEVARD, TRACT "CR1" AS SHOWN AND DESCRIBED IN THE PLAT OF MAYFAIR, A SUBDIVISION AS RECORDED IN PLAT BOOK 27, PAGE 156 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 08°26'52" E, AT A DISTANCE OF 620.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'52", A DISTANCE OF 7.73 FEET TO THE P.T. OF SAID CURVE; THENCE N 84°16'00" E, A DISTANCE OF 505.40 FEET; THENCE S 05°44'00" E, A DISTANCE OF 120.00 FEET; THENCE N 84°16'00" E, A DISTANCE OF 383.80 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°32'00", A DISTANCE OF 240.53 FEET; THENCE S 34°48'00" W, A DISTANCE OF 31.05 FEET; THENCE S 40°52'00" E, A DISTANCE OF 21.92 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.68 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°26'00", A DISTANCE OF 75.92 FEET TO THE P.T. OF SAID CURVE; THENCE S 74°34'00" W, A DISTANCE OF 10.89 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 159.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'55", A DISTANCE OF 41.11 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 144.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°21'56", A DISTANCE OF 184.39 FEET; THENCE S 15°01'00" W, A DISTANCE OF 91.20 FEET; THENCE S 21°48'00" W, A DISTANCE OF 113.68 FEET; THENCE S 28°27'00" W, A DISTANCE OF 133.37 FEET; THENCE S 30°58'00" W, A DISTANCE OF 150.57 FEET; THENCE S 00°19'00" W, A DISTANCE OF 116.36 FEET; THENCE S 28°31'00" E, A DISTANCE OF 102.49 FEET; THENCE S 11°25'00" E, A DISTANCE OF 212.95 FEET; THENCE N 61°55'48" W, A DISTANCE OF 744.21 FEET; THENCE N 18°13'00" W, A DISTANCE OF 508.09 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°21'15", A DISTANCE OF 93.14 FEET; THENCE N 71°47'00" E, A DISTANCE OF 156.76 FEET; THENCE S 84°16'00" W, A DISTANCE OF 91.74 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°20'48", A DISTANCE OF 89.47 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°27'26", A DISTANCE OF 52.20 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID THE PARK BOULEVARD, TRACT "CR1" AND A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 22°50'37" E, AT A DISTANCE OF 500.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY BOUNDARY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°23'45", A DISTANCE OF 143.08 FEET; THENCE N 06°26'52" W, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 36 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.  
CONTAINING 18.31 ACRES, MORE OR LESS.



LOCATION MAP  
0 2640 FEET

#### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 28, PAGES 179, 180, 181, 182, 183, AND 184, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 30th DAY OF MAY, 1995.

*[Signature]*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "KNIGHTSBRIDGE, A SUBDIVISION," AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 28th DAY OF JUNE, 1995.

NORTHERN CAPITAL GROUP  
BY: NORTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

BY: *[Signature]*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*[Signature]* (SIGNATURE) *[Signature]* (SIGNATURE)  
MURIELLE L. BARR (PRINT NAME) Pamela R. Young (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF JUNE, 1995, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

SHARON K. GREENE  
Notary Public, State of Florida  
My Comm. expires Dec. 20, 1998  
Comm. No. CC070248

MY COMMISSION EXPIRES: \_\_\_\_\_ (STAMP)

#### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 27th DAY OF APRIL, 1995.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST: *[Signature]* CHAIRMAN

R. B. SHORE  
CLERK OF CIRCUIT COURT

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34203

Inst. Number: 202341098401 Page 148 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# KNIGHTSBRIDGE A SUBDIVISION

IN  
SECTION 28, TOWNSHIP 36 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 36 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00° 03' 46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "CRI" ("THE PARK BOULEVARD") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
6. TRACT "NRI" ("BARCLAY COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR KNIGHTSBRIDGE" ("THE KNIGHTSBRIDGE RESTRICTIONS").
7. TRACTS "KBA" AND "KBB", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR KNIGHTSBRIDGE SUBDIVISION UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE KNIGHTSBRIDGE RESTRICTIONS.
8. TRACTS "UPA" AND "UPB", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

NORTHERN CAPITAL GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN KNIGHTSBRIDGE, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NRI" ("BARCLAY COURT"), AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NRI" ("BARCLAY COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT COMPANY EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

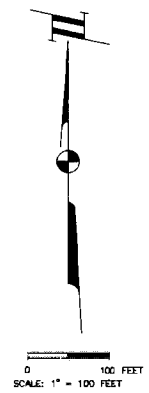
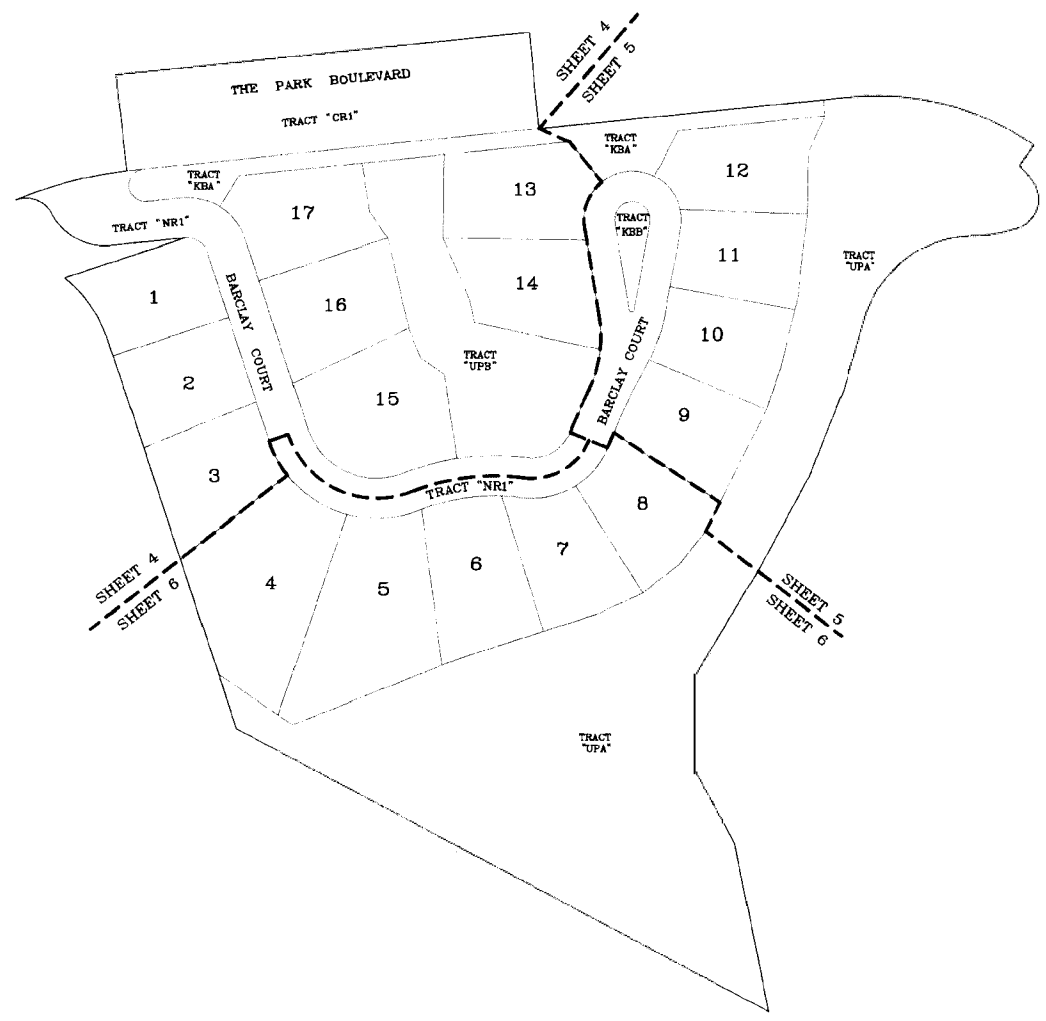
DATE OF CERTIFICATION: 2/15/95

SIGNATURE:   
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

# KNIGHTSBRIDGE A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP



**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

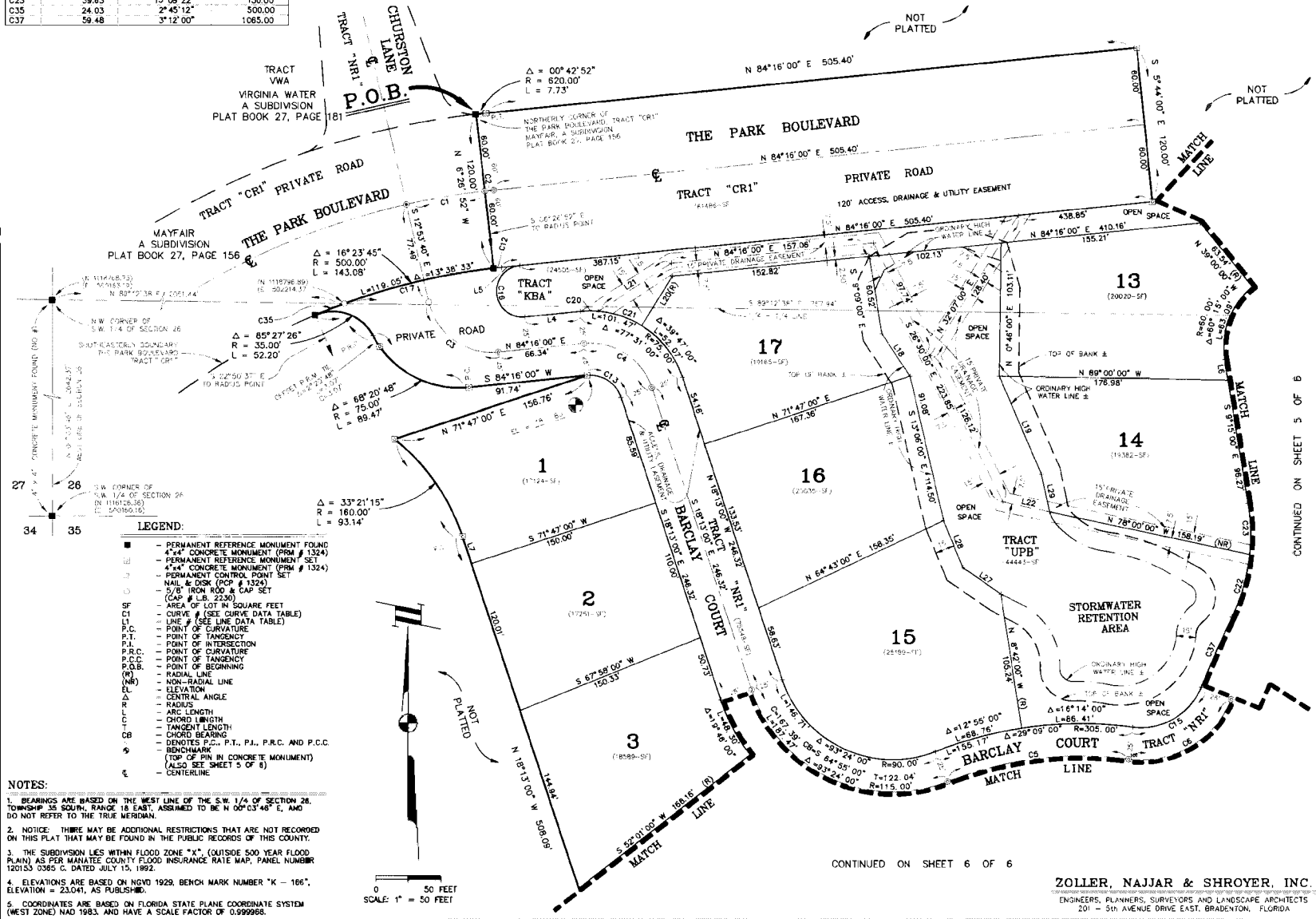
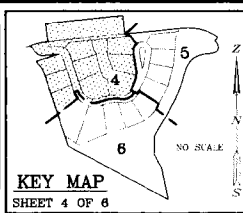
Inst. Number: 202341098401 Page 150 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 151 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

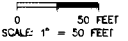
**KNIGHTSBRIDGE**  
 A SUBDIVISION

IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA									
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH	LINE	BEARING	DISTANCE
C1	61.65	6°18'28"	560.00	61.62	N 80°23'54" E	30.86	L4	S 84°16'00" W	43.15
C2	6.98	0°42'52"	560.00	6.98	N 83°54'34" E	3.49	L5	S 84°16'00" W	14.01
C3	72.43	83°00'00"	50.00	66.26	S 54°14'00" E	44.24	L6	N 9°15'00" W	18.25
C4	67.65	77°31'00"	50.00	62.60	S 56°58'30" E	40.14	L7	S 18°13'00" E	22.03
C5	142.45	29°09'00"	280.00	146.92	N 82°57'30" E	72.80	L18	S 33°25'00" E	39.60
C6	98.81	75°29'00"	75.00	91.82	N 82°57'30" E	58.05	L19	N 23°22'00" W	82.48
C12	6.24	0°42'52"	500.00	6.24	N 83°54'34" E	3.12	L20	N 32°00'00" E	45.11
C13	33.62	77°31'00"	25.00	31.30	S 54°14'00" E	16.62	L21	N 56°33'00" W	67.29
C15	65.87	75°29'00"	50.00	62.60	N 82°57'30" E	40.14	L22	N 78°00'00" W	36.80
C16	62.82	180°00'00"	20.00	62.82	S 180°00'00" W	0.00	L27	N 54°57'00" W	35.66
C17	149.32	17°08'37"	500.00	149.32	N 17°08'37" E	149.32	L28	N 22°16'00" W	39.34
C20	14.01	0°42'52"	75.00	14.01	N 83°54'34" E	7.00	L29	N 11°57'00" W	29.65
C21	35.38	27°01'57"	75.00	35.38	N 27°01'57" E	35.38			
C22	50.69	19°21'38"	150.00	50.69	N 19°21'38" E	50.69			
C23	39.63	15°08'22"	150.00	39.63	N 15°08'22" E	39.63			
C35	24.03	2°45'12"	500.00	24.03	N 2°45'12" E	24.03			
C37	59.48	3°12'00"	1065.00	59.48	N 3°12'00" E	59.48			



- LEGEND:**
- PM - PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PM - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PC - PERMANENT CONTROL POINT SET
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - SF - 5/8" IRON ROD & CAP SET
  - (CAP # L.B. 2300)
  - LI - AREA OF LOT IN SQUARE FEET
  - C1 - CURVE # (SEE CURVE DATA TABLE)
  - L1 - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF CURVATURE
  - P.O.B. - POINT OF BEGINNING
  - N.R. - RADIAL LINE
  - NR - NON-RADIAL LINE
  - EL - ELEVATION
  - ANG - CENTRAL ANGLE
  - R - RADIUS
  - ARC - ARC LENGTH
  - CH - CHORD LENGTH
  - TAN - TANGENT LENGTH
  - CB - CHORD BEARING
  - BM - BENCHMARK
  - TOP OF PIN IN CONCRETE MONUMENT
  - (ALSO SEE SHEET 5 OF 6)
  - CL - CENTERLINE



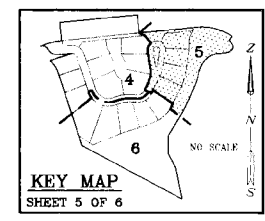
CONTINUED ON SHEET 5 OF 6

CONTINUED ON SHEET 6 OF 6

ZOLLER, NAJJAR & SHROYER, INC.  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 152 of 304 Date: 9/13/2023 Time: 3:10 PM  
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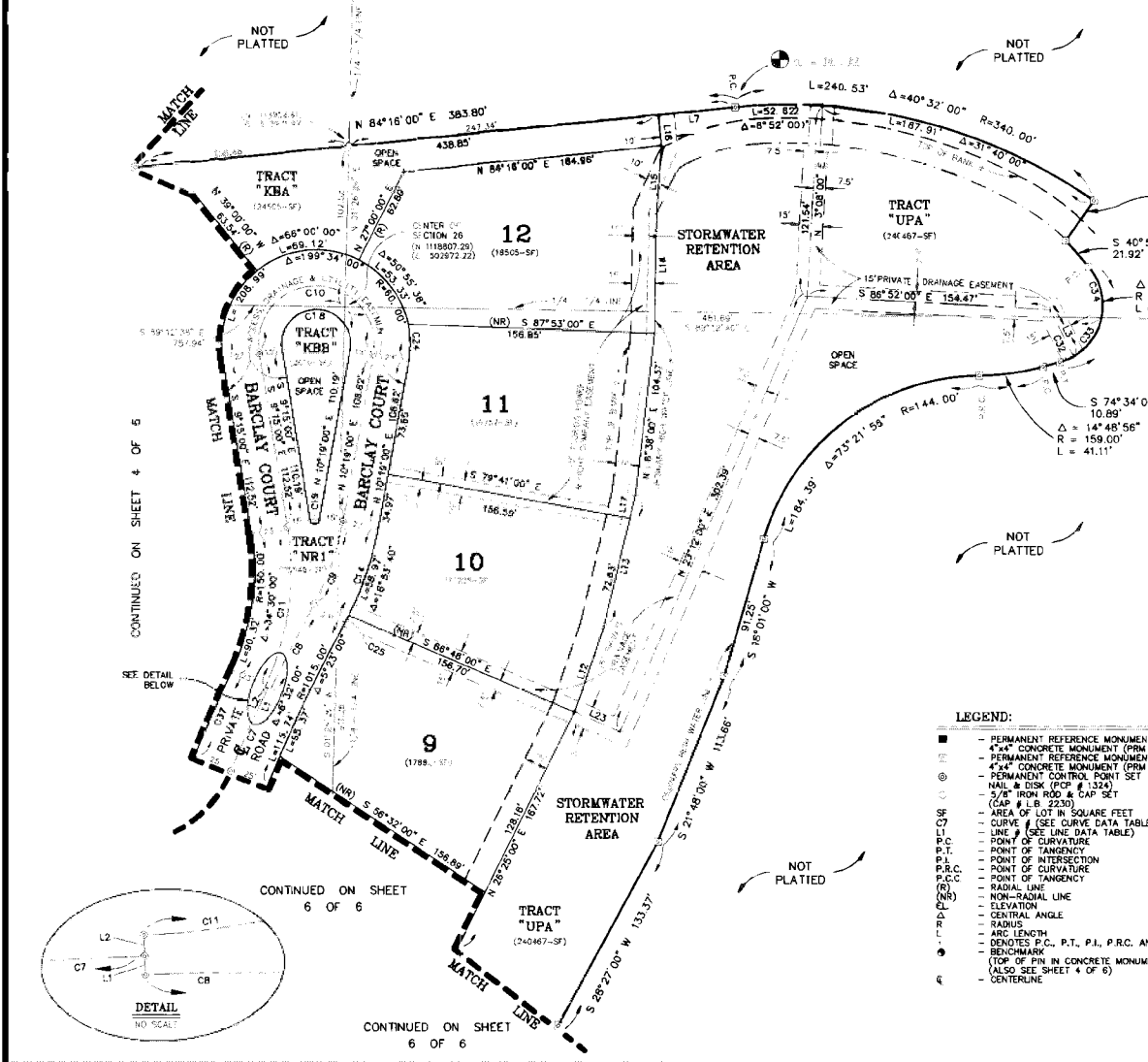
CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C7	58.08	3°12'00"	1040.00	58.08	N 23°39'00" E	29.55
C8	60.38	3°20'00"	1038.00	60.38	N 28°55'00" E	30.20
C9	56.43	18°16'00"	177.00	56.19	N 18°27'00" E	28.46
C10	128.87	189°34'00"	37.00	72.92	N 89°28'00" W	N/A
C11	104.17	34°30'00"	173.00	102.60	S 8°00'00" W	53.72
C14	83.76	18°16'00"	200.00			
C16	78.63	189°34'00"	22.00			
C19	8.40	160°26'00"	3.00			
C24	23.45	22°23'22"	60.00			
C25	4.79	1°22'20"	200.00			
C32	9.66	14°41'13"	37.68			
C33	31.33	47°38'18"	37.68			
C34	34.93	53°06'13"	37.68			
C37	59.48	3°12'00"	1065.00			



# KNIGHTSBRIDGE

## A SUBDIVISION

IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'48" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0368 C DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 106", ELEVATION = 23.041, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999988.

- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊙ PERMANENT CONTROL POINT SET
  - ⊙ IRON DISK (C.P. # 1324)
  - ⊙ 5/8" IRON ROD & CAP SET (CAP # L.B. 2230)
  - AREA OF LOT IN SQUARE FEET
  - C7 CURVE # (SEE CURVE DATA TABLE)
  - L1 LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF CURVATURE
  - P.C.P. POINT OF TANGENCY
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - ELEVATION
  - (R) RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - ⊙ DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C. BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 4 OF 6)
  - CENTERLINE

ZOLLER, NAJJAR & SHROYER, INC.  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA



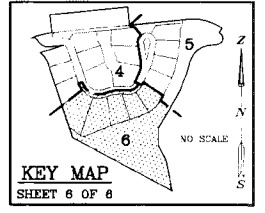
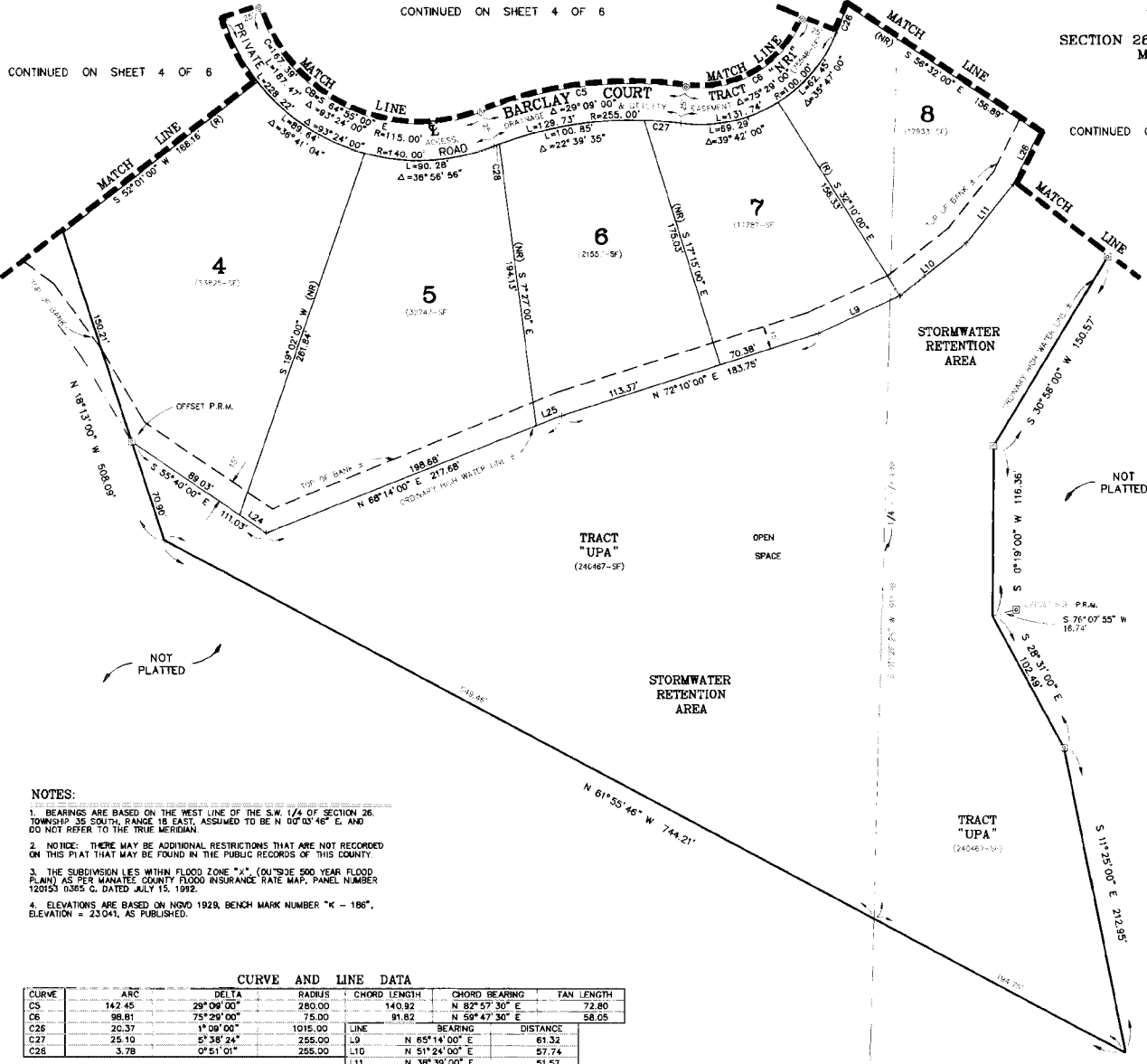
Inst. Number: 202341098401 Page 153 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

FILED AND RECORDED  
 5/13/23 @ 3:57 PM  
 R. B. SHORE, CLERK  
 MANATEE COUNTY, FLA.

# KNIGHTSBRIDGE

## A SUBDIVISION

IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

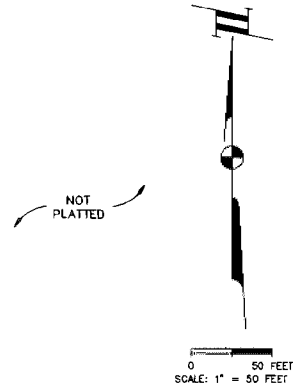


- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT CONTROL POINT
  - NAIL & DISK (CP# # 1324)
  - SF AREA OF LOT IN SQUARE FEET
  - CS CURVE # (SEE CURVE DATA TABLE)
  - LR LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.C.C. POINT OF CURVATURE
  - P.T.C. POINT OF TANGENCY
  - REF REFERENCE
  - PRM PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - Δ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - LC CHORD LENGTH
  - T TANGENT LENGTH
  - CB CHORD BEARING
  - BENCHMARK (SEE SHEETS 4 AND 5 OF 6)
  - ⊖ CENTERLINE

**NOTES:**

1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
CS	142.45	29°09'00"	280.00	140.92	N 82°57'30" E	72.80
C5	98.81	75°29'00"	75.00	91.82	N 59°47'30" E	58.05
C25	20.37	1°09'00"	1015.00			
C27	25.10	5°38'24"	255.00			
C28	3.78	0°51'01"	255.00			
LINE BEARING DISTANCE						
L9	N 65°14'00" E	61.32				
L10	N 51°24'00" E	57.74				
L11	N 38°39'00" E	51.57				
L24	S 53°40'00" E	22.00				
L25	N 68°14'00" E	19.00				
L26	N 26°25'00" E	39.56				



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 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

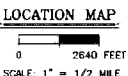
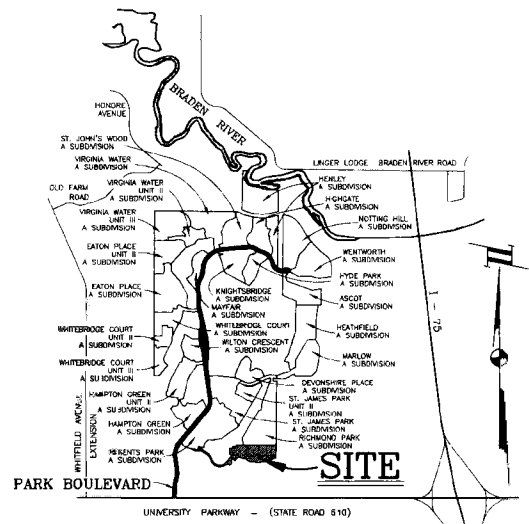
Inst. Number: 202341098401 Page 154 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# LANGLEY PARK

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF RICHMOND PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 71 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN Q.R. BOOK 996, PAGE 1979 OF THE SAID PUBLIC RECORDS; THENCE S 00° 25' 00" W, LONG SAID WEST LINE, A DISTANCE OF 407.11 FEET; THENCE S 72° 20' 00" W, A DISTANCE OF 313.15 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 32' 33", A DISTANCE OF 271.82 FEET TO THE END OF SAID CURVE; THENCE N 85° 00' 00" W, A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 08' 54", A DISTANCE OF 201.36 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 00° 49' 14" E, AT A DISTANCE OF 500.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 40' 46", A DISTANCE OF 171.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 145.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76° 04' 00", A DISTANCE OF 192.50 FEET TO A POINT OF TANGENCY; THENCE S 34° 26' 00" W, A DISTANCE OF 51.60 FEET; THENCE N 49° 49' 00" W, A DISTANCE OF 130.41 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 88° 16' 01" W, AT A DISTANCE OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 26' 01", A DISTANCE OF 12.60 FEET TO A POINT OF TANGENCY; THENCE S 16° 10' 00" W, A DISTANCE OF 58.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49° 27' 30", A DISTANCE OF 21.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 143° 34' 43", A DISTANCE OF 187.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54° 31' 22", A DISTANCE OF 95.16 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET; THENCE WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 103° 57' 09", A DISTANCE OF 589.65 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 19' 06", A DISTANCE OF 203.91 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 00' 38", A DISTANCE OF 65.47 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 07' 44", A DISTANCE OF 61.48 FEET TO A POINT OF TANGENCY; THENCE N 50° 29' 00" W, A DISTANCE OF 82.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54° 16' 14", A DISTANCE OF 63.46 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49° 49' 40", A DISTANCE OF 298.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 04' 26", A DISTANCE OF 100.68 FEET TO END OF SAID CURVE AND A POINT ON THE SOUTHERLY LINE OF TRACT "CR1" OF THE PLAT OF REGENTS PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 139 OF AFORESAID PUBLIC RECORDS; THENCE S 79° 00' 00" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 285.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "CR1"; THENCE EAST, ALONG THE EASTERLY LINE OF SAID TRACT "CR1", A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF AFORESAID REGENTS PARK; THENCE S 79° 00' 00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 11.00 FEET; THENCE S 11° 00' 00" W, A DISTANCE OF 19.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99° 00' 00", A DISTANCE OF 69.12 FEET TO A POINT OF TANGENCY; THENCE S 88° 00' 00" E, A DISTANCE OF 28.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 163.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 31' 00", A DISTANCE OF 106.73 FEET TO A POINT OF TANGENCY; THENCE S 50° 29' 00" E, A DISTANCE OF 80.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 07' 44", A DISTANCE OF 43.91 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 00' 38", A DISTANCE OF 91.66 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 19' 06", A DISTANCE OF 221.64 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110° 14' 00", A DISTANCE OF 574.68 FEET TO A POINT OF TANGENCY; THENCE N 39° 59' 00" E, A DISTANCE OF 49.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49° 27' 30", A DISTANCE OF 21.58 FEET TO A POINT OF TANGENCY; THENCE N 16° 10' 00" E, A DISTANCE OF 33.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 48' 27", A DISTANCE OF 38.23 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 38' 27", A DISTANCE OF 25.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 08' 00", A DISTANCE OF 65.44 FEET; THENCE



— CONTINUED —

N 49° 30' 00" W, A DISTANCE OF 79.79 FEET; THENCE N 00° 00' 00" E, A DISTANCE OF 237.88 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 270.00 FEET; THENCE N 53° 32' 00" W, A DISTANCE OF 84.37 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF AFORESAID RICHMOND PARK; THENCE S 89° 34' 00" E, ALONG SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 1310.89 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 18.72 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA) SS  
COUNTY OF MANATEE) SS  
PACIFIC EQUITY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "LANGLEY PARK", A SUBDIVISION, AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 26<sup>th</sup> DAY OF May, 1999.

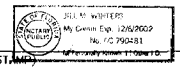
PACIFIC EQUITY ASSOCIATES  
BY: SOUTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
Terry A. Thom (SIGNATURE) Angela M. Incey (SIGNATURE)  
TERRY A. THOM (PRINT NAME) Angela M. Incey (PRINT NAME)

STATE OF FLORIDA) SS  
COUNTY OF MANATEE) SS  
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF May, 1999, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF SOUTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF PACIFIC EQUITY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Debra M. Bostrom  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES: 12/31/2002 (S1144)

## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA) SS  
COUNTY OF MANATEE) SS  
I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 34, PAGES 91, 92, 93, 94, 95, 96 AND 97 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 16<sup>th</sup> DAY OF August, 1999.

James R. Schier  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA) SS  
COUNTY OF MANATEE) SS  
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 17<sup>th</sup> DAY OF August, 1999.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:  
James R. Schier

R. B. SHORE  
CLERK OF CIRCUIT COURT

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# LANGLEY PARK

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89°27'25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NRI" ("LANGLEY PLACE") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR LANGLEY PARK" ("THE LANGLEY PARK RESTRICTIONS").
6. TRACT "CRI" ("HOYLAKE WAY") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
7. TRACTS "LPA" AND "LPB", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR LANGLEY PARK SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE LANGLEY PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE LANGLEY PARK RESTRICTIONS.
8. TRACT "LPA", BEING AN OPEN SPACE AREA, IS PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
9. THE IMPROVEMENTS AND USE OF THAT PORTION OF LOTS 12 AND 13 DEPICTED ON THIS PLAT AS A "BUFFER AREA" IS RESTRICTED BY THE TERMS OF THE LANGLEY PARK RESTRICTIONS, AND NO ACTIVITIES SHALL BE PERMITTED WITHIN SUCH BUFFER AREA IN CONTRAVENTION OF THE LANGLEY PARK RESTRICTIONS.
10. NO BUILDINGS, WALLS, OR OTHER STRUCTURES SHALL BE INSTALLED OR MAINTAINED ON ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER" UNLESS APPROVED BY THE SUBDIVIDER AND PERMITTED UNDER THE CODE.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

### INGRESS AND EGRESS OVER PRIVATE ROADS

PACIFIC EQUITY ASSOCIATES (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN LANGLEY PARK, A SUBDIVISION, AND THEIR HEIRS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "CRI" ("HOYLAKE WAY") AND TRACT "NRI" ("LANGLEY PLACE") AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "CRI" ("HOYLAKE WAY") AND TRACT "NRI" ("LANGLEY PLACE") AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY AND THE SOUTHERN MANATEE FIRE AND RESCUE DISTRICT A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES (INCLUDING BUT NOT LIMITED TO RESPONDING TO EMERGENCIES, TRAINING, AND SITE ORIENTATION) OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT".

### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: May 26, 1999

SIGNATURE: James N. Gatch, Jr.  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB2230

## CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

William K. Aliff  
WILLIAM K. ALIFF, FLB #047  
COUNTY SURVEYOR

5/26/99  
DATE

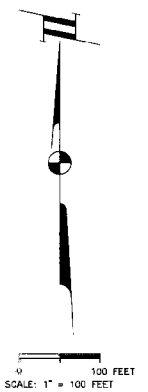
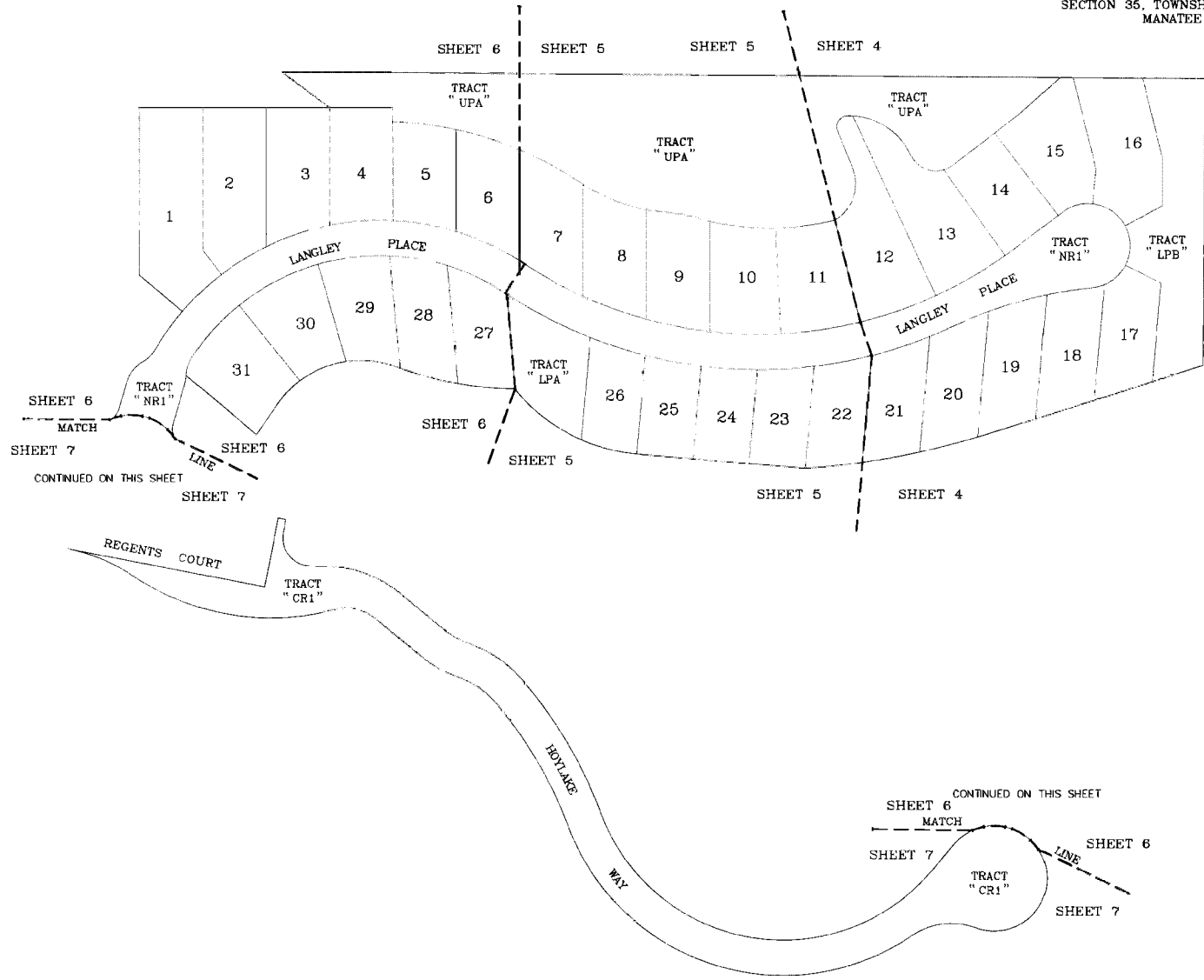
ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 155 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

KEY / IDENTIFICATION MAP

LANGLEY PARK

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



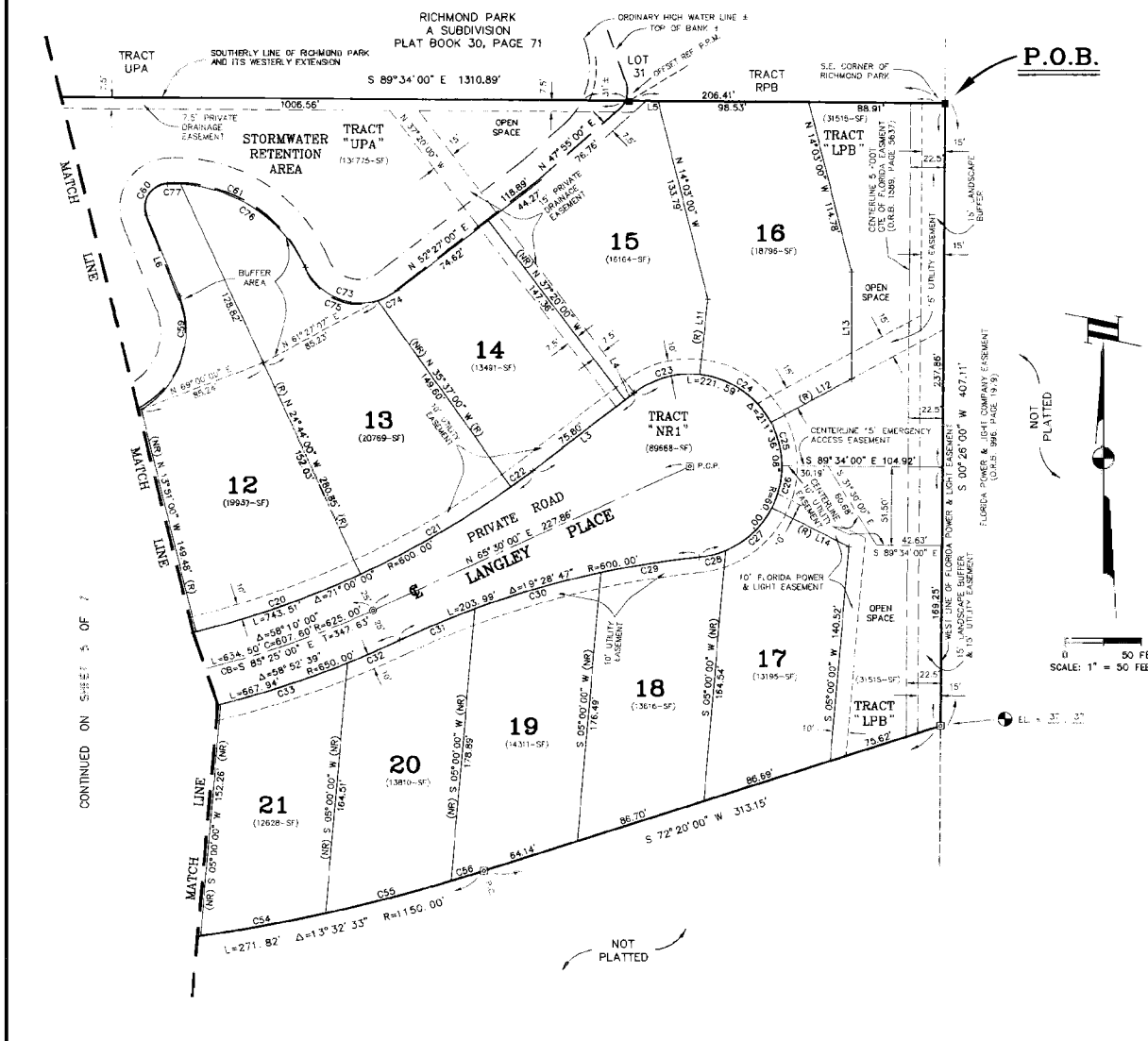
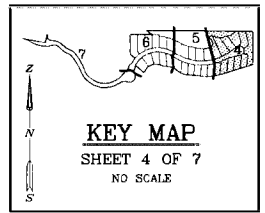
ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 156 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# LANGLEY PARK

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

- NOTES:**
1. BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89° 27' 25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. 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 SUPERINTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  4. ELEVATIONS ARE BASED ON NOV 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 230.41, AS PUBLISHED.
  5. AREA OF STURM WATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



**CURVE AND LINE DATA**

CURVE	ARC	BEARING	RADIUS	CHORD BEARING
C20	113.97	10° 53' 00"	600.00	N 70° 42' 30" E
C21	114.97	10° 53' 00"	600.00	N 59° 49' 30" E
C22	17.98	01° 43' 00"	600.00	N 53° 31' 30" E
C23	45.55	43° 30' 00"	60.00	N 74° 25' 00" E
C24	58.19	58° 34' 00"	60.00	S 56° 03' 00" E
C25	29.51	28° 10' 31"	60.00	S 14° 16' 44" E
C26	28.37	29° 08' 36"	60.00	S 13° 27' 18" W
C27	42.03	40° 08' 13"	60.00	S 47° 04' 06" W
C28	17.94	17° 07' 55"	60.00	S 75° 42' 10" W
C29	65.05	06° 12' 42"	600.00	S 81° 09' 47" W
C30	69.79	08° 11' 31"	600.00	S 73° 57' 40" W
C31	53.15	05° 04' 34"	600.00	S 87° 19' 38" W
C32	37.21	03° 18' 22"	650.00	S 88° 28' 32" W
C33	87.00	07° 40' 14"	650.00	S 71° 45' 50" W
C34	82.04	04° 07' 56"	1150.00	N 79° 44' 47" E
C35	84.85	04° 13' 39"	1150.00	N 75° 33' 59" E
C36	51.41	01° 07' 10"	1150.00	N 72° 53' 25" E
C37	85.26	81° 25' 07"	60.00	N 18° 42' 34" E
C38	28.89	109° 35' 00"	15.00	N 32° 47' 30" E
C39	111.76	67° 25' 50"	95.00	N 34° 42' 30" W
C40	57.12	04° 50' 46"	370.00	S 57° 56' 23" W
C41	85.44	13° 13' 48"	370.00	S 85° 01' 40" W
C42	71.59	102° 53' 00"	40.00	N 76° 16' 30" W
C43	13.01	31° 49' 33"	40.00	S 63° 11' 50" W
C44	56.38	81° 03' 07"	40.00	N 65° 31' 33" W
C45	103.12	62° 11' 45"	95.00	N 56° 09' 53" W
C46	8.68	05° 13' 15"	95.00	N 89° 48' 23" W

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - ① - 4" x 4" CONCRETE MONUMENT (P.R.M. # 1324)
  - ② - PERMANENT REFERENCE MONUMENT SET
  - ③ - 4" x 4" CONCRETE MONUMENT (P.R.M. # 4295)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - NAIL & DISK (P.C.P. # 4295)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - 4" x 4" CONCRETE MONUMENT (P.C.P. # 4295)
  - SF - SQUARE FEET
  - C20 - CURVE # (SEE CURVE DATA TABLE)
  - L3 - LINE # (SEE LINE DATA TABLE)
  - P.C.T. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.O.B. - POINT OF BEGINNING
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - E - ELEVATION
  - P.C.P. - PERMANENT CONTROL POINT
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - REF. - REFERENCE
  - O.N.B. - OFFICIAL RECORD BOOK
  - A - CENTRAL ANGLE
  - R - RADIUS
  - A - ARC LENGTH
  - L - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - + - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊙ - BENCHMARK (TOP OF MONUMENT)
  - (ALSO SEE SHEET 7 OF 7)
  - ⊙ - CENTERLINE

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

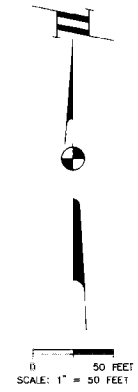
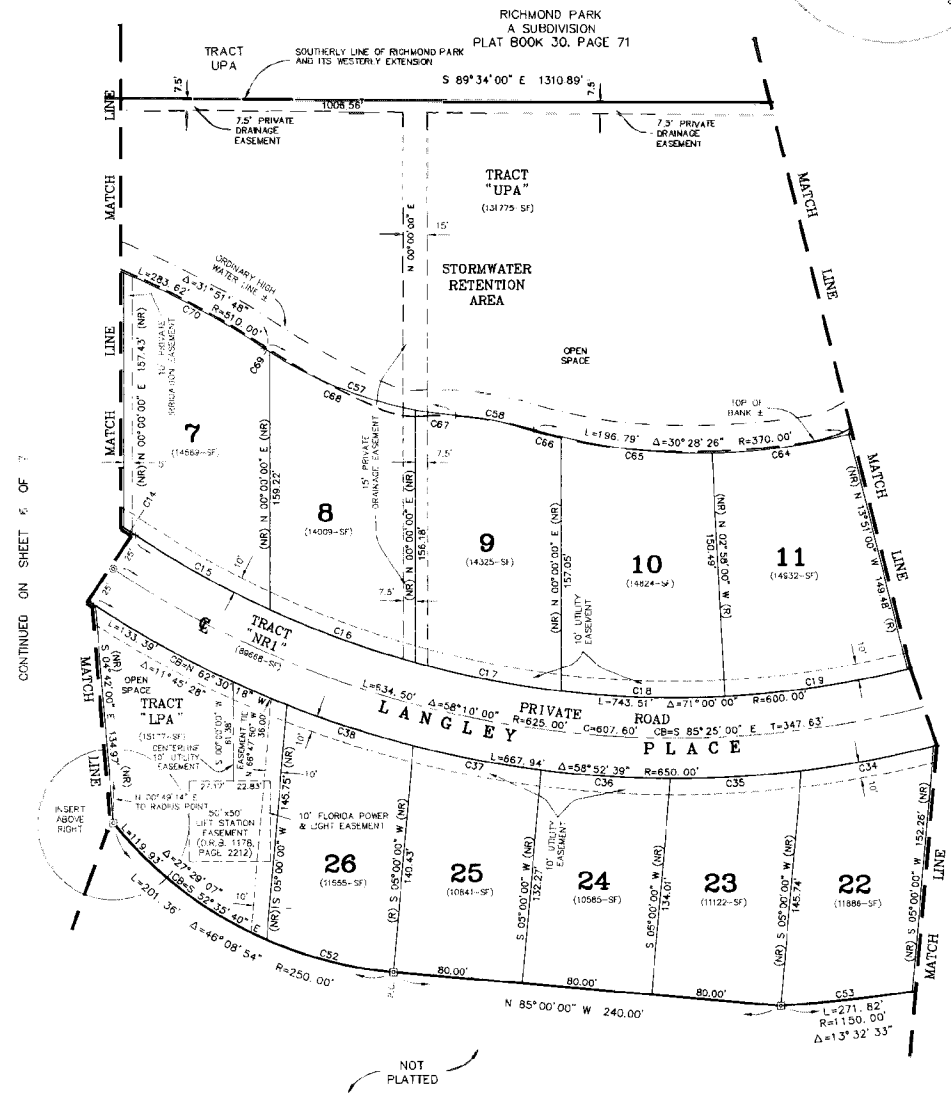
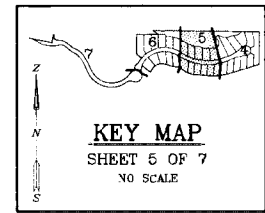
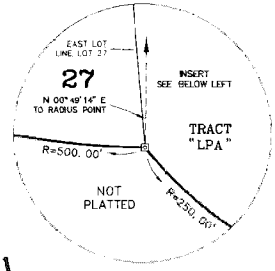
Inst. Number: 202341098401 Page 157 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# LANGLEY PARK

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**NOTES:**

- BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89°27'25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 036 G, REVISED DATE OF FEBRUARY 5, 1994.
- ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 185", ELEVATION = 23.04', AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



**LEGEND:**

- PERMANENT REFERENCE MONUMENT SET
- ⊙ 4" x 4" CONCRETE MONUMENT (P.R.M. # 4295)
- ⊙ PERMANENT CONTROL POINT SET
- ⊙ NAIL & DISK (P.C.P. # 4293)
- SF SQUARE FEET
- C14 CURVE # (SEE CURVE DATA TABLE)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- REF REFERENCE
- O.R.B. OFFICIAL RECORD BOOK
- Δ CENTRAL ANGLE
- L ARC LENGTH
- R RADIUS
- C CHORD LENGTH
- T TANGENT LENGTH
- CHORD BEARING
- ⊙ BENCHMARK (TOP OF MONUMENT)
- ⊙ BENCHMARK (TOP OF MONUMENT) (SEE SHEETS 4 & 7 OF 7)
- ⊙ CENTERLINE

**CURVE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C14	8.61	0° 18' 04"	370.00	S 56° 59' 32" E
C15	94.96	0° 04' 46"	600.00	S 60° 52' 03" E
C16	35.89	0° 08' 25"	600.00	S 60° 54' 48" E
C17	91.73	0° 43' 56"	600.00	S 78° 56' 28" E
C18	100.98	0° 36' 33"	600.00	S 88° 04' 43" E
C19	113.97	1° 53' 00"	600.00	N 81° 52' 03" E
C20	83.10	0° 18' 32"	650.00	S 79° 25' 43" W
C21	80.91	0° 07' 55"	650.00	S 86° 39' 26" W
C22	80.07	0° 03' 26"	650.00	N 82° 18' 53" W
C23	82.45	0° 04' 25"	650.00	N 79° 10' 21" W
C24	82.16	0° 14' 51"	650.00	N 72° 00' 18" W
C25	81.43	1° 01' 30"	250.00	S 75° 40' 07" E
C26	81.56	0° 03' 49"	150.00	N 83° 50' 59" E
C27	126.83	2° 04' 00"	250.00	S 70° 30' 00" E
C28	49.31	1° 18' 00"	250.00	S 79° 32' 00" E
C29	85.55	1° 14' 51"	370.00	S 82° 15' 50" W
C30	93.81	1° 41' 35"	370.00	N 83° 50' 48" W
C31	17.43	0° 42' 00"	370.00	N 75° 14' 00" W
C32	24.97	0° 43' 20"	250.00	N 82° 18' 20" W
C33	91.49	2° 20' 33"	250.00	N 60° 17' 23" W
C34	4.37	0° 00' 07"	250.00	N 56° 37' 03" W
C35	96.28	1° 02' 29"	510.00	N 61° 38' 15" W

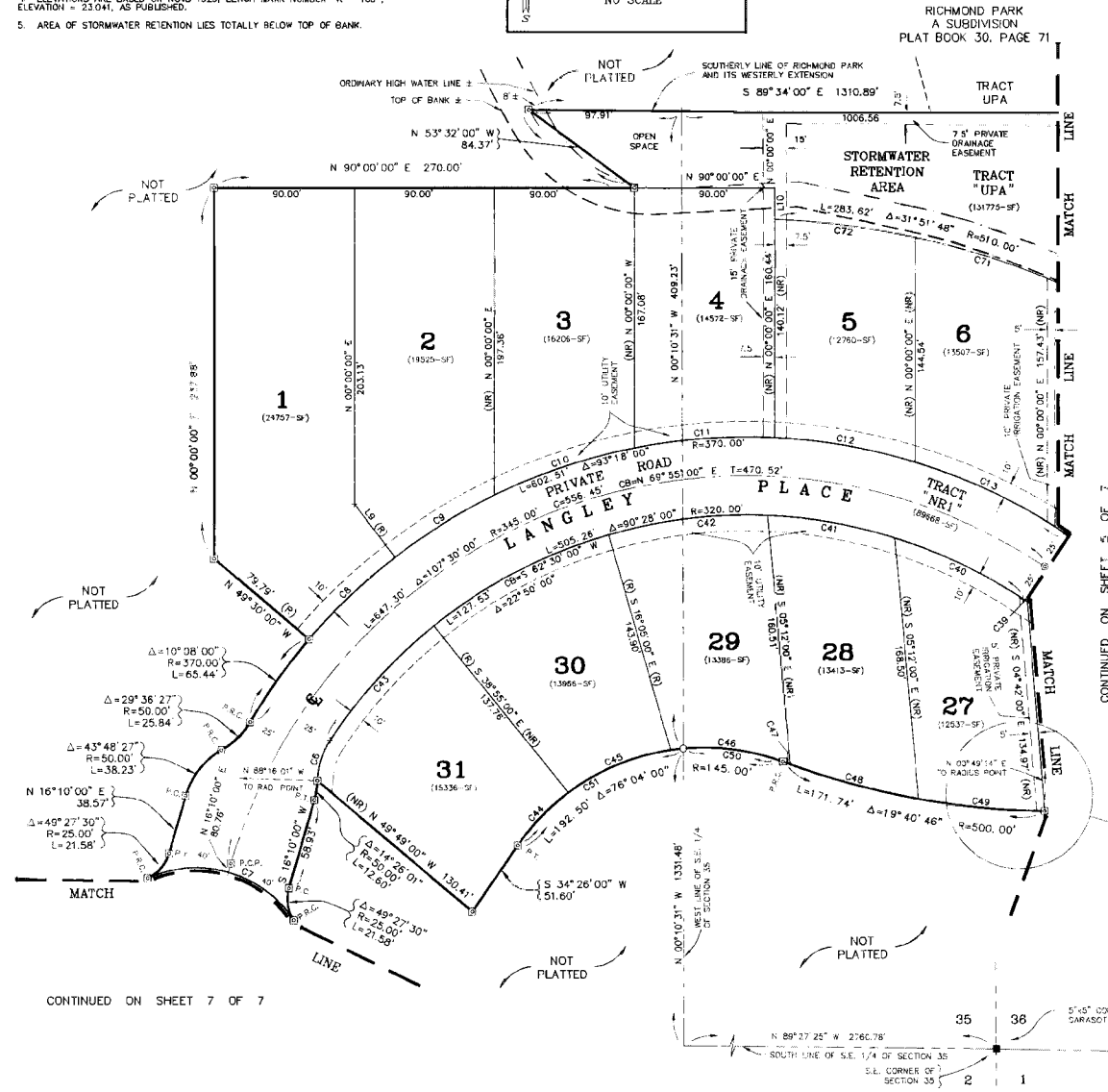
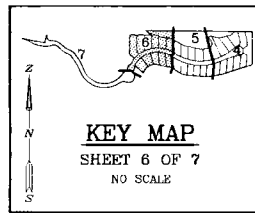
ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 158 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# LANGLEY PARK

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

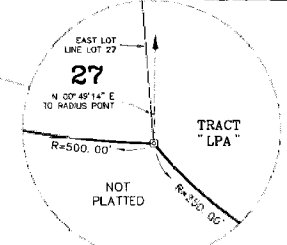
- NOTES:**
- BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89°27'25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DECISION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 106", ELEVATION = 23.041, AS PUBLISHED.
  - AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



- LEGEND:**
- PERMANENT REFERENCE MONUMENT SET
  - PERMANENT CONTROL POINT SET
  - 4"x4" CONCRETE MONUMENT (P.R.M. # 4295)
  - NAIL & DISK (P.C.P. # 4295)
  - PERMANENT CONTROL POINT SET
  - 4"x4" CONCRETE MONUMENT (P.C.P. # 4295)
  - 5/8" IRON ROD & CAP SET (CAP # 18 2730)
  - SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - P.C.P. PERMANENT CONTROL POINT
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - LB. LICENSED BUSINESS
  - REF. REFERENCE
  - CB. CENTRAL ANGLE
  - R. RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - CB. CHORD BEARING
  - CB. DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - CB. BENCHMARK (TOP OF MONUMENT) (SEE SHEET # 7 OF 7)
  - C. CENTERLINE

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C6	27.46	31°28'01"	50.00	N 17°27'59" E
C7	166.14	81°05'00"	75.50	S 73°50'00" E
C8	76.63	11°52'00"	370.00	N 48°26'00" E
C9	75.32	11°30'48"	370.00	N 58°11'54" E
C10	99.22	14°44'43"	370.00	N 71°24'09" E
C11	40.47	14°00'34"	370.00	N 85°46'49" E
C12	91.59	14°10'58"	370.00	S 80°07'26" E
C13	99.33	15°22'53"	370.00	S 65°20'31" E
C14	33.2	00°17'34"	650.00	N 56°28'47" W
C15	91.53	16°23'19"	370.00	N 84°31'40" W
C16	83.07	14°52'28"	370.00	N 80°09'32" W
C17	103.25	18°28'15"	370.00	S 85°08'37" W
C18	99.88	17°53'00"	370.00	S 42°09'30" W
C19	47.34	16°42'24"	145.00	N 43°47'12" E
C20	71.92	26°25'07"	145.00	N 67°20'57" E
C21	24.6	28°56'38"	145.00	S 63°58'14" E
C22	5.09	00°34'22"	500.00	S 89°47'11" E
C23	85.37	09°46'58"	500.00	S 74°37'50" E
C24	61.37	09°19'38"	500.00	S 84°31'07" E
C25	65.11	25°43'44"	145.00	N 82°21'52" W
C26	127.36	50°20'16"	145.00	S 59°36'08" W
C27	94.52	10°37'08"	510.00	N 72°28'03" W
C28	90.62	10°12'11"	510.00	N 82°52'42" W



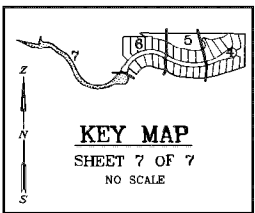
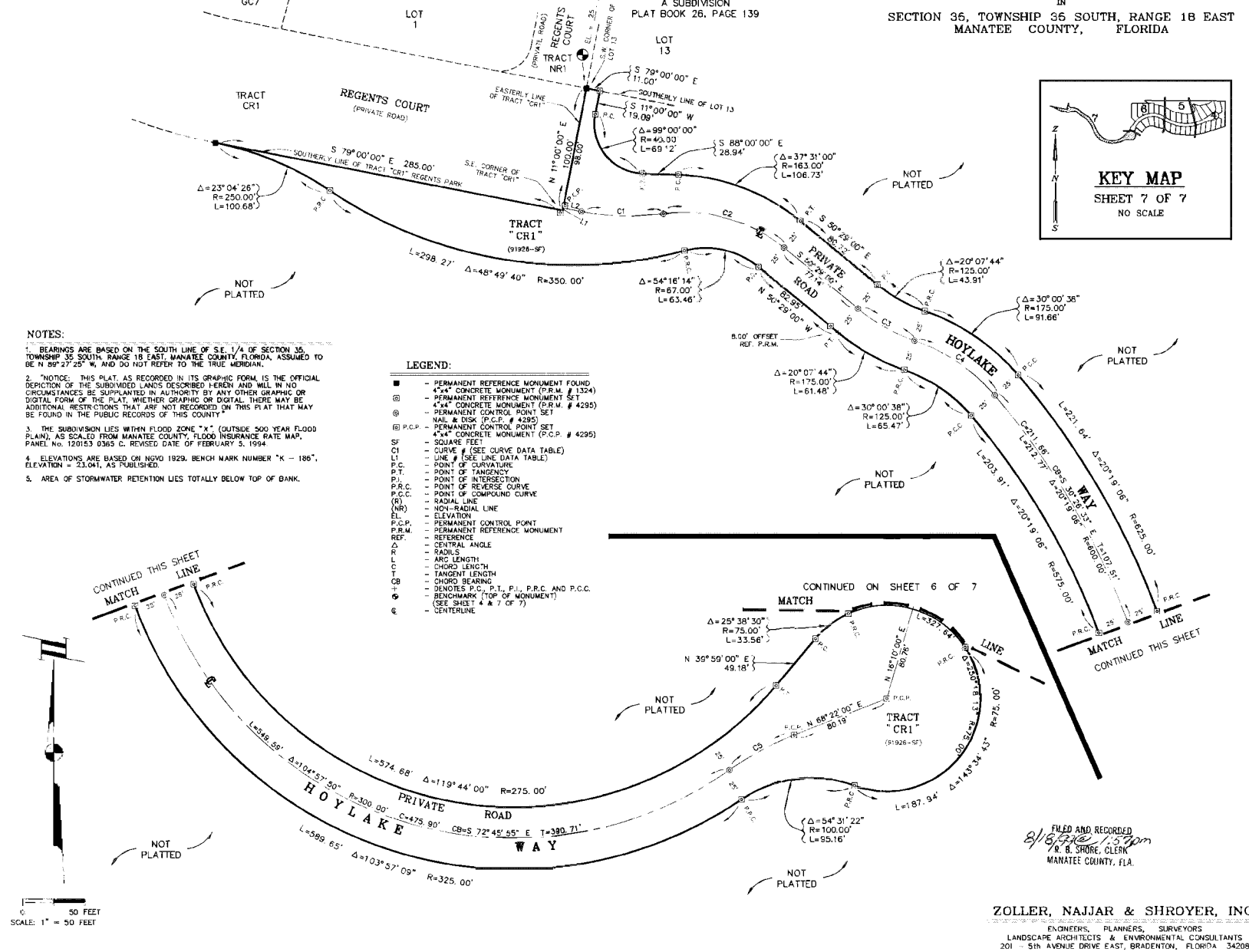
**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, GRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 159 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# LANGLEY PARK

A SUBDIVISION  
IN  
SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

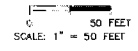
CURVE	AMB	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	66.22	18° 58' 11"	200.00	65.91	S 89° 29' 06" E	33.41
C2	103.60	27° 29' 11"	125.00	100.86	S 74° 13' 36" E	54.98
C3	62.70	20° 07' 44"	150.00	52.43	S 89° 32' 52" E	28.62
C4	78.57	30° 00' 38"	150.00	77.67	S 59° 30' 25" E	40.21
C5	59.40	13° 36' 50"	250.00	59.26	N 6° 33' 15" E	29.84



**NOTES:**

- BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89° 27' 25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
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- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL NO. 120163 0365 G, REVISED DATE OF FEBRUARY 3, 1994.
- ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - ④ - 4"x4" CONCRETE MONUMENT (P.R.M. # 1324)
  - ⊕ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - 4"x4" CONCRETE MONUMENT (P.R.M. # 4295)
  - ⊗ - PERMANENT CONTROL POINT SET
  - ⊕ - NAIL & DISK (P.C.P. # 4295)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊕ - 4"x4" CONCRETE MONUMENT (P.C.P. # 4295)
  - SF - SQUARE FEET
  - CI - CURVE # (SEE CURVE DATA TABLE)
  - LI - LINE # (SEE LINE DATA TABLE)
  - P.V. - POINT OF VERIFICATION
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - EL - ELEVATION
  - P.C.P. - PERMANENT CONTROL POINT
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - REF - REFERENCE
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - C - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - ⊕ - MONUMENT (P.C., P.T., P.I., P.R.C. AND P.C.C.)
  - ⊕ - BENCHMARK (TOP OF MONUMENT) (SEE SHEET 4 & 7 OF 7)
  - ⊕ - CENTERLINE



**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 160 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



Inst. Number: 202341098401 Page 161 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF LANGLEY PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 91 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE NORTHWESTERLY LINE OF TRACT NRI, LANGLEY PLACE OF SAID SUBDIVISION AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 49°30'00" E, AT A DISTANCE OF 370.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE THE FOLLOWING FIVE COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°08'00", A DISTANCE OF 65.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°36'27", A DISTANCE OF 25.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'27", A DISTANCE OF 34.25 FEET TO A POINT OF TANGENCY; (4) S 16°10'00" W, A DISTANCE OF 58.51 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; (5) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'30", A DISTANCE OF 21.58 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF TRACT ORI, HOYLARK WAY OF SAID SUBDIVISION AND A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING SIX COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°58'30", A DISTANCE OF 33.55 FEET TO A POINT OF TANGENCY; (2) S 39°59'00" W, A DISTANCE OF 49.18 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET; (3) SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 119°41'00", A DISTANCE OF 574.68 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET; (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'06", A DISTANCE OF 223.64 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET; (5) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'38", A DISTANCE OF 91.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; (6) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°07'44", A DISTANCE OF 43.91 FEET; THENCE N 13°58'00" E, A DISTANCE OF 128.68 FEET; THENCE N 88°46'43" E, A DISTANCE OF 276.62 FEET; THENCE N 76°42'00" E, A DISTANCE OF 58.46 FEET; THENCE N 77°48'59" E, A DISTANCE OF 439.85 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF AFORESAID LOT 1; THENCE IN A SOUTHERLY DIRECTION ALONG SAID NORTHERLY EXTENSION AND SAID WESTERLY LINE THE FOLLOWING TWO COURSES: (1) S 00°00'00" W, A DISTANCE OF 327.71 FEET; (2) S 49°30'00" E, A DISTANCE OF 79.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.61 ACRES, MORE OR LESS.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSES OF SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS, WHERE SAID LOTS ARE COMBINED. THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

INGRESS AND EGRESS OVER PRIVATE ROADS

THE SUBDIVIDER DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN LANSDOWNE CRESCENT, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NRI" ("OURZON TERRACE"), AS SHOWN ON THIS PLAT.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, FIBER, ELECTRIC CABLE TELEVISION (IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES) AND OTHER UTILITIES, LINES AND FACILITIES UNDER TRACT "NRI" ("OURZON TERRACE"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS AS A "UTILITY EASEMENT".

PRIVATE EASEMENTS

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE AND UTILITY PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE & UTILITY EASEMENT" AND A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

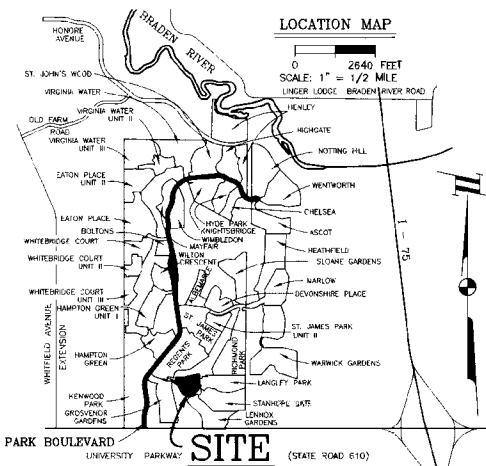
PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

LANSDOWNE CRESCENT

A SUBDIVISION

IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA



3276510 PLAT BOOK 56 PAGE 167  
CERTIFICATE OF OWNERSHIP AND DEDICATION SHEET OF 4

STATE OF FLORIDA) COUNTY OF SARASOTA) SS SEE DRAINAGE BOOK 2 PAGE (S) 146 THRU 147

NORTH SEA HOLDINGS GROUP, L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "LANSDOWNE CRESCENT", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 28 DAY OF April, 2014.

NORTH SEA HOLDINGS GROUP, L.P.  
BY: GULFSIDE INVESTMENT GROUP, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY AS GENERAL PARTNER

BY: James R. Schier (Signature)  
JAMES R. SCHIER, AS MANAGER

WITNESSES:  
Dianne G. Brackman (Signature) (SIGNATURE)  
Dianne G. Brackman (PRINT NAME) (PRINT NAME)  
Sandra M. Wilson (Signature) (SIGNATURE)  
Sandra M. Wilson (PRINT NAME) (PRINT NAME)

STATE OF FLORIDA) COUNTY OF SARASOTA) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2014, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS MANAGER OF GULFSIDE INVESTMENT GROUP, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF NORTH SEA HOLDINGS GROUP, L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Sandra Bratton (Signature)  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 9-10-2017 SANDRA BRATTON (STAMP)

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA) COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 28 DAY OF April, 2014.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA  
ATTEST: Caryn Justice (Signature) CHAIRMAN

R. B. SHORE (Signature) CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA) COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 56 PAGES 167, 168, 169 AND 170 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS THE 30th DAY OF April, 2014.

R. B. Shore (Signature) CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

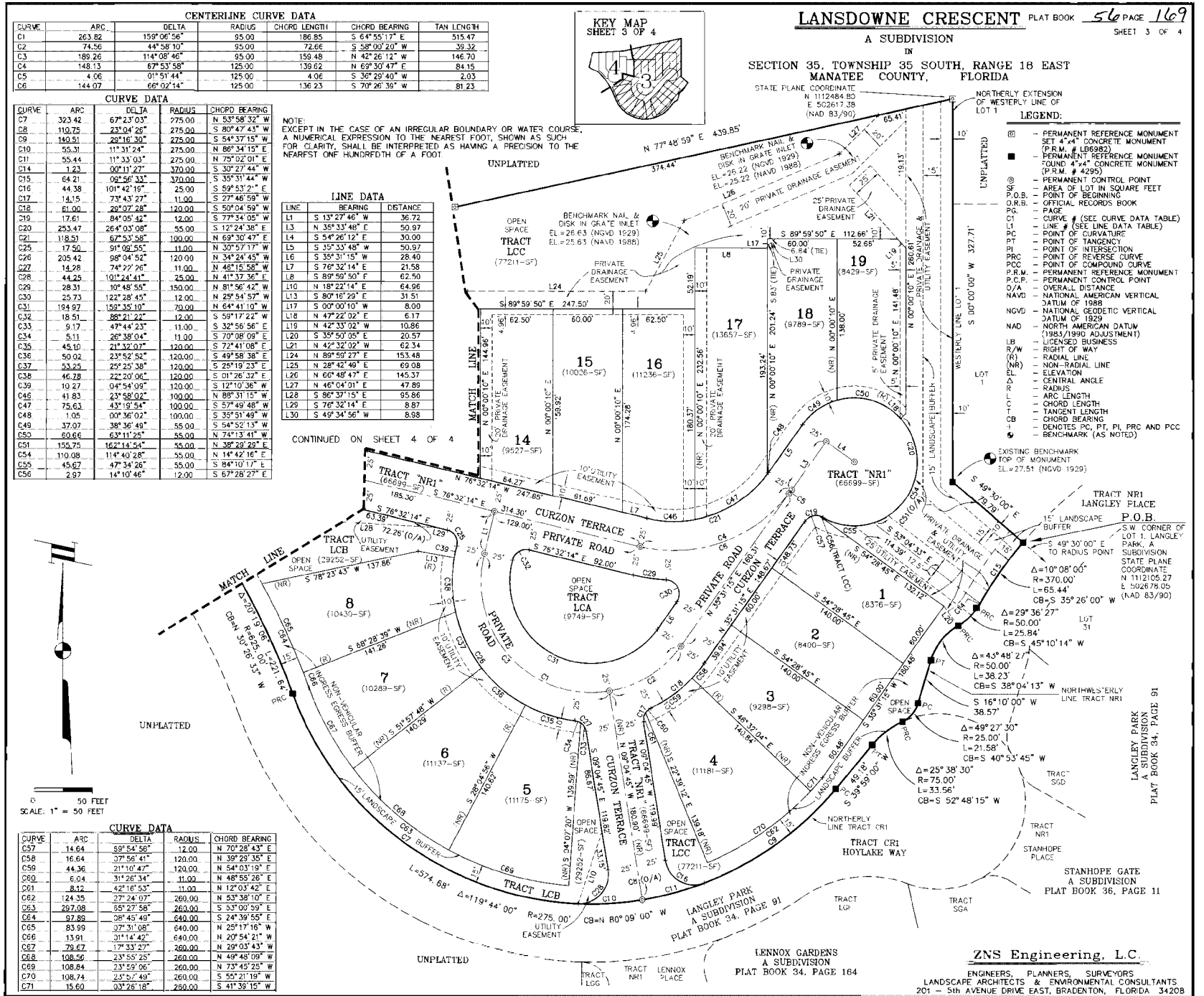
STATE OF FLORIDA) COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

Todd E. Boyle (Signature) 5/9/2014 DATE  
TODD E. BOYLE, R.S.M. 6847 MANATEE COUNTY SURVEYOR

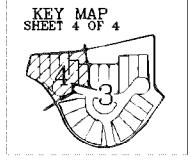
ZNS Engineering, L.C.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208





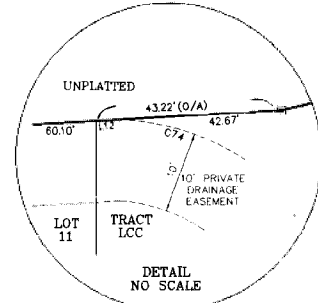
**LANDSDOWNE CRESCENT**

A SUBDIVISION  
 IN  
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

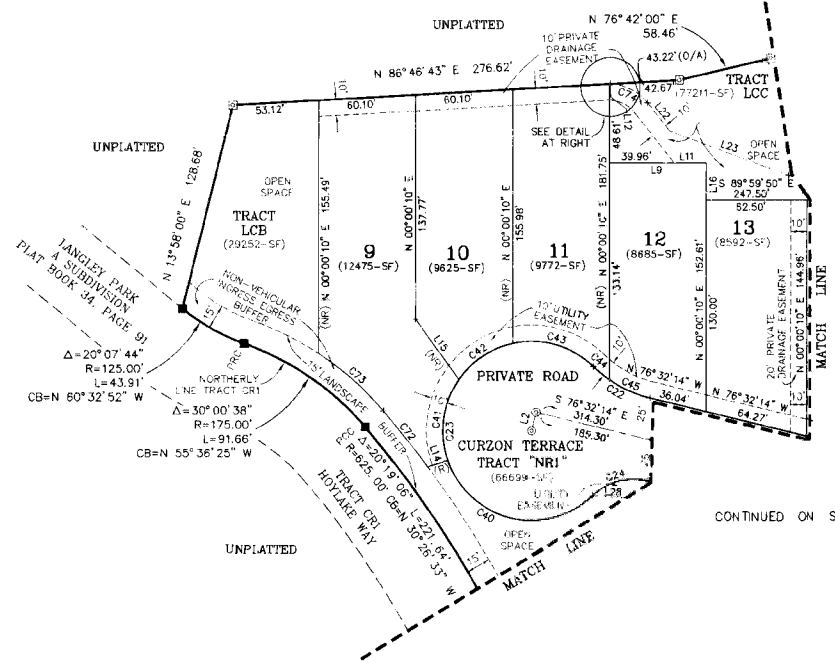


CURVE DATA				
CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C22	40.24	30°44'34"	75.00	S 81°09'57" E
C23	256.90	267°37'21"	55.00	N 00°23'40" E
C24	36.73	56°52'47"	37.00	S 75°01'23" W
C40	109.63	114°12'10"	55.00	S 76°18'56" E
C41	52.04	54°12'55"	55.00	S 07°53'37" W
C42	40.94	42°36'51"	55.00	S 58°19'30" W
C43	54.29	55°33'25"	55.00	N 74°04'23" W
C44	12.79	09°46'27"	75.00	N 50°40'54" W
C45	27.45	20°58'07"	75.00	N 66°03'10" W
C72	44.19	03°57'21"	640.00	N 38°37'25" W
C73	53.60	16°09'51"	190.00	S 48°41'01" E
C74	26.48	49°55'13"	30.40	N 62°52'01" W

LINE DATA		
LINE	BEARING	DISTANCE
L2	N 13°27'46" E	11.73
L9	N 89°59'50" W	60.00
L11	S 89°59'50" E	20.04
L12	S 86°46'43" W (ESMT TIE)	.55
L14	S 70°47'09" W	12.84
L15	N 35°48'56" W	45.65
L16	S 00°00'10" W	22.61
L22	S 38°28'15" E	21.89
L23	S 69°43'29" E	79.12
L26	S 69°37'15" E	95.86



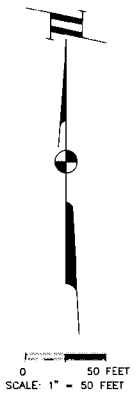
FILED AND RECORDED  
 5/30/2014 @ 11:31:38 AM  
 R.B. SHORE, CLERK  
 MANATEE COUNTY, FLA



CONTINUED ON SHEET 3 OF 4

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT SET
  - - PERMANENT REFERENCE MONUMENT FOUND
  - - PERMANENT REFERENCE MONUMENT (P.R.M. # 4295)
  - ⊙ - PERMANENT CONTROL POINT
  - SF - AREA OF LOT IN SQUARE FEET
  - P.O.B. - POINT OF BEGINNING
  - O.R.B. - OFFICIAL RECORDS BOOK
  - P.G. - PAGE
  - C# - CURVE # (SEE CURVE DATA TABLE)
  - L# - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - P.C.P. - PERMANENT CONTROL POINT
  - ND - OVERALL DISTANCE
  - NDG - NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - NAVD - NORTH AMERICAN VERTICAL DATUM OF 1988
  - NAD - NORTH AMERICAN DATUM (1983/1990 ADJUSTMENT)
  - L.B. - LICENSED BUSINESS
  - R/W - RIGHT OF WAY
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - EL - ELEVATION
  - ESMT - EASEMENT
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - CL - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - + - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ - BENCHMARK (SEE SHEET 3 & 4 OF 4)

NOTE:  
 EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE,  
 A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH  
 FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION TO THE  
 NEAREST ONE HUNDREDTH OF A FOOT.



**ZNS Engineering, L.C.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# LENNOX GARDENS

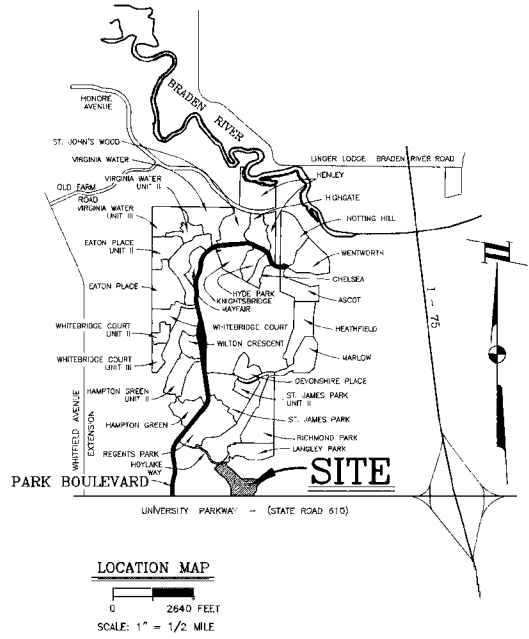
A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

1307975

### DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF UNIVERSITY PARKWAY; THENCE N 89°28'17" W, ALONG SAID RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID S.W. 1/4, A DISTANCE OF 192.15 FEET; THENCE N 00°00'00" W, A DISTANCE OF 218.66 FEET; THENCE N 12°38'00" W, A DISTANCE OF 63.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°39'00", A DISTANCE OF 478.05 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°33'00", A DISTANCE OF 163.87 FEET TO A POINT OF TANGENCY; THENCE N 40°44'00" W, A DISTANCE OF 136.15 FEET; THENCE N 49°16'00" E, A DISTANCE OF 135.98 FEET; THENCE N 00°00'00" W, A DISTANCE OF 36.94 FEET TO THE SOUTHERLY LINE OF TRACT OR 1 OF LANGLEY PARK, A SUBDIVISION RECORDED IN PLAT BOOK 34, PAGE 91 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 01°27'12" E, AT A DISTANCE OF 325.00 FEET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°41'21", A DISTANCE OF 202.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°31'22", A DISTANCE OF 95.16 FEET; THENCE S 13°00'00" E, A DISTANCE OF 123.20 FEET; THENCE S 54°00'00" E, A DISTANCE OF 181.56 FEET; THENCE S 46°00'00" E, A DISTANCE OF 453.99 FEET; THENCE N 90°00'00" E, A DISTANCE OF 782.94 FEET; THENCE S 57°25'00" W, A DISTANCE OF 191.67 FEET; THENCE S 47°00'00" W, A DISTANCE OF 150.82 FEET; THENCE S 01°25'00" E, A DISTANCE OF 91.85 FEET; THENCE S 01°25'00" E, A DISTANCE OF 85.54 FEET; THENCE S 39°56'00" W, A DISTANCE OF 133.45 FEET; THENCE S 09°15'00" E, A DISTANCE OF 94.05 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 35 AND SAID NORTHERLY RIGHT OF WAY LINE, THENCE N 89°27'25" W, ALONG SAID SOUTH LINE AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 567.86 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 17.44 ACRES, MORE OR LESS.



LOCATION MAP  
0 2540 FEET  
SCALE: 1" = 1/2 MILE

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS  
PACIFIC EQUITY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "LENNOX GARDENS", A SUBDIVISION, AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 1st DAY OF October, 1999.

PACIFIC EQUITY ASSOCIATES  
BY: SOUTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER  
BY: Dale E. Weidmiller  
DALE E. WEIDMILLER, AS VICE PRESIDENT

WITNESSES:  
Lorraine Sawin (SIGNATURE) James J. Giles (SIGNATURE)  
LORRAINE SAWIN (PRINT NAME) JAMES J. GILES (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF October, 1999, BY DALE E. WEIDMILLER, WHO IS PERSONALLY KNOWN TO ME, AS VICE PRESIDENT OF SOUTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF PACIFIC EQUITY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Dale E. Weidmiller  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 11-26-99  
(STAMP) JANET R. MARCH My Commission LC0614403 Expires Nov. 26, 1999

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OTHERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, OF MANATEE COUNTY, FLORIDA, THIS THE 1st DAY OF November, 1999.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA  
ATTEST: Stan Stephens  
CHAIRMAN  
R. B. SHORE  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R. B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 34, PAGES 164, 165, 166, 167, 168, AND 169 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 1st DAY OF December, 1999.

R. B. Shore  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
20 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 165 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# LENNOX GARDENS

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89°27'25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. 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.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 12015J 0395 C, REVISED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1", ("LENNOX PLACE") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE DECLARATION OF RESTRICTIONS FOR LENNOX GARDENS ("THE LENNOX GARDENS RESTRICTIONS").
6. TRACT "NR2" WILL INITIALLY BE A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE LENNOX GARDENS RESTRICTIONS, PURSUANT TO ARTICLE 4.3B OF THE LENNOX GARDENS RESTRICTIONS, PACIFIC EQUITY ASSOCIATES ("THE SUBDIVIDER"); (c) HAS RESTRICTED THE INITIAL USE OF TRACT "NR2", AND (d) HAS RESERVED THE RIGHT TO CHANGE THE USAGE OR DESIGNATION, OR BOTH, OF TRACT "NR2".
7. TRACTS "LGA", "LGB", "LGG", "LGE", "LGF", AND "LGG", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR LENNOX GARDENS SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE LENNOX GARDENS RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE LENNOX GARDENS RESTRICTIONS.
8. TRACT "LGC", BEING A RECREATIONAL AND OPEN SPACE AREA, IS PART OF THE "NEIGHBORHOOD COMMON AREAS" OF LENNOX GARDENS SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE LENNOX GARDENS RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE LENNOX GARDENS RESTRICTIONS.
9. TRACT "LPA", BEING AN OPEN SPACE AREA, IS PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
10. NO BUILDINGS, WALLS OR OTHER STRUCTURES SHALL BE INSTALLED OR MAINTAINED ON ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER" UNLESS APPROVED BY THE SUBDIVIDER AND PERMITTED UNDER THE CODE.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

### INGRESS AND EGRESS OVER PRIVATE ROADS

THE SUBDIVIDER DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN LENNOX GARDENS, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TH ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("LENNOX PLACE") AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("LENNOX PLACE") AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 9/28/99

SIGNATURE: James N. Gatch, Jr.  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB2230

## CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

William K. Aliff  
WILLIAM K. ALIFF, PLS 4047  
COUNTY SURVEYOR

4/19/99  
DATE

ZOLLER, NAJJAR & SHROYER, INC.

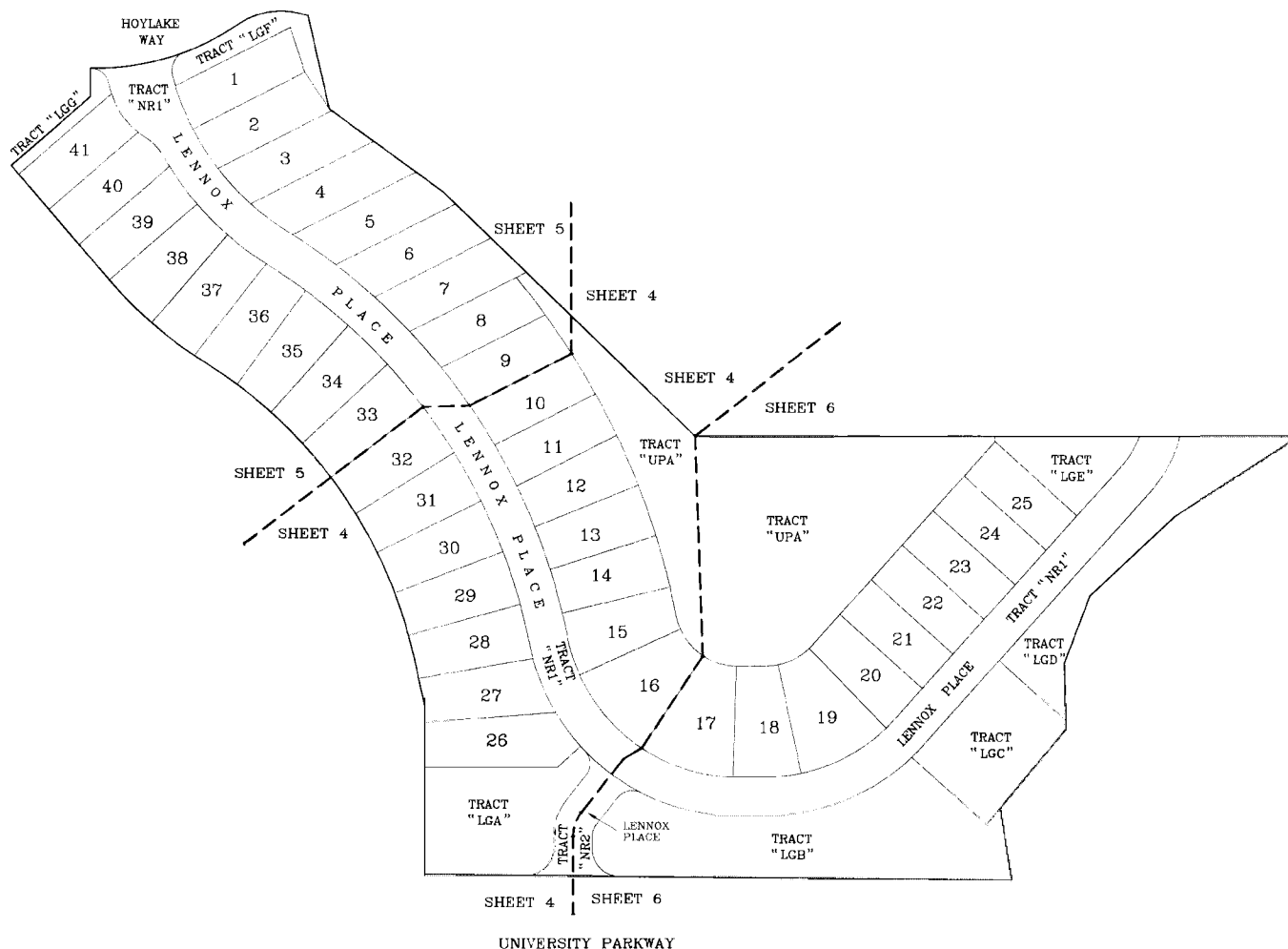
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# LENNOX GARDENS

A SUBDIVISION  
IN

SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

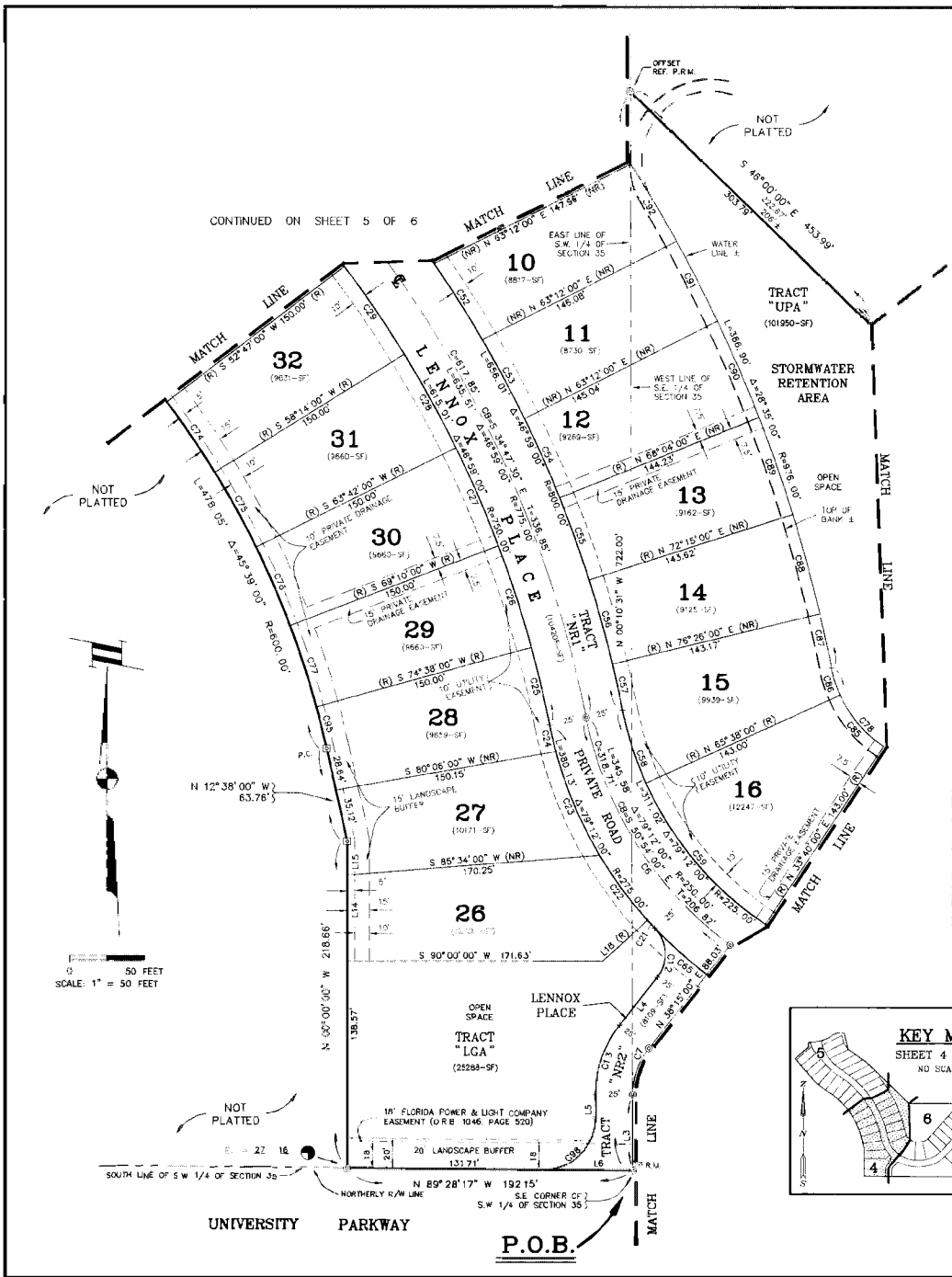
## KEY / IDENTIFICATION MAP



**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# LENNOX GARDENS

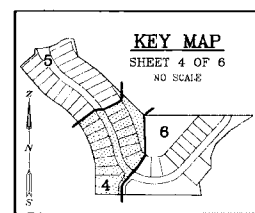
A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



CURVE AND LINE DATA					
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	TAN LENGTH
C6	184.39	42°15'34"	180.24	230.00	96.82
C7	33.53	38°25'31"	50.00	33.91	17.42
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	TAN LENGTH
C12	33.75	81°55'54"	25.00	S 02°42'57" E	
C13	60.30	38°25'31"	75.00	S 19°02'15" W	
C21	7.39	01°31'33"	275.00	N 42°50'04" W	
C22	24.04	11°15'32"	275.00	N 36°3'35" W	
C23	75.70	15°46'19"	275.00	N 23°02'39" W	
C24	18.36	03°49'20"	275.00	N 13°12'45" W	
C25	53.23	04°04'00"	750.00	N 13°20'00" W	
C26	1.58	05°28'00"	750.00	N 18°06'00" W	
C27	7.56	05°28'00"	750.00	N 23°34'00" W	
C28	7.58	05°28'00"	750.00	N 29°02'00" W	
C29	7.34	05°27'00"	750.00	N 34°29'30" W	
C32	85.92	04°19'12"	800.00	S 32°32'36" E	
C33	62.02	04°17'48"	800.00	S 28°14'01" E	
C54	57.95	04°09'02"	800.00	S 24°00'31" E	
C55	26.41	04°11'00"	800.00	S 19°50'30" E	
C56	24.41	04°11'00"	800.00	S 15°39'30" E	
C57	3.83	02°14'00"	800.00	S 12°28'00" E	
C58	5.31	13°04'00"	225.00	S 17°50'00" E	
C59	125.53	31°58'00"	225.00	S 40°21'00" E	
C65	94.13	18°11'44"	275.00	S 03°16'45" E	
C74	27.07	05°27'00"	600.00	S 34°29'30" E	
C75	57.25	05°28'00"	600.00	S 28°02'00" E	
C76	21.25	05°28'00"	600.00	S 23°34'00" E	
C77	57.23	05°28'00"	600.00	S 18°06'00" E	
C78	113.85	29°24'32"	82.00	S 50°47'45" E	
C85	45.75	31°58'00"	82.00	N 40°21'00" W	
C88	19.00	13°15'31"	82.00	N 17°43'44" W	
C87	37.07	02°10'22"	978.00	N 12°10'39" W	
C96	88.88	04°02'37"	978.00	N 15°17'09" W	
C95	68.92	04°02'45"	978.00	N 18°18'50" W	
C90	70.24	04°07'25"	978.00	N 23°24'55" W	
C91	60.01	03°31'23"	978.00	N 27°14'19" W	
C92	60.15	03°31'53"	978.00	N 30°45'53" W	
C98	28.52	02°44'00"	600.00	N 14°00'00" W	
C99	25.41	02°42'14"	35.00	S 45°10'36" W	

- LEGEND:**
- ⊙ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB2230)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - NAIL & DISK (P.C.P. # LB2230)
  - ⊙ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - NAIL & DISK (P.R.M. # LB2230)
  - SF - SQUARE FEET
  - CF - CURVE # (SEE CURVE DATA TABLE)
  - LS - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.O.S. - POINT OF BEGINNING
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - REF. - REFERENCE
  - P.C.P. - PERMANENT CONTROL POINT
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - LB - LICENSED BUSINESS
  - NGVD - NATIONAL GEODETIC VERTICAL DATUM
  - EL. - ELEVATION
  - ∠ - CENTRAL ANGLE
  - ∠ - CHORD LENGTH
  - ∠ - ARC LENGTH
  - ∠ - TANGENT LENGTH
  - ∠ - CHORD BEARING
  - ⊙ - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C. (ALSO SEE SHEET 5 OF 6)
  - ⊙ - BENCHMARK (TOP OF CONCRETE MONUMENT)
  - ⊙ - CENTERLINE

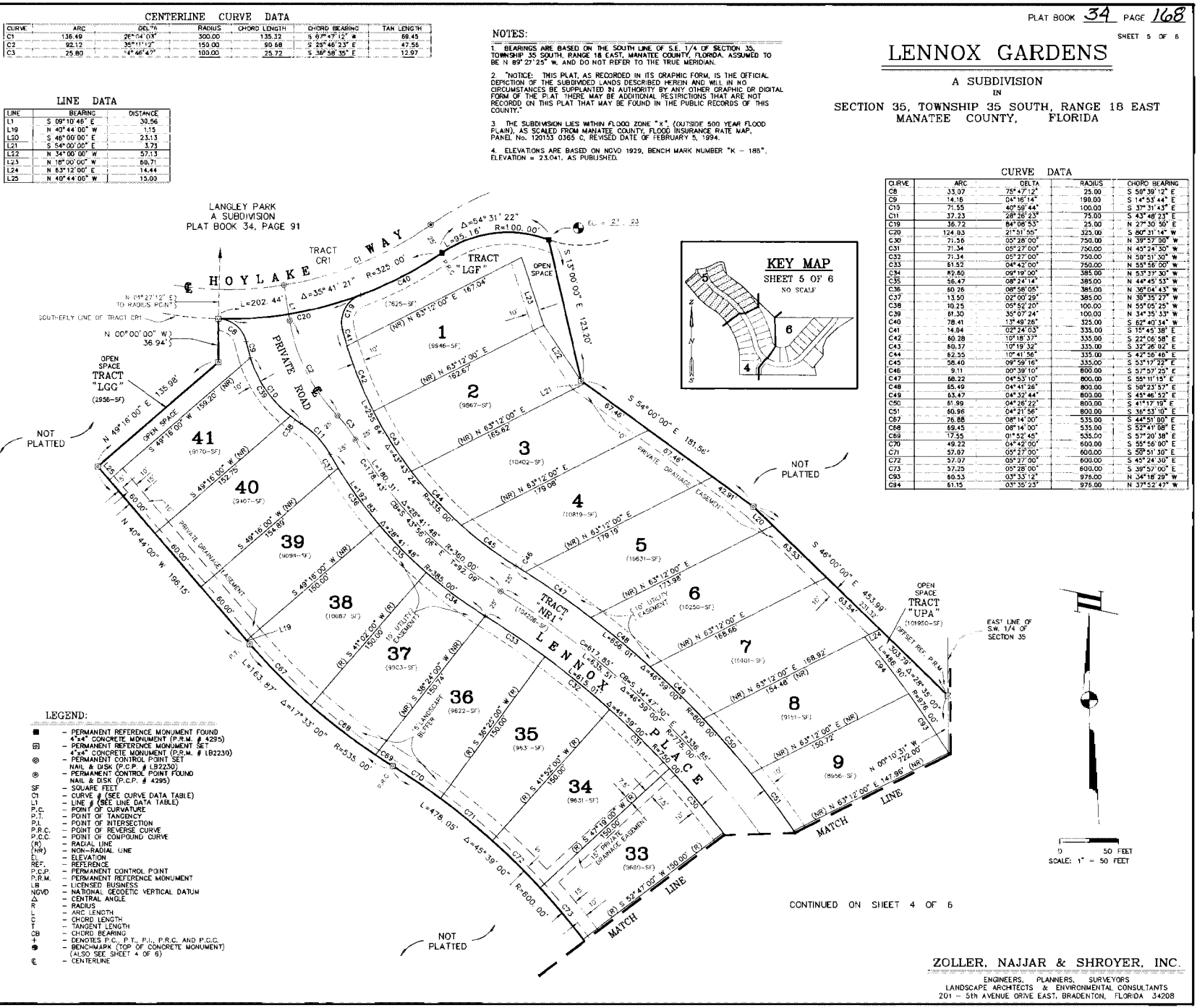
- NOTES:**
- BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 85°27'25" W, AND DID NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED 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.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY, FLORIDA INSURANCE RATE MAP, PANEL No. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
  - ELEVATIONS ARE BASED ON NGVD 1925, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  - AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



Inst. Number: 202341098401 Page 168 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



Inst. Number: 202341098401 Page 169 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

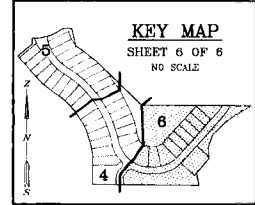
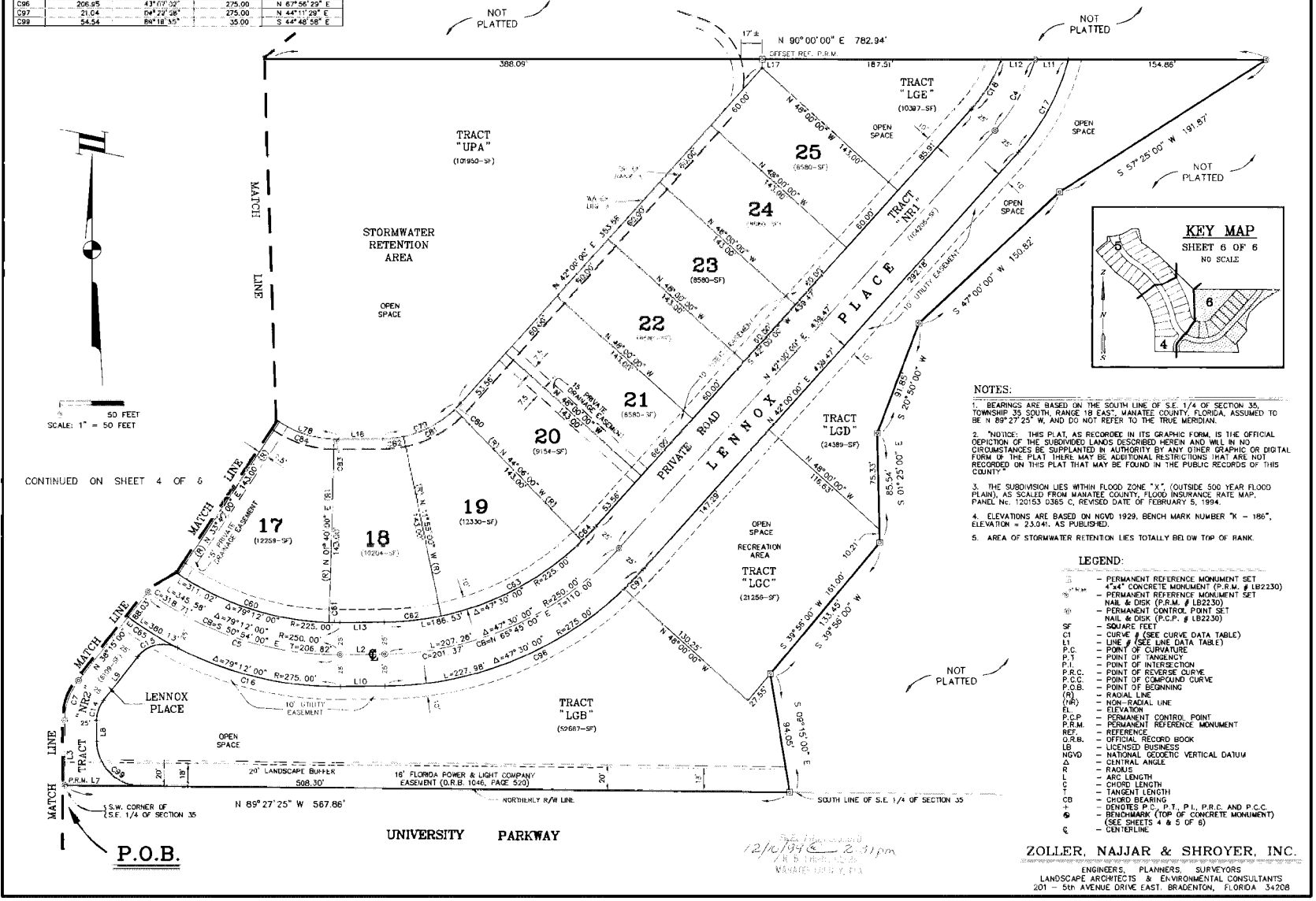


Inst. Number: 202341098401 Page 170 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CURVE AND LINE DATA											
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C14	16.77	38°25'31"	25.00	N 19°02'15" E	C4	64.32	24°34'10"	150.00	93.83	N 29°42'55" E	32.66
C15	34.42	78°52'24"	25.00	N 77°41'12" E	C5	161.19	38°56'29"	250.00	158.41	N 72°01'47" W	83.50
C16	132.56	27°07'54"	275.00	S 78°41'18" E	C7	33.63	38°25'31"	50.00	32.41	N 19°52'15" E	17.42
C17	82.84	27°07'21"	175.00	N 28°26'20" E	LINE BEARING DISTANCE						
C18	45.67	20°55'59"	125.00	S 31°52'00" W	L2	N 89°30'00" E					34.97
C63	125.67	39°02'00"	225.00	S 72°29'50" E	L3	N 00°10'31" W					50.91
C61	8.51	08°12'00"	225.00	S 89°25'00" E	L7	S 89°27'25" E					28.96
C62	44.83	17°22'00"	225.00	N 83°47'30" E	L8	N 00°10'31" W					16.66
C63	125.38	39°11'00"	225.00	N 61°59'30" E	L9	N 38°15'00" E					43.54
C64	15.32	08°14'00"	225.00	N 43°57'00" E	L10	N 89°30'00" E					34.97
C65	92.13	18°11'42"	275.00	S 53°16'45" E	L11	S 80°00'00" W					26.02
C78	113.65	79°54'32"	82.00	S 50°47'45" E	L12	S 90°00'00" W					26.47
C79	87.88	47°30'00"	82.00	N 63°45'00" E	L13	S 89°30'00" W					34.97
C80	5.59	03°54'30"	62.00	S 43°57'00" W	L16	N 89°30'00" E					34.97
C81	46.06	32°11'00"	82.00	S 61°59'30" W	L17	N 00°00'00" E					6.87
C82	18.34	17°22'00"	82.00	N 83°47'30" W							
C83	3.10	02°17'00"	82.00	N 89°25'00" W							
C84	45.80	30°19'00"	82.00	N 72°20'00" W							
C96	206.65	43°17'59"	275.00	N 67°58'29" E							
C97	21.04	04°22'08"	275.00	N 44°11'28" E							
C99	54.54	88°18'15"	35.00	S 44°48'58" E							

# LENNOX GARDENS

A SUBDIVISION  
 IN  
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



- NOTES:
- BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89°27'25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - 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.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 120153 D385 C, REVISED DATE OF FEBRUARY 5, 1984.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04, AS PUBLISHED.
  - AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

- LEGEND:
- PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (P.R.M. # LB2230)
  - PERMANENT REFERENCE MONUMENT SET
  - NAIL & DISK (P.R.M. # LB2230)
  - PERMANENT CONTROL POINT SET
  - NAIL & DISK (P.C.P. # LB2230)
  - SQUARE FEET
  - CF - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - L1 - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF BEGINNING CURVE
  - P.O.B. - POINT OF BEGINNING
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - ELEVATION
  - P.C.P. - PERMANENT CONTROL POINT
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - REF. - REFERENCE
  - O.R.B. - OFFICIAL RECORD BOOK
  - LB - LICENSED BUSINESS
  - NOVO - NATIONAL GEODETIC VERTICAL DATUM
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - C - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - Δ - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ± - BENCHMARK (TOP OF CONCRETE MONUMENT) (SEE SHEETS 4 & 5 OF 6)
  - - CENTERLINE

ZOLLER, NAJJAR & SHROYER, INC.  
 ENGINEERS, PLANNERS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

12/10/24 2:31 pm  
 7 R B (184) 12.25  
 MANATEE COUNTY, FLA

# MARLOW A SUBDIVISION

# 1174492

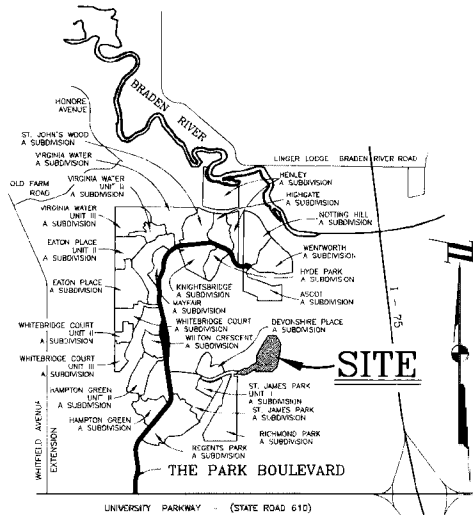
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## CERTIFICATE OF OWNERSHIP AND DEDICATION

### DESCRIPTION

FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 88°54'34" W, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 208.11 FEET; THENCE S 01°22'00" W, A DISTANCE OF 105.94 FEET TO THE POINT OF BEGINNING; THENCE S 30°00'00" E, A DISTANCE OF 280.90 FEET; THENCE S 01°09'00" W, A DISTANCE OF 242.91 FEET; THENCE S 11°08'00" W, A DISTANCE OF 573.54 FEET; THENCE S 45°00'00" W, A DISTANCE OF 220.50 FEET; THENCE N 90°00'00" W, A DISTANCE OF 546.68 FEET; THENCE N 17°44'00" W, A DISTANCE OF 57.71 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°09'41", A DISTANCE OF 24.94 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS OF N 50°34'19" W, AT A DISTANCE OF 89.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°08'02", A DISTANCE OF 64.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°46'09", A DISTANCE OF 338.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°37'52", A DISTANCE OF 113.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°46'09", A DISTANCE OF 126.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'43", A DISTANCE OF 7.01 FEET TO THE SOUTHEAST CORNER OF TRACT "CR1", GLENEAGLES CROSSING, A PRIVATE ROAD AS SHOWN ON THE PLAT OF RICHMOND PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 71 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'00" E, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "CR1" AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 00°26'00" E, AT A DISTANCE OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°38'00", A DISTANCE OF 103.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°40'00", A DISTANCE OF 237.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°41'59", A DISTANCE OF 149.05 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°29'01", A DISTANCE OF 29.45 FEET; THENCE N 65°19'48" E, A DISTANCE OF 74.01 FEET; THENCE N 64°17'00" E, A DISTANCE OF 118.38 FEET; THENCE N 00°00'00" E, A DISTANCE OF 244.16 FEET; THENCE N 30°00'00" E, A DISTANCE OF 775.33 FEET; THENCE S 90°00'00" E, A DISTANCE OF 273.88 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD,  
CONTAINING 19.99 ACRES, MORE OR LESS.



### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 27th DAY OF October, 1998.

ATTEST:  
  
R. B. SHORE  
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
  
*Helen M. Glass*  
CHAIRMAN

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

DORSET CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "MARLOW, A SUBDIVISION", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 12th DAY OF October, 1998.

DORSET CAPITAL GROUP  
BY: PRINCIPAL REALTY INVESTORS, INC., AS GENERAL PARTNER

By: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
  
*D. Denise Greep* (SIGNATURE) *Thomas C. McCalum* (SIGNATURE)  
*D. Denise Greep* (PRINT NAME) *THOMAS C. MCCALUM* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF September, 1998, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF DORSET CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*John M. Anderson*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12/6/98



### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R. B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 33 PAGES 59 60 61 62 63 AND 64, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 27th DAY OF October, 1998.

*R. B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

Inst. Number: 202341098401 Page 171 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# MARLOW A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 88°54'34" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1" ("MARLOW PLACE") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR MARLOW" ("THE MARLOW RESTRICTIONS").
6. TRACT "CR1" ("GLENEAGLES CROSSING") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
7. TRACTS "MLA", "MLB", AND "MLC", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR MARLOW SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE MARLOW RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE MARLOW RESTRICTIONS.
8. TRACTS "UPA" AND "UPB", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
9. ACTIVITIES WITHIN ANY AREA DEPICTED ON THIS PLAT AS A "T.B.R.P.C. CONSERVATION AREA" SHALL BE RESTRICTED TO THE EXTENT SET FORTH IN THE DEVELOPMENT ORDER FOR THE SUBDIVISION RELATING TO AREAS UNDER THE JURISDICTION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

DORSET CAPITAL GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN MARLOW, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "CR1" ("GLENEAGLES CROSSING") AND TRACT "NR1" ("MARLOW PLACE") AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "CR1" ("GLENEAGLES CROSSING") AND TRACT "NR1" ("MARLOW PLACE"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

#### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

#### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY AND THE SOUTHERN MANATEE FIRE AND RESCUE DISTRICT A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES (INCLUDING BUT NOT LIMITED TO RESPONDING TO EMERGENCIES, TRAINING, AND SITE ORIENTATION) OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 9/21/98

SIGNATURE James N. Gatch, Jr.  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB 2230

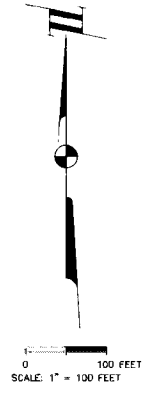
ZOLLER, NAJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

Inst. Number: 202341098401 Page 172 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# MARLOW A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP



ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

Inst. Number: 202341098401 Page 173 of 304 Date: 9/13/2023 Time: 3:10 PM  
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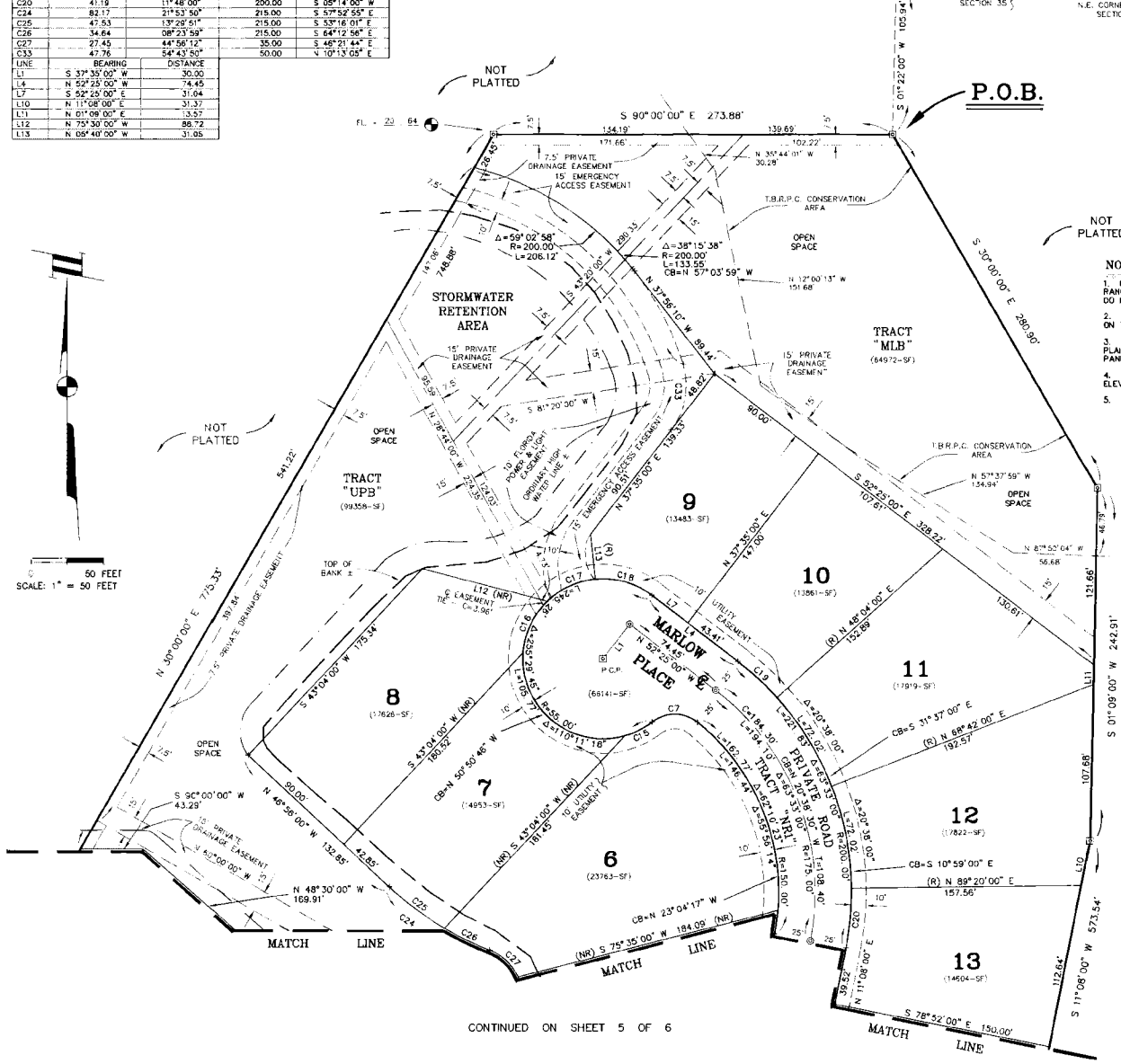
# MARLOW A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

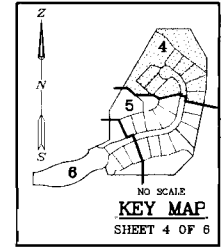
CURVE AND LINE DATA			
CURVE	ARC	DELTA	RADIUS
C7	33.54	76°52'21"	25.00
C15	21.09	21°58'20"	55.00
C16	40.03	41°42'0"	55.00
C17	36.85	38°23'06"	55.00
C18	41.52	43°15'00"	55.00
C19	36.69	10°29'00"	200.00
C20	41.19	11°48'00"	200.00
C24	82.17	21°53'50"	215.00
C26	47.53	13°29'51"	215.00
C28	34.84	08°23'58"	215.00
C27	27.45	44°56'12"	35.00
C33	47.76	54°43'30"	50.00

LINE	BEARING	DISTANCE
L1	S 37°35'00" W	30.00
L4	N 52°23'00" W	74.45
L7	S 52°23'00" E	31.94
L10	N 11°08'00" E	31.37
L11	N 01°08'00" E	15.57
L12	N 75°30'00" W	86.72
L13	N 08°40'00" W	31.95



- NOTES:**
1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 88°54'34" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL No. 120153 GISS C, REVISED DATE OF FEBRUARY 5, 1994.
  4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 168", ELEVATION = 23.041, AS PUBLISHED.
  5. AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



- LEGEND:**
- ⊠ - PERMANENT REFERENCE MONUMENT SET
  - ⊠ - 4"x4" CONCRETE MONUMENT (PRN # 4295)
  - ⊠ - PERMANENT CONTROL POINT SET
  - ⊠ - NAIL & DISK (PCP # 4295)
  - ⊠ - 4"x4" CONCRETE MONUMENT (PCP # 4295)
  - SF - AREA OF LOT IN SQUARE FEET
  - C1 - CURVE # (SEE CURVE DATA TABLE)
  - L1 - LINE # (SEE LINE DATA TABLE)
  - P.I. - POINT OF INTERSECTION
  - P.T. - POINT OF TANGENCY
  - P.O.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C. - POINT OF COMPOUND CURVE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - P.C.P. - PERMANENT CONTROL POINT
  - T.B.R.P.C. - TAMPA BAY RESIDENT PLANNING COUNCIL
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - EL - ELEVATION
  - CA - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - CL - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - ⊠ - BENCHMARK
  - ⊠ - TOP OF CONCRETE MONUMENT (ALSO SEE SHEET 5 OF 6)
  - ⊠ - CENTERLINE

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
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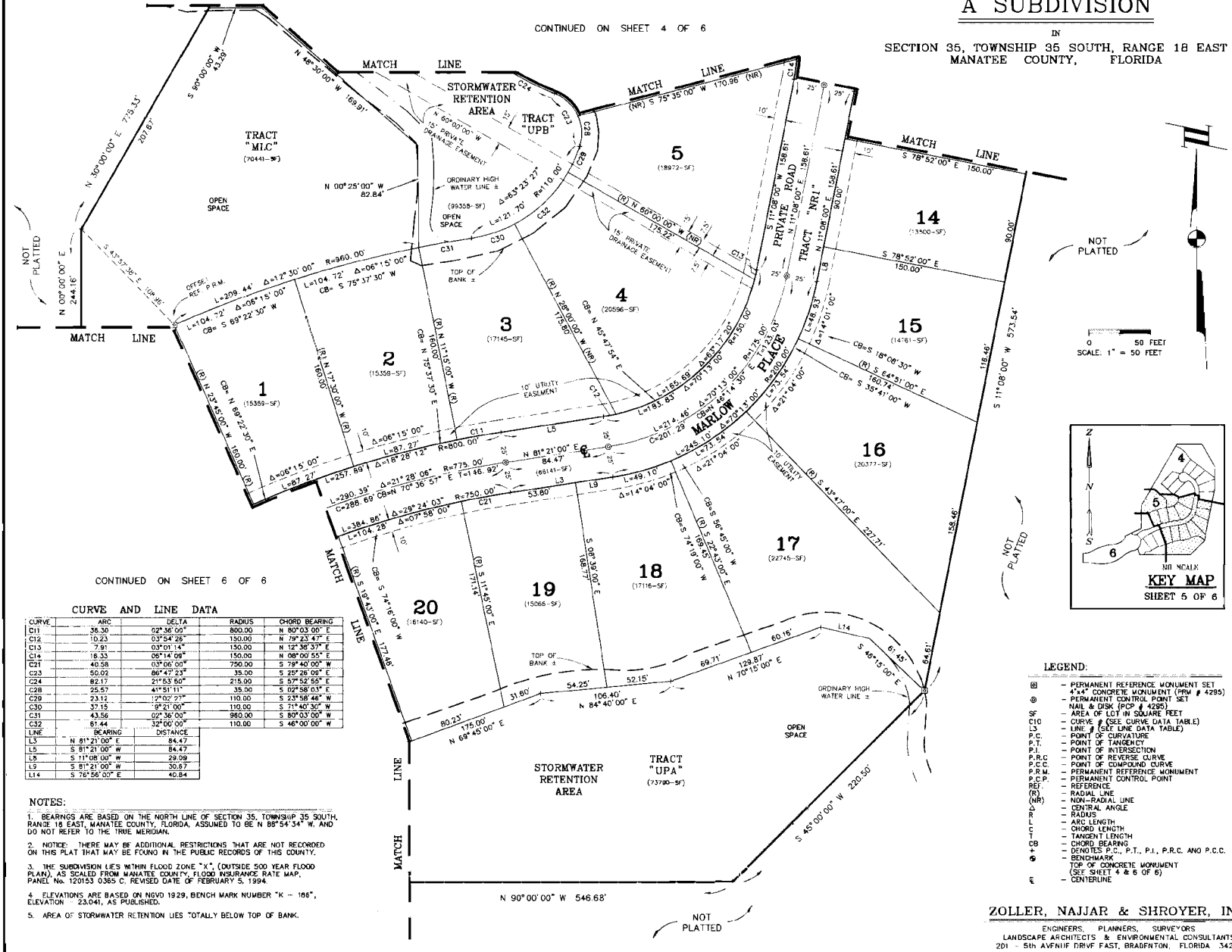
Inst. Number: 202341098401 Page 174 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CONTINUED ON SHEET 5 OF 6

# MARLOW A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CONTINUED ON SHEET 4 OF 6



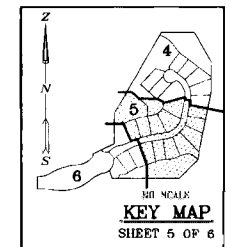
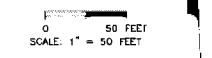
CONTINUED ON SHEET 6 OF 6

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C11	36.30	02°38'00"	800.00	N 80°03'00" E
C12	10.23	03°54'28"	150.00	N 79°23'47" E
C13	7.91	03°01'14"	150.00	N 12°38'37" E
C14	18.33	08°14'08"	150.00	N 09°00'55" E
C21	40.58	03°06'00"	750.00	S 79°40'00" W
C23	50.02	06°47'23"	35.00	S 25°26'09" E
C24	82.17	21°53'50"	235.00	S 57°52'55" E
C28	25.57	41°51'11"	35.00	S 02°58'03" E
C29	23.12	12°02'27"	110.00	S 23°58'48" W
C30	37.15	5°21'00"	110.00	S 71°40'30" W
C31	43.56	02°38'00"	90.00	S 80°03'00" W
C32	81.44	32°00'00"	110.00	S 46°00'00" W

LINE	BEARING	DISTANCE
L3	N 81°21'00" E	84.47
L5	S 81°21'00" W	84.47
L8	S 11°08'00" W	29.09
L9	S 81°21'00" W	35.67
L14	S 70°56'00" E	40.84

**NOTES:**

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- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 165", ELEVATION = 23.041, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



- LEGEND:**
- ⊕ PERMANENT REFERENCE MONUMENT SET
  - ⊙ 4"x4" CONCRETE MONUMENT (FORM # 4295)
  - ⊙ PERMANENT CONTROL POINT SET
  - ⊙ NAIL & DISK (FORM # 4295)
  - AREA OF LOT IN SQUARE FEET
  - C10 CURVE # (SEE CURVE DATA TABLE)
  - L3 LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - REF. REFERENCE
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - ∠ CENTRAL ANGLE
  - ∠ RADIUS
  - ∠ ARC LENGTH
  - ∠ CHORD LENGTH
  - ∠ TANGENT LENGTH
  - CB CHORD BEARING
  - + DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊙ BENCHMARK
  - ⊙ TOP OF CONCRETE MONUMENT (SEE SHEET 4 & 6 OF 6)
  - ∠ CENTERLINE

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

Inst. Number: 202341098401 Page 175 of 304 Date: 9/13/2023 Time: 3:10 PM  
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CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	50.37	25°32'2"	113.00	49.95	N 63°58'10" E	25.61
C2	33.26	46°51'22"	113.00	33.13	N 88°18'34" E	16.74
CURVE	ARC	DELTA	RADIUS	CHORD BEARING		
C3	25.28	57°59'43"	25.00	N 22°59'05" E		
C4	24.84	57°09'4"	25.00	N 79°46'51" E		
C5	17.52	11°14'22"	89.33	S 77°18'30" E		
C6	24.84	57°09'4"	25.00	S 54°17'51" E		
C8	51.26	9°35'21"	150.00	N 72°40'29" E		
C9	81.86	31°16'09"	150.00	N 68°50'09" E		
C10	47.05	03°22'12"	800.00	S 64°33'54" W		
C22	24.01	01°50'03"	750.00	N 52°51'58" E		
LINE	ARC	DELTA	RADIUS	CHORD BEARING		
L2	N 39°04'06" W			73.97		
L6	S 31°12'00" W			27.15		
L15	N 51°12'00" E			10.05		
L16	N 51°12'00" E			17.10		
L17	N 02°00'00" E			40.67		
L18	N 83°40'00" E			31.93		
L19	N 83°40'00" E			20.48		
L20	N 83°40'00" E			11.45		
L21	S 58°17'00" W			26.64		
L22	S 87°25'00" W			43.64		
L23	S 21°25'00" W			37.84		
L24	N 90°00'00" W			50.10		

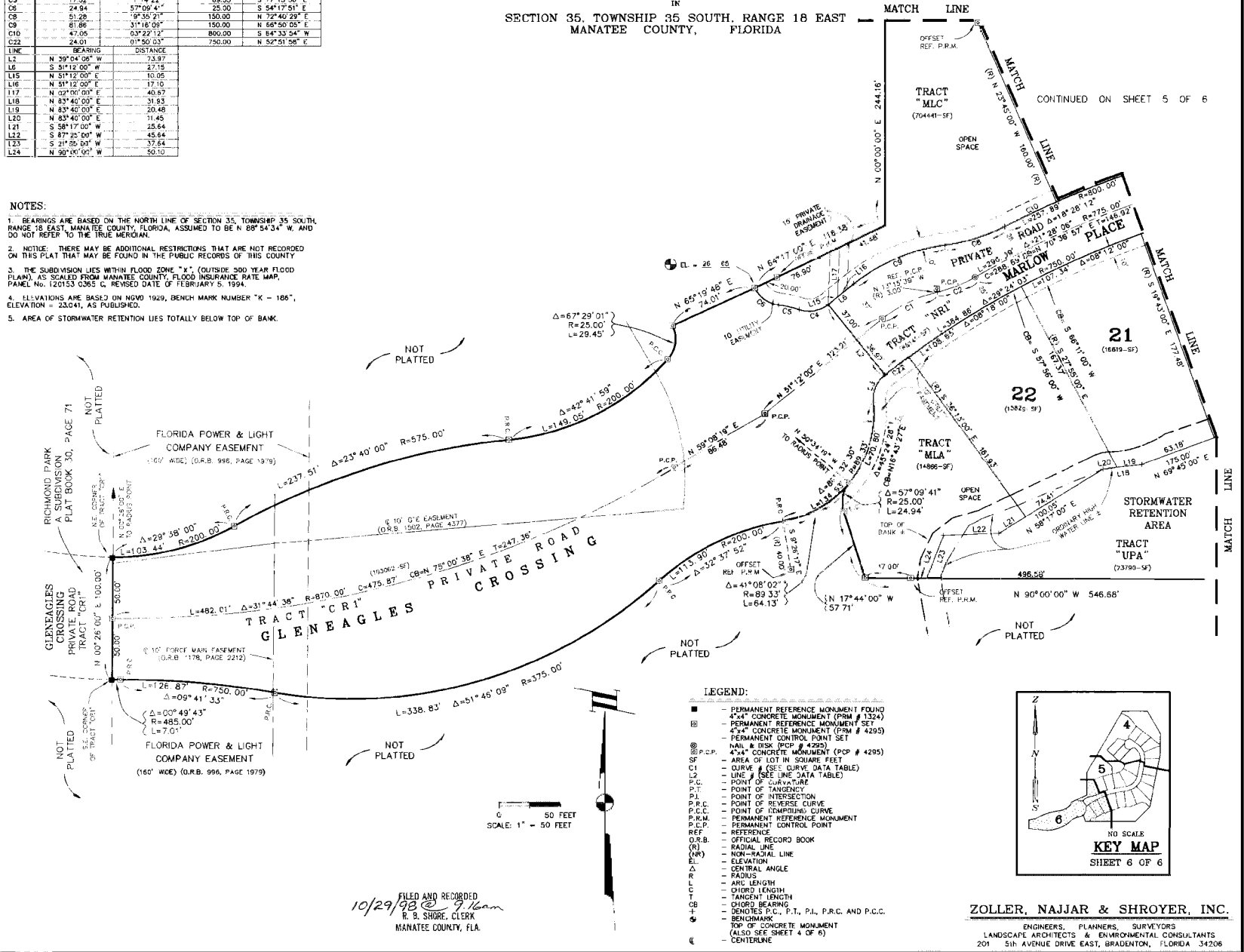
# MARLOW

## A SUBDIVISION

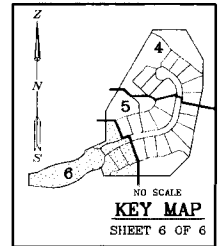
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

NOTES:

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- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 300 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 G, REVISED DATE OF FEBRUARY 5, 1994.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - ⊗ 4"x4" CONCRETE MONUMENT (P.M. # 1324)
  - ⊗ 4"x4" CONCRETE MONUMENT (P.M. # 4295)
  - ⊗ PERMANENT CONTROL POINT SET
  - ⊗ NAIL & DISK (P.C.P. # 4225)
  - ⊗ 4"x4" CONCRETE MONUMENT (P.C.P. # 4295)
  - ⊗ AREA OF LOT IN SQUARE FEET
  - ⊗ CURVE (SEE CURVE DATA TABLE)
  - ⊗ LINE (SEE LINE DATA TABLE)
  - ⊗ POINT OF CURVATURE
  - ⊗ POINT OF TANGENCY
  - ⊗ POINT OF INTERSECTION
  - ⊗ POINT OF REVERSE CURVE
  - ⊗ POINT OF IDIOMATIC CURVE
  - ⊗ PERMANENT REFERENCE MONUMENT
  - ⊗ PERMANENT CONTROL POINT
  - ⊗ REFERENCE
  - ⊗ OFFICIAL RECORD BOOK
  - ⊗ NON-RADIAL LINE
  - ⊗ ELEVATION
  - ⊗ CENTRAL ANGLE
  - ⊗ RADIUS
  - ⊗ ARC LENGTH
  - ⊗ CHORD LENGTH
  - ⊗ TANGENT LENGTH
  - ⊗ CHORD BEARING
  - ⊗ BENCHMARK
  - ⊗ TOP OF CONCRETE MONUMENT (ALSO SEE SHEET 4 OF 6)
  - ⊗ CENTERLINE



FILED AND RECORDED  
 10/29/98 @ 9:15am  
 R. B. SHORE, CLERK  
 MANATEE COUNTY, FLA.

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206



Inst. Number: 202341098401 Page 177 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

DESCRIPTION

BEGIN AT THE N.E. CORNER OF TRACT "OR1" OF HAMPTON GREEN, A SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGE 95 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 76°46'00" W, ALONG THE NORTH LINE OF SAID TRACT "OR1", A DISTANCE OF 120.00 FEET; THENCE N 13°14'00" W, A DISTANCE OF 54 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°42'00", A DISTANCE OF 258.66 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°50'00", A DISTANCE OF 182.65 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 660.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'59", A DISTANCE OF 89.85 FEET; THENCE N 37°48'00" W, A DISTANCE OF 523.87 FEET; THENCE N 60°22'00" E, A DISTANCE OF 183.00 FEET; THENCE N 30°14'00" E, A DISTANCE OF 123.56 FEET; THENCE N 08°28'00" E, A DISTANCE OF 94.56 FEET; THENCE N 28°58'00" W, A DISTANCE OF 115.98 FEET; THENCE N 03°28'00" E, A DISTANCE OF 252.43 FEET; THENCE N 35°00'00" E, A DISTANCE OF 115.08 FEET; THENCE N 48°48'00" E, A DISTANCE OF 102.15 FEET; THENCE N 60°24'00" E, A DISTANCE OF 221.40 FEET; THENCE S 55°00'00" E, A DISTANCE OF 232.62 FEET; THENCE N 50°00'00" E, A DISTANCE OF 90.80 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°25'08", A DISTANCE OF 351.63 FEET; THENCE S 08°28'52" E, A DISTANCE OF 120.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 05°26'52" E, AT A DISTANCE OF 500.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°25'08", A DISTANCE OF 291.63 FEET TO THE P.T. OF SAID CURVE; THENCE S 50°08'00" W, A DISTANCE OF 100.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°20'00", A DISTANCE OF 439.12 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°48'00", A DISTANCE OF 382.02 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°58'00", A DISTANCE OF 423.80 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°50'00", A DISTANCE OF 238.85 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°42'00", A DISTANCE OF 208.93 FEET TO THE P.T. OF SAID CURVE; THENCE S 13°14'00" E, A DISTANCE OF 24.54 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 14.29 ACRES, MORE OR LESS.

NOTES

- 1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- 2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL # 120153 0385 C, DATED JULY 15, 1992.
- 4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
- 5. TRACT "OR1" ("THE PARK BOULEVARD") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
- 6. TRACT "NR1" ("MAYFAIR COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR MAYFAIR" ("THE MAYFAIR RESTRICTIONS").
- 7. TRACTS "MFA" AND "MFB", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR MAYFAIR SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE MAYFAIR RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE MAYFAIR RESTRICTIONS.

CERTIFICATE OF SURVEYOR

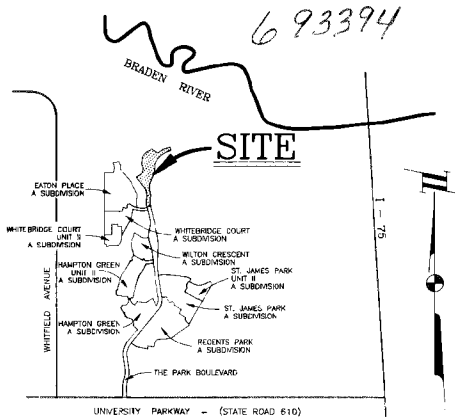
I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 11-10-93

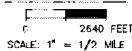
SIGNATURE: [Signature] L. E. MERCER PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NUMBER 1324

MAYFAIR A SUBDIVISION

SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA



LOCATION MAP



CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 4TH DAY OF JANUARY, 1994.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

ATTEST:

R. B. SHORE CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 27, PAGES 156, 157, AND 158, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 7th DAY OF JANUARY, 1994.

R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "MAYFAIR, A SUBDIVISION," AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 6th DAY OF November, 1993.

NORTHERN CAPITAL GROUP BY: NORTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

BY: James R. Schier, AS PRESIDENT

WITNESSES:

[Signatures of Pamela R. Young and Muelore L. LaBarr]

STATE OF FLORIDA COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF November, 1993, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Notary Public State of Florida at Large Sharon V. Greene

MY COMMISSION EXPIRES: December 20, 1994 (STAMP)

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

INGRESS AND EGRESS OVER PRIVATE ROADS

NORTHERN CAPITAL GROUP, ("THE SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN MAYFAIR SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS; AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "OR1" ("THE PARK BOULEVARD"), AND TRACT "NR1" ("MAYFAIR COURT"), AS SHOWN ON THIS PLAT.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "OR1" ("THE PARK BOULEVARD"), AND TRACT "NR1" ("MAYFAIR COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

PERPETUAL DURATION

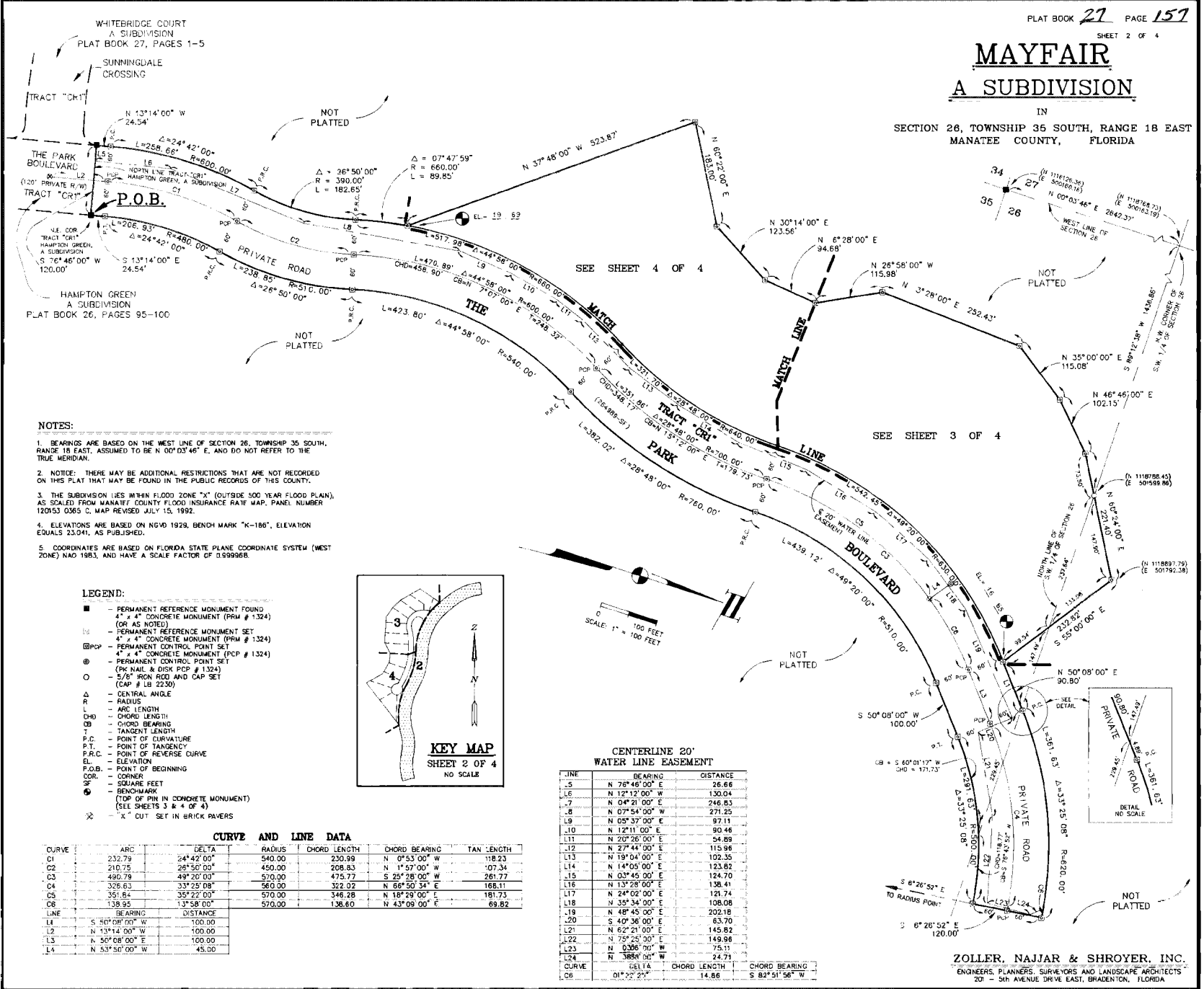
THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

ZOLLER, NAJJAR & SHROYER, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

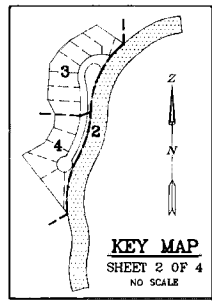
# MAYFAIR A SUBDIVISION

IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 12053 0065 G, MAP REVISED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999968.

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (PRM # 1324) (OR AS NOTED)
  - ⊕ - PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT (PRM # 1324)
  - ⊕PCP - PERMANENT CONTROL POINT SET 4" x 4" CONCRETE MONUMENT (PCP # 1324)
  - ⊕ - PERMANENT CONTROL POINT SET (PK NAIL & DISK PCP # 1324)
  - ⊙ - 5/8" IRON ROD AND CAP SET (CAP # 18 2230)
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - CHD - CHORD LENGTH
  - OB - CHORD BEARING
  - T - TANGENT LENGTH
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.R.C. - POINT OF REVERSE CURVE
  - EL. - ELEVATION
  - F.O.B. - POINT OF BEGINNING
  - CB - CORNER
  - SF - SQUARE FEET
  - ⊕ - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEETS 3 & 4 OF 4)
  - ⊗ - "X" CUT SET IN BRICK PAVERS



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	232.79	24°42'00"	540.00	230.99	N 0°53'00" W	118.23
C2	210.75	26°50'00"	450.00	208.83	N 1°57'00" W	107.34
C3	480.79	49°20'00"	570.00	475.77	S 25°28'00" W	261.77
C4	326.63	33°25'08"	560.00	322.02	N 66°50'34" E	168.11
C5	351.84	35°22'00"	570.00	346.28	N 18°29'00" E	181.73
C6	113.58	13°58'00"	570.00	136.60	N 43°09'00" E	69.82

LINE	BEARING	DISTANCE
L1	S 60°00'00" W	100.00
L2	N 13°14'00" W	100.00
L3	N 50°08'00" E	100.00
L4	N 53°50'00" W	45.00

**CENTERLINE 20' WATER LINE EASEMENT**

JUNE	BEARING	DISTANCE
.5	N 76°46'00" E	26.66
.6	N 12°12'00" W	130.04
.7	N 04°21'00" E	246.83
.8	N 07°54'00" W	271.25
.9	N 05°37'00" E	97.11
.10	N 12°11'00" E	90.46
.11	N 20°26'00" E	54.89
.12	N 27°44'00" E	115.96
.13	N 19°04'00" E	102.35
.14	N 14°05'00" E	123.82
.15	N 03°45'00" E	124.70
.16	N 13°28'00" E	138.41
.17	N 24°02'00" E	121.74
.18	N 35°34'00" E	108.08
.19	N 48°45'00" E	202.18
.20	S 40°36'00" E	63.70
.21	N 62°21'00" E	145.82
.22	N 75°25'00" E	149.96
.23	N 03°06'00" W	75.11
.24	N 388°10'00" W	24.71

CURVE	DELTA	CHORD LENGTH	CHORD BEARING
CB	01°22'24"	14.86	S 82°51'56" W

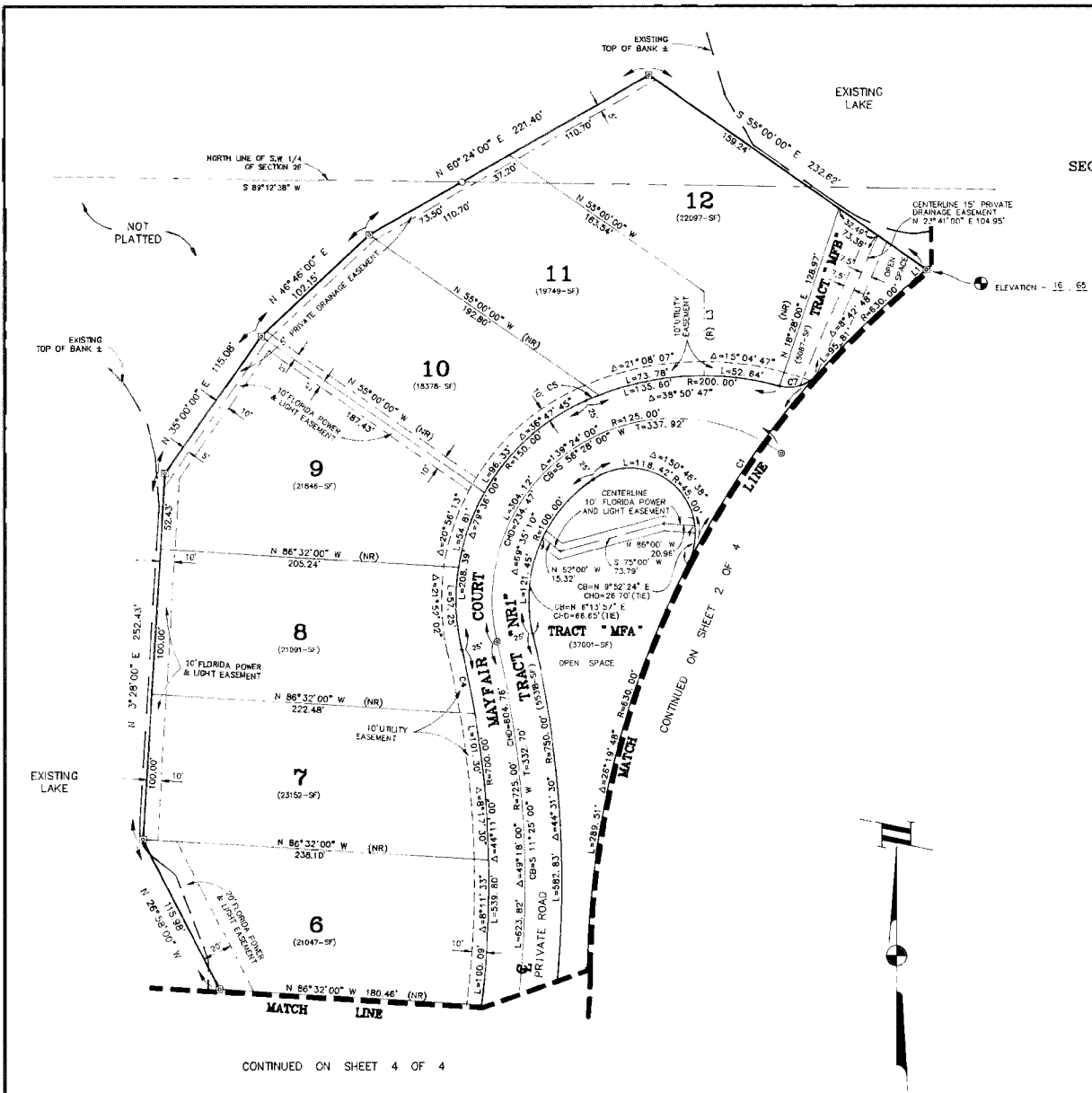
ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
20 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 178 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# MAYFAIR

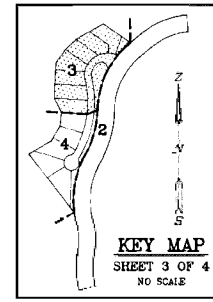
## A SUBDIVISION

IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00° 03' 48" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 300 YEAR FLOOD PLAN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 12053 0365 C, DATED JULY 15, 1982.
  - ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "X - 186", ELEVATION = 23.041, AS PUBLISHED.

- LEGEND:**
- ⊠ PERMANENT REFERENCE MONUMENT SET
  - ⊠ 4" x 4" CONCRETE MONUMENT (PRM # 1324)
  - ⊠ PERMANENT CONTROL POINT
  - ⊠ NAIL & DISK (PCP # 1324)
  - ⊠ 3/8" IRON ROD & CAP SET
  - ⊠ CAP # LB 2230
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - AREA OF LOT IN SQUARE FEET
  - ∠ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - CHD CHORD LENGTH
  - T TANGENT LENGTH
  - CB=H CHORD BEARING
  - CHD=H CHORD DISTANCE
  - LI LINE # (SEE LINE DATA TABLE)
  - LI BEARING (SEE LINE DATA TABLE)
  - LI DISTANCE (SEE LINE DATA TABLE)
  - ⊠ BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 4 OF 4)



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS
C1	157.13	14° 17' 54"	630.00
C4	44.89	3° 40' 29"	700.00
C5	9.18	2° 37' 53"	200.00
C7	27.84	63° 47' 36"	25.00

LINE	BEARING	DISTANCE
L1	N 50° 08' 00" E	9.22
L3	N 0° 08' 00" E	58.18



**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

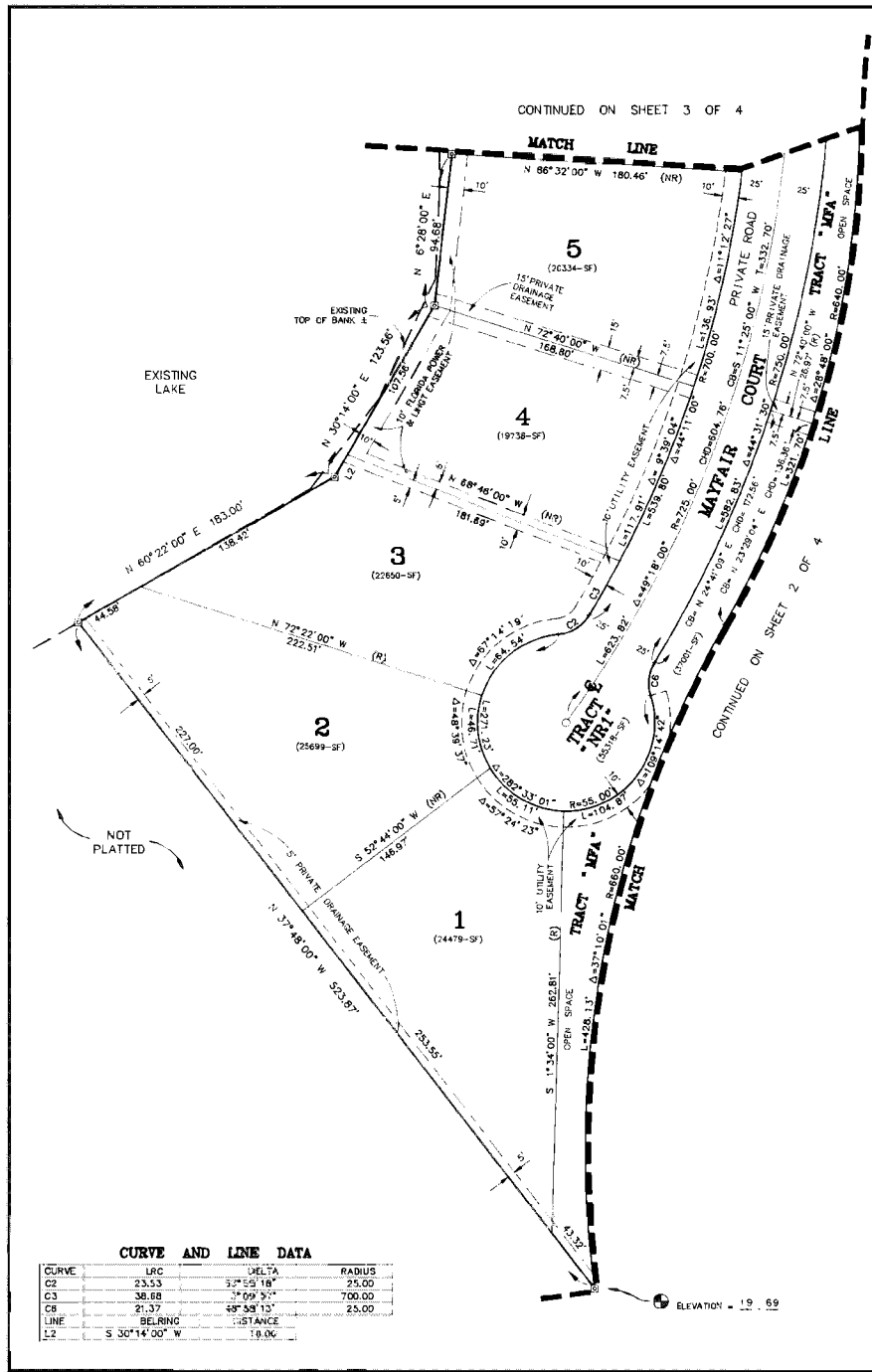
Inst. Number: 202341098401 Page 179 of 304 Date: 9/13/2023 Time: 3:10 PM  
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Inst. Number: 202341098401 Page 180 of 304 Date: 9/13/2023 Time: 3:10 PM  
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# MAYFAIR A SUBDIVISION

IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CONTINUED ON SHEET 3 OF 4



**CURVE AND LINE DATA**

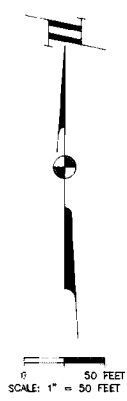
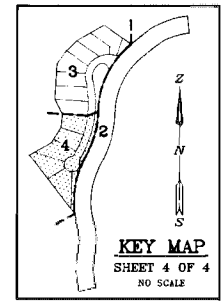
CURVE	IRC	DELTA	RADIUS
C2	23.53	52° 55' 18"	25.00
C3	38.68	3° 09' 37"	700.00
C6	21.37	49° 58' 13"	25.00

LINE	BEARING	DISTANCE
L2	S 30°14'00" W	19.06

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'48" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON N.C.D. 1929, BENCH MARK NUMBER "K - 185", ELEVATION = 23.041, AS PUBLISHED.

- LEGEND:**
- ⊕ PERMANENT REFERENCE MONUMENT SET
  - ⊙ 4"x4" CONCRETE MONUMENT (PRN # 1324)
  - ⊙ PERMANENT CONTROL POINT
  - ⊙ NAIL & DISK (PCP # 1324)
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - SF AREA OF LOT IN SQUARE FEET
 $\Delta$  CENTRAL ANGLE
 $\rho$  RADIUS
 $\overset{\frown}{L}$  ARC LENGTH
 $\overset{\frown}{T}$  TANGENT LENGTH
 $\overset{\frown}{C}$  CHORD BEARING
 $\overset{\frown}{CS}$  CURVE # (SEE CURVE DATA TABLE)
 $\overset{\frown}{L2}$  LINE # (SEE LINE DATA TABLE)
  - ⊙ BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 3 OF 4)
  - ⊙ 5/8" IRON ROD AND CAP SET (CAP # 18 2 230)



**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

# NOTTING HILL

## A SUBDIVISION

898629

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

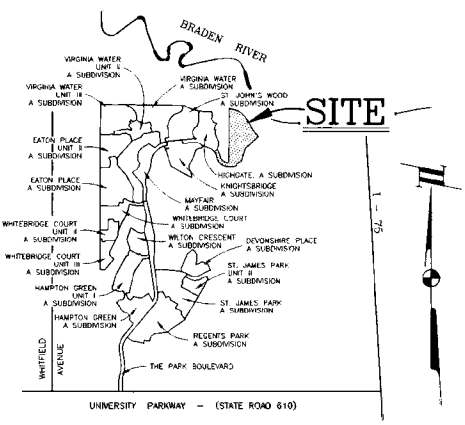
### CERTIFICATE OF OWNERSHIP AND DEDICATION

#### DESCRIPTION

FROM THE NORTHEAST CORNER OF TRACT "LPA" OF KNIGHTSBRIDGE, A SUBDIVISION AS RECORDED IN PLAT BOOK 28, PAGE 179 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; SAID COMMENCEMENT POINT BEING THE P.C. OF A CURVE, TO THE LEFT WHOSE RADIUS POINT BEARS N 34°48'00" E, AT A DISTANCE OF 760.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°08'00", A DISTANCE OF 253.79 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 366.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°27'41", A DISTANCE OF 232.91 FEET TO THE POINT OF BEGINNING; THENCE N 52°07'41" E, A DISTANCE OF 120.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 52°07'41" W, AT A DISTANCE OF 486.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'29", A DISTANCE OF 225.27 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°30'44", A DISTANCE OF 280.19 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°44'43", A DISTANCE OF 114.30 FEET; TO AN INTERSECTION OF THE EAST LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 996, PAGE 1979 OF AFORESAID PUBLIC RECORDS; THENCE N 00°26'00" E, ALONG SAID EAST LINE, A DISTANCE OF 1758.63 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 01°59'44" W, AT A DISTANCE OF 700.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°30'16", A DISTANCE OF 751.42 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 2320.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°14'00", A DISTANCE OF 576.33 FEET; THENCE S 49°16'00" W, A DISTANCE OF 74.46 FEET; THENCE S 37°00'00" W, A DISTANCE OF 322.86 FEET; THENCE S 47°49'00" W, A DISTANCE OF 179.42 FEET; THENCE S 17°00'00" W, A DISTANCE OF 443.38 FEET; THENCE S 70°19'04" W, A DISTANCE OF 161.85 FEET; THENCE S 10°14'30" W, A DISTANCE OF 82.23 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 12°13'47" W, AT A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°55'17", A DISTANCE OF 47.06 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°59'48", A DISTANCE OF 89.53 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°21'43", A DISTANCE OF 85.04 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°10'01", A DISTANCE OF 208.71 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°34'35", A DISTANCE OF 392.73 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 366.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'29", A DISTANCE OF 169.65 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 26.94 ACRES, MORE OR LESS.



**LOCATION MAP**  
0 2640 FEET  
SCALE: 1" = 1/2 MILE

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "NOTTING HILL, A SUBDIVISION", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 12th DAY OF March, 1996.

NORTHERN CAPITAL GROUP  
BY: NORTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:

Diana L. Fair (SIGNATURE) Sharon K. Greene (SIGNATURE)  
Diana L. Fair (PRINT NAME) SHARON K. GREENE (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF March, 1996, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Sharon K. Greene  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_  
SHARON K. GREENE  
Notary Public, State of Florida  
My Comm. expires Dec. 30, 1998  
Comm. No. C0207248  
(STAMP)

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 2nd DAY OF April, 1996.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:

Stan Stephens  
CHAIRMAN

R. B. SHORE  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R. B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 30, PAGES 23, 24, 25, 26, 27, 28, 29, 30, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 2nd DAY OF April, 1996.

R. B. Shore  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

Inst. Number: 202341098401 Page 181 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# NOTTING HILL

## A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONES "AE" AND "X". (INSIDE AND OUTSIDE 500 YEAR FLOOD PLAN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED DATE FEBRUARY 5, 1994. (ALL LOTS LIE WITHIN ZONE "X", OUTSIDE 500 YEAR FLOOD PLAN)
4. ELEVATIONS ARE BASED ON NOV 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NRI" ("KENSINGTON COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR NOTTING HILL" ("THE NOTTING HILL RESTRICTIONS").
6. TRACT "ORI" ("THE PARK BOULEVARD") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
7. TRACTS "NHA", "NHB", "NHD", "NHE" AND "NHF", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR NOTTING HILL SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE NOTTING HILL RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE NOTTING HILL RESTRICTIONS.
8. TRACT "NHC", BEING A RECREATIONAL AND OPEN SPACE AREA, IS PART OF THE "NEIGHBORHOOD COMMON AREAS" OF NOTTING HILL SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE NOTTING HILL RESTRICTIONS, WHICH WILL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE NOTTING HILL RESTRICTIONS.
9. TRACTS "UPA", "UPB" AND "UPC", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
10. EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE ("THE CODE"), NO DEVELOPMENT SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "CONSERVATION AREA", AS USED HEREIN. (A) THE "CODE" SHALL MEAN THE PROVISIONS OF THE CODE IN EFFECT AS OF THE MEANING AS SET FORTH IN THE DEFINITIONS SECTION OF THE CODE, WHICH ALSO SPECIFICALLY EXEMPTS CERTAIN OPERATIONS AND USES FROM THE DEFINITION OF "DEVELOPMENT".

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE A ZERO LOT LINE CONFIGURATION IS UTILIZED ON ADJOINING LOTS PURSUANT TO MANATEE COUNTY SITE PLAN APPROVALS, THE OUTSIDE BOUNDARIES OF SUCH ADJOINING LOTS SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

NORTHERN CAPITAL GROUP (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN NOTTING HILL, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NRI" ("KENSINGTON COURT"), AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NRI" ("KENSINGTON COURT"), AS SHOWN ON THIS PLAT, AND UNDER THAT PORTION OF TRACTS "NHA", "NHB", "NHC", "NHD", "NHE" AND "NHF" LYING WITHIN TEN (10) FEET OF ANY ADJUTING NEIGHBORHOOD ROAD (TRACT "NRI"), AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

#### LIFT STATION EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT A NON-EXCLUSIVE UTILITY EASEMENT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., FOR THE INSTALLATION AND MAINTENANCE OF A SEWER LIFT STATION AND RELATED FACILITIES OVER, ACROSS, AND UNDER THE AREA DEPICTED ON THIS PLAT AS A "LIFT STATION EASEMENT".

#### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

#### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT".

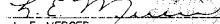
#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

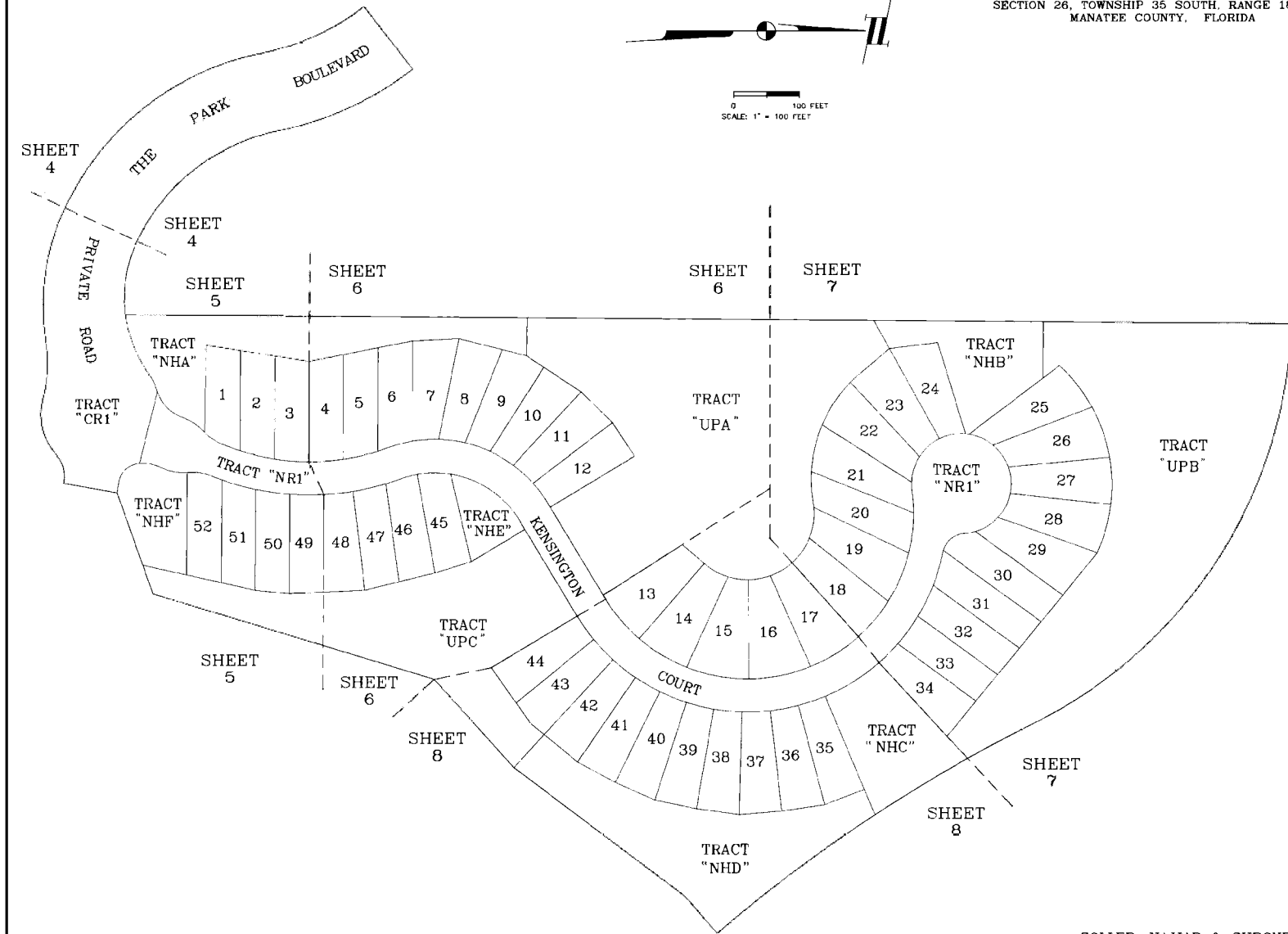
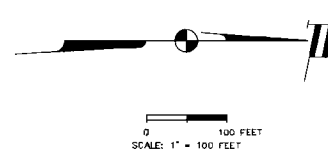
DATE OF CERTIFICATION: MARCH 12, 1996

SIGNATURE:   
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

KEY / IDENTIFICATION MAP

NOTTING HILL  
A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

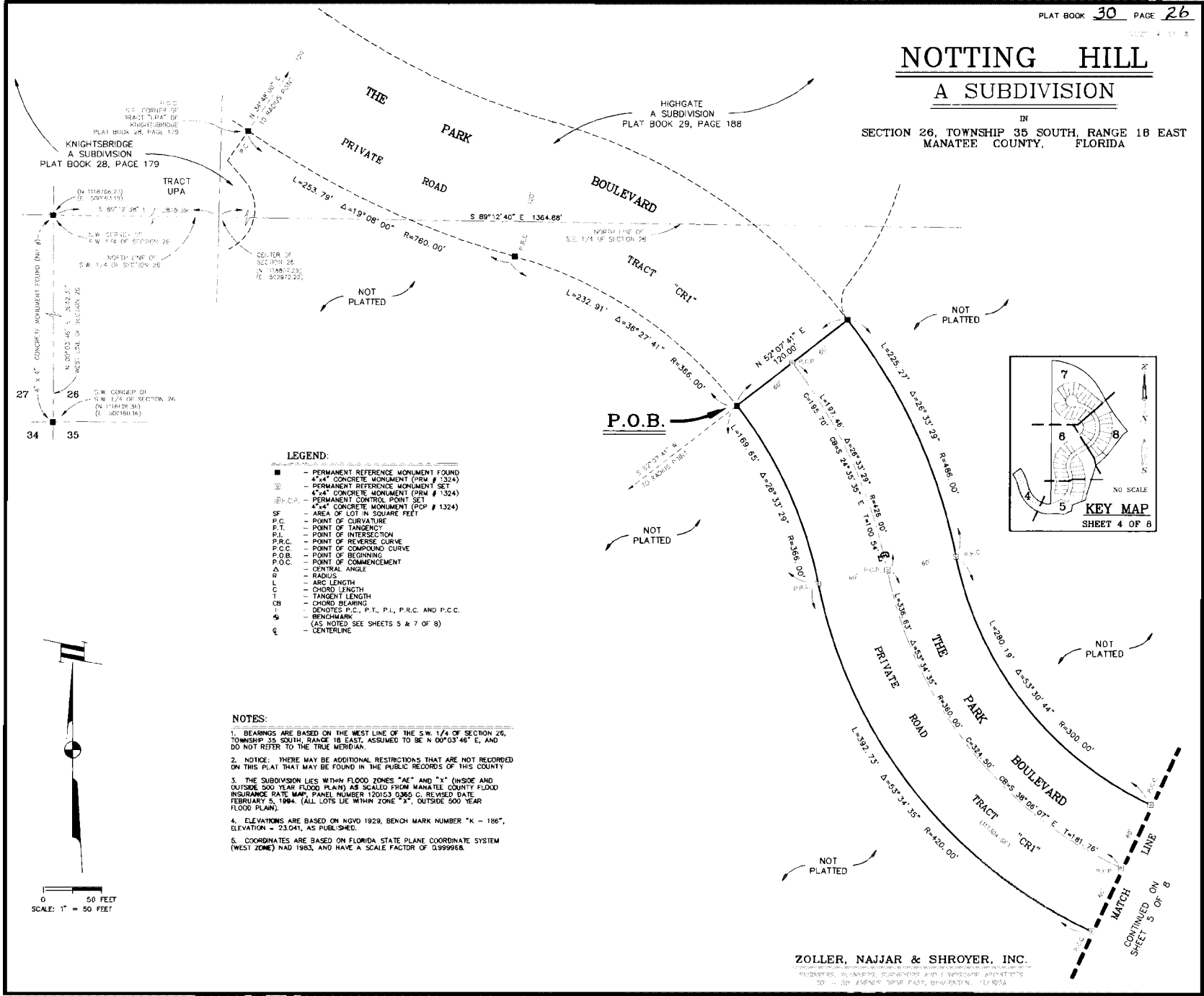


ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

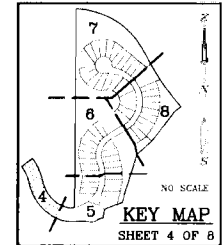
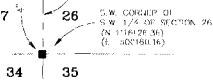
Inst. Number: 202341098401 Page 183 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# NOTTING HILL A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



Inst. Number: 202341098401 Page 184 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - ④ - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊙ - PERMANENT REFERENCE MONUMENT SET
  - ⊕ - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊕ - 4"x4" CONCRETE MONUMENT (PCP # 1324)
  - SF - AREA OF LOT IN SQUARE FEET
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.O.B. - POINT OF BEGINNING CURVE
  - P.O.C. - POINT OF COMMENCEMENT
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - C - CHORD LENGTH
  - CB - CHORD BEARING
  - T - TANGENT LENGTH
  - T.B. - TANGENT BEARING
  - ⊕ - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊙ - BENCHMARK
  - (AS NOTED SEE SHEETS 5 & 7 OF 8)
  - ℄ - CENTERLINE

- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONES "A2" AND "A3" (INSIDE AND OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120103 0355 C, REVISED DATE FEBRUARY 5, 1994. (ALL LOTS LIE WITHIN ZONE "A", OUTSIDE 500 YEAR FLOOD PLAN).
  4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.9999958.



**ZOLLER, NAJJAR & SHROYER, INC.**  
REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS  
 2010 15th Avenue South, Bradenton, Florida 34209  
 TEL: 941-762-1111 FAX: 941-762-1112



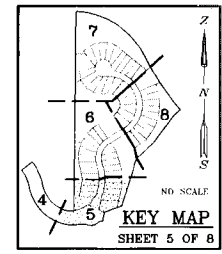
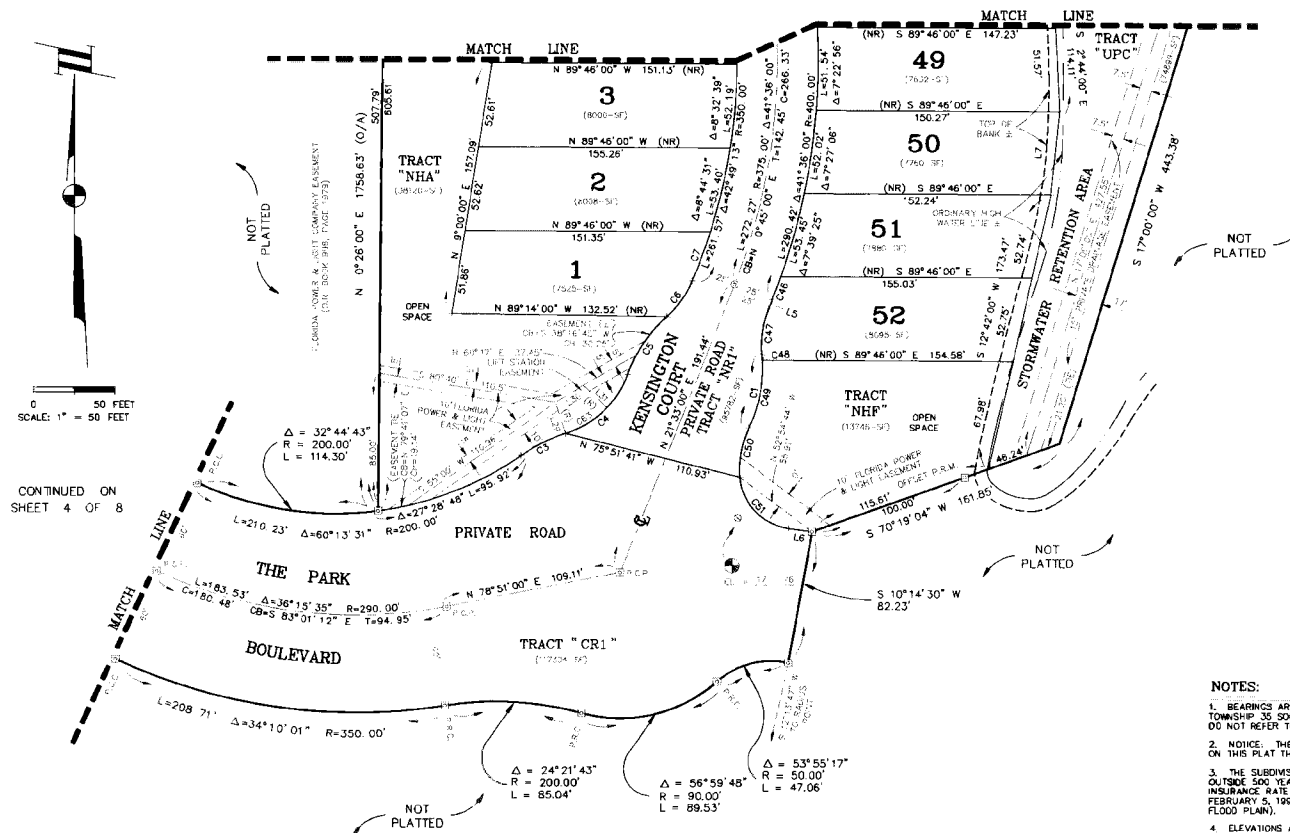
# NOTTING HILL

## A SUBDIVISION

IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA			
CURVE	ARC	DELTA	RADIUS
C1	46.44	30°34'54"	87.00
C3	30.52	17°29'07"	100.00
C4	54.96	52°28'56"	60.00
C5	43.03	28°20'18"	87.00
C6	27.62	25°31'12"	62.00
C7	32.06	5°14'54"	350.00
C46	14.64	2°05'48"	400.00
C47	29.00	26°47'46"	82.00
C48	3.73	2°21'20"	87.00
C49	42.71	28°07'14"	87.00
C50	31.56	30°08'31"	60.00
C51	47.30	7°25'37"	38.00
C53	30.52	28°58'16"	60.00
LINE	BEARING	DISTANCE	
L5	S 21°33'00" W	6.00	
L6	S 82°14'00" E	14.59	
L7	N 5°55'00" E	51.75	
L29	N 17°33'58" W	20.00	
L30	N 57°57'23" E	20.00	
L31	S 46°31'16" E	20.00	

CONTINUED ON SHEET 6 OF 8



- LEGEND:**
- PERMANENT REFERENCE MONUMENT SET
  - 4" x 4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT CONTROL POINT SET
  - NAIL & DISK (PCP # 1324)
  - PERMANENT CONTROL POINT SET
  - 4" x 4" CONCRETE MONUMENT (PCP # 1324)
  - SET "X" CUT
  - AREA OF LOT IN SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - POINT OF CURVATURE
  - P.T. — POINT OF TANGENCY
  - P.I. — POINT OF INTERSECTION
  - P.R.C. — POINT OF REVERSE CURVE
  - P.C.C. — POINT OF COMPOUND CURVE
  - (NR) — NON-RADIAL LINE
  - EL. — ELEVATION
  - O/S — OFFICIAL RECORD
  - O/A — OVERALL DISTANCE
  - R — RADIUS
  - C — CENTRAL ANGLE
  - L — ARC LENGTH
  - CL — CHORD LENGTH
  - T — TANGENT LENGTH
  - CB — CHORD BEARING
  - B.M. — BENCHMARK
  - P.T., P.I., P.R.C. AND P.C.C. — BENCHMARK
  - "X" CUT ON SOUTH RIM OF JUNCTION BOX (ALSO SEE SHEET 7 OF 8)
  - CENTERLINE

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONES "AC" AND "X" (INSIDE AND OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED DATE FEBRUARY 5, 1994. (ALL LOTS LIE WITHIN ZONE "X", OUTSIDE 500 YEAR FLOOD PLAIN).
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

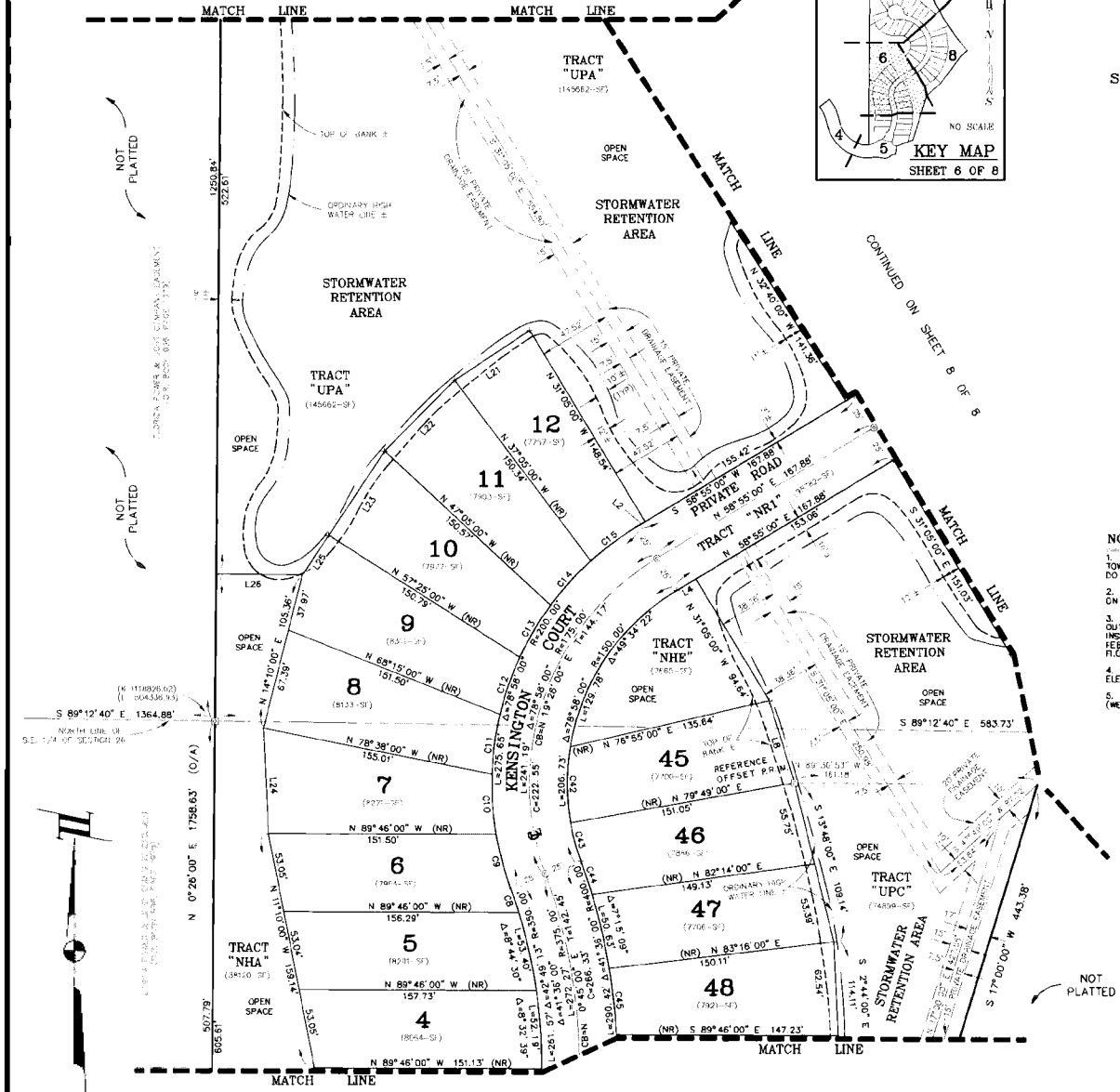
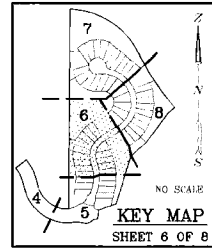
Inst. Number: 202341098401 Page 185 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CONTINUED ON SHEET 7 OF 8

# NOTTING HILL

## A SUBDIVISION

IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



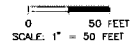
CURVE AND LINE DATA			
CURVE	ARC	DELTA	RADIUS
C8	18.33	3°00'00"	356.00
C9	38.95	6°17'52"	200.00
C10	40.18	11°30'54"	200.00
C11	40.16	11°30'14"	200.00
C12	40.29	11°32'32"	200.00
C13	40.15	11°30'04"	200.00
C14	40.07	11°28'42"	200.00
C15	38.84	11°07'42"	200.00
C42	50.82	19°24'38"	150.00
C43	26.13	9°59'00"	150.00
C44	23.59	3°22'43"	400.00
C45	44.55	8°22'53"	400.00

LINE	BEARING	DISTANCE
L2	N 58°55'00" E	5.06
L4	S 58°55'00" W	14.82
L8	N 17°11'00" W	67.12
L21	S 58°16'00" W	60.04
L22	S 44°34'00" W	68.13
L23	S 33°39'00" W	67.07
L24	S 2°40'00" E	70.04
L25	S 33°39'00" W	31.55
L26	N 89°34'00" W	57.14

- NOTES:
- BEARINGS ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONES "AE" AND "X" (INSIDE AND OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153.0365 C, REVISED DATE FEBRUARY 5, 1994 (ALL LOTS LIE WITHIN ZONE "X", OUTSIDE 500 YEAR FLOOD PLAN).
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 185", ELEVATION = 23.041, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999968.

- LEGEND:
- PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (FORM # 1324)
  - PERMANENT CONTROL POINT SET
  - NAI & DISK (FORM # 1324)
  - AREA OF LOT IN SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.O.C. POINT OF COMPOUND CURVE
  - (NR) NON-RADIAL LINE
  - OFFICIAL RECORD
  - OVERALL DISTANCE
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - NOTES: P.C., P.T., P.I., P.R.C. AND P.O.C.
  - BENCHMARK (AS NOTED SEE SHEETS 5 & 7 OF 8)
  - CENTERLINE



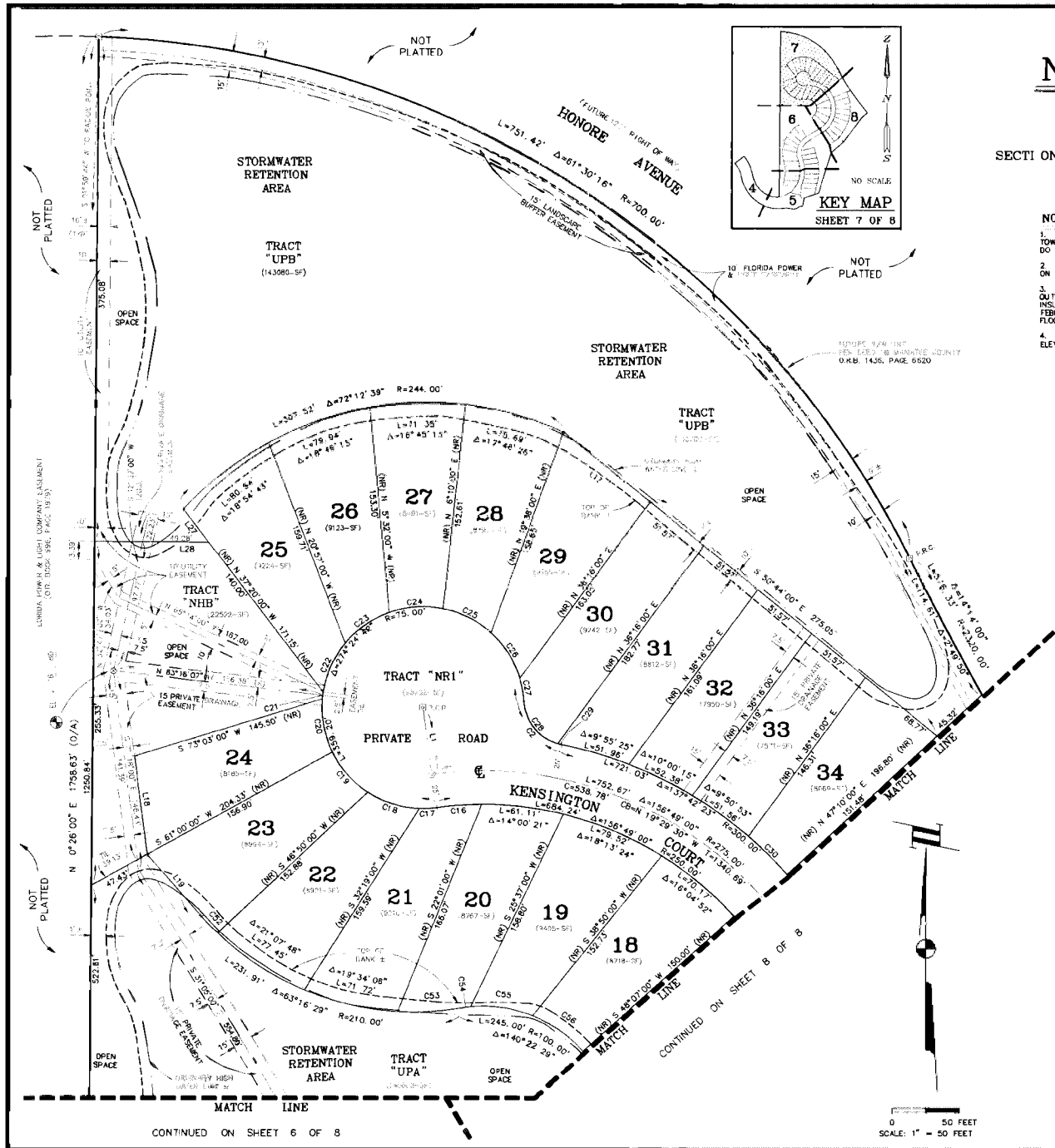
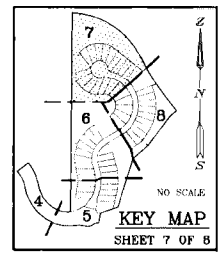
CONTINUED ON SHEET 5 OF 8

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

Inst. Number: 202341098401 Page 186 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# NOTTING HILL A SUBDIVISION

IN  
SECTI ON 26, TOWNSHI P 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



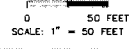
- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONES "AE" AND "X" (INSIDE AND OUTSIDE 500 YEAR FLOOD PLAN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 12053.005. C. REVISED DATE FEBRUARY 5, 1994 (ALL LOTS LIE WITHIN ZONE "X", OUTSIDE 500 YEAR FLOOD PLAN).
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186" ELEVATION = 23.04', AS PUBLISHED.

**LEGEND:**

- PM - PERMANENT REFERENCE MONUMENT SET
- CPM - PERMANENT CONTROL POINT SET
- N&O - NAIL & DISK (POP # 1324)
- PCP - PERMANENT CONTROL POINT SET
- CM - 4"x4" CONCRETE MONUMENT (POP # 1324)
- SET - SET "X" CUT
- SF - AREA OF LOT IN SQUARE FEET
- C/C - CURVE # (SEE CURVE DATA TABLE)
- L1 - LINE # IN LINE # DATA TABLE
- P/C - POINT OF CURVATURE
- P/T - POINT OF TANGENCY
- P/I - POINT OF INTERSECTION
- P.R.C - POINT OF REVERSE CURVE
- P.C.C - POINT OF COMPOUND CURVE
- (NR) - NON-RADIAL LINE
- EL - ELEVATION
- O.R - OFFICIAL RECORD
- O/A - OVERALL DISTANCE
- CA - CENTRAL ANGLE
- R - RADIUS
- AL - ARC LENGTH
- CL - CHORD LENGTH
- T.L - TANGENT LENGTH
- CB - CHORD BEARING
- P.C., P.T., P.I., P.R.C. AND P.C.C. - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- B.M. - BENCHMARK
- "X" CUT ON WEST RM OF JUNCTION BOX (ALSO SEE SHEET 5 OF 8)
- ¢ - CENTERLINE

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS
C2	46.00	75°18'06"	35.00
C16	33.56	7°41'31"	250.00
C17	13.06	9°58'47"	75.00
C18	40.48	30°55'41"	75.00
C19	40.48	30°55'35"	75.00
C20	40.52	30°57'11"	75.00
C21	5.00	3°49'14"	75.00
C22	40.47	30°55'11"	75.00
C23	40.48	30°55'26"	75.00
C24	40.48	30°55'35"	75.00
C25	40.48	30°55'25"	75.00
C26	40.48	30°55'15"	75.00
C27	17.35	1°15'21"	75.00
C28	43.00	70°23'52"	75.00
C29	3.00	4°54'14"	35.00
C30	40.51	7°44'16"	300.00
C32	17.72	4°50'09"	210.00
C33	45.75	12°45'22"	210.00
C34	9.50	4°21'28"	100.00
C35	46.72	28°48'02"	100.00
C36	46.25	28°29'48"	100.00
L1	N 7°54'00" W	50.00	
L17	N 51°13'00" W	82.69	
L18	S 7°18'00" E	73.58	
L19	S 41°15'03" E	80.61	
L27	S 37°20'00" E	31.15	
L28	N 89°34'00" W	85.06	



ZOLLER, NAJJAR & SHROYER, I.N.C.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 187 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# NOTTING HILL

## A SUBDIVISION

IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**NOTES:**

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONES "AF" AND "X" (INSIDE AND OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL NUMBER 12015 0365 C, REVISED DATE FEBRUARY 5, 1994. (ALL LOTS LIE WITHIN ZONE "X", OUTSIDE 500 YEAR FLOOD PLAIN).
4. ELEVATIONS ARE BASED ON NGVD 1928, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.

**LEGEND:**

- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (FORM # 1324)
- PERMANENT POINT SET
- SF — AREA OF LOT IN SQUARE FEET
- MAIL & DISK (POD # 1324)
- CURVE # (SEE CURVE DATA TABLE)
- LINE # (SEE LINE DATA TABLE)
- P.C. — POINT OF CURVATURE
- P.T. — POINT OF TANGENCY
- P.I. — POINT OF INTERSECTION
- P.R.C. — POINT OF REVERSAL CURVE
- P.C.C. — POINT OF COMPOUND CURVE
- R — RADIAL LINE
- (NR) — NON-RADIAL LINE
- (R) — RADIUS
- ARC LENGTH
- CHORD LENGTH
- T — TANGENT LENGTH
- CB — CHORD BEARING
- DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- BENCHMARK
- (AS NOTED SEE SHEETS 5 & 7 OF 8)
- CENTERLINE

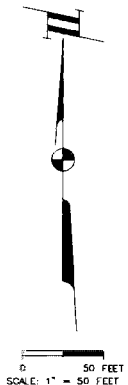
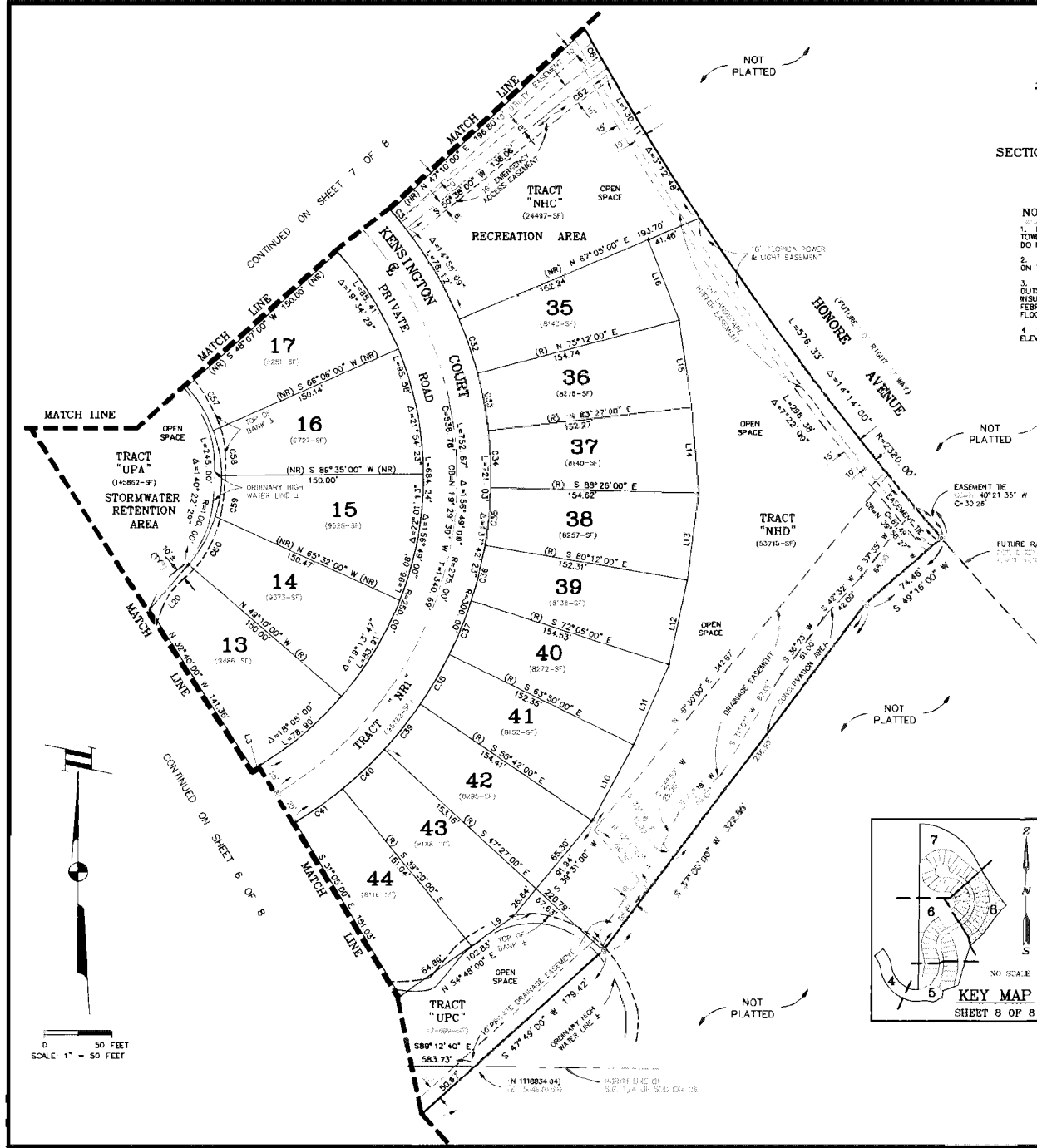
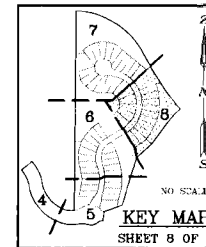
FILED AND RECORDED  
7/21/23  
MANATEE COUNTY, FLA.

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS
C31	18.01	3°28'25"	300.00
C32	42.50	8°07'00"	300.00
C33	43.20	8°15'00"	300.00
C34	42.50	8°07'00"	300.00
C35	43.11	8°14'00"	300.00
C36	42.50	8°07'00"	300.00
C37	43.20	8°15'00"	300.00
C38	42.58	8°08'00"	300.00
C39	43.20	8°15'00"	300.00
C40	42.50	8°07'00"	300.00
C41	42.20	8°15'00"	300.00
C57	35.34	2°15'53"	100.00
C58	34.10	1°52'18"	100.00
C59	30.91	1°47'35"	100.00
C60	41.06	2°32'25"	100.00
O61	35.22	0°48'13"	2320.00
O62	52.88	0°08'27"	492.00

LINE	BEARING	DISTANCE
L3	N 50°55'00" E	6.80
L9	N 54°48'00" E	37.94
L10	N 28°24'00" E	64.34
L11	N 23°57'00" E	65.27
L12	N 11°50'00" E	64.22
L13	N 7°43'00" E	65.15
L14	N 4°35'00" W	64.23
L15	N 8°31'00" W	65.29
L16	N 21°05'00" W	64.24
L20	S 40°50'00" W	43.92



Inst. Number: 202341098401 Page 188 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

535235

# REGENTS PARK

## A SUBDIVISION

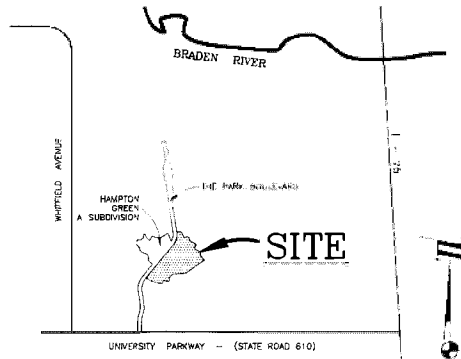
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### DESCRIPTION

FROM THE S.W. CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 00°01'06" W, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 22+10.12 FEET; THENCE N 89°58'54" E, A DISTANCE OF 1086.14 FEET; THENCE N 39°22'00" E, A DISTANCE OF 532.13 FEET; THENCE S 50°38'00" E, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE N 39°22'00" E, A DISTANCE OF 391.32 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'00", A DISTANCE OF 422.66 FEET TO THE END OF SAID CURVE; THENCE N 81°53'00" E, A DISTANCE OF 150.14 FEET; THENCE S 28°16'00" E, A DISTANCE OF 218.96 FEET; THENCE N 66°14'00" E, A DISTANCE OF 96.17 FEET; THENCE S 57°34'00" E, A DISTANCE OF 72.07 FEET; THENCE S 08°16'00" E, A DISTANCE OF 90.00 FEET; THENCE S 59°46'00" E, A DISTANCE OF 260.00 FEET; THENCE S 50°14'00" W, A DISTANCE OF 150.00 FEET; THENCE S 59°46'00" E, A DISTANCE OF 250.06 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 61°36'38" E, AT A DISTANCE OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°43'22", A DISTANCE OF 154.18 FEET TO THE P.T. OF SAID CURVE; THENCE S 42°17'00" E, A DISTANCE OF 144.92 FEET; THENCE S 54°10'00" W, A DISTANCE OF 731.03 FEET; THENCE S 81°39'00" W, A DISTANCE OF 208.85 FEET; THENCE S 87°06'00" W, A DISTANCE OF 230.00 FEET; THENCE S 44°30'00" W, A DISTANCE OF 150.00 FEET; THENCE S 11°00'00" W, A DISTANCE OF 140.00 FEET; THENCE N 79°00'00" W, A DISTANCE OF 185.00 FEET; THENCE S 11°00'00" W, A DISTANCE OF 100.00 FEET; THENCE N 79°00'00" W, A DISTANCE OF 285.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'00", A DISTANCE OF 198.04 FEET TO THE P.T. OF SAID CURVE; THENCE N 50°38'00" W, A DISTANCE OF 70.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE N 39°22'00" E, A DISTANCE OF 1032.53 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 33.41 ACRES, MORE OR LESS.



### LOCATION MAP

SCALE: 1" = 1/2 MILE

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

I, R. B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 26, PAGES 139 AND 140, THIS 22 DAY OF April, 1992.

*Rubinda Bailey-Depuy*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 22 DAY OF March, 1992.

*Kathy A. Snel*  
CHAIRMAN, BOARD OF  
COUNTY COMMISSIONERS

ATTEST:  
*Rubinda Bailey-Depuy*  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, KABARA CORPORATION N.V., A NETHERLANDS ANTILLES CORPORATION, AND ISLAND INVESTMENT PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, DO HEREBY CERTIFY OWNERSHIP BY SAID CORPORATION AND PARTNERSHIPS OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "REGENTS PARK," A SUBDIVISION, AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE CORPORATION AND PARTNERSHIPS HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAMES THIS 26 DAY OF November, 1991.

WITNESSES: KABARA CORPORATION N.V.  
*Ms. Rebecca Clifton* BY: *William T. Harrison, Jr.*  
*Sandra W. Getman* WILLIAM T. HARRISON, JR.  
AS ITS ATTORNEY-IN-FACT

WITNESSES: ISLAND INVESTMENT PROPERTIES, LTD.  
*James R. Schier* BY: *James R. Schier*  
JAMES R. SCHIER,  
AS PRESIDENT

WITNESSES: WOODLANDS COUNTRY CLUB ASSOCIATES  
*James R. Schier* BY: *James R. Schier*  
JAMES R. SCHIER,  
AS PRESIDENT

STATE OF FLORIDA)  
COUNTY OF SARASOTA) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF November, 1991 BY WILLIAM T. HARRISON, JR., AS ATTORNEY-IN-FACT FOR KABARA CORPORATION N.V., A NETHERLANDS ANTILLES CORPORATION, ON BEHALF OF THE CORPORATION.

*Jeffrey A. Deane*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: March 22, 1992

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF November, 1991 BY JAMES R. SCHIER, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND A GENERAL PARTNER OF ISLAND INVESTMENT PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP.

*Jeffrey A. Deane*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 3/23/92

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF November, 1991 BY JAMES R. SCHIER, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND A GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP.

*Jeffrey A. Deane*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 3/23/92

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

Inst. Number: 202341098401 Page 189 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# REGENTS PARK

## A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, SHOWN AS HAVING A BEARING OF N 00°01'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C" AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
4. ELEVATIONS ARE BASED ON NGVD 1929 MEAN SEA LEVEL DATUM, ELEVATION OF 23.041, BENCH MARK "K-186", AS PUBLISHED, LOCATED AT SARASOTA-BRADENTON, AIRPORT.
5. TRACT "CR1" ("REGENTS COURT") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
6. TRACT "NR1" ("REGENTS COURT"), IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR REGENTS PARK" (THE "REGENTS PARK RESTRICTIONS").
7. TRACT "RPA" (KNOWN AS "REGENTS PARK"), BEING AN OPEN SPACE AREA, IS PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR REGENTS PARK SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE REGENTS PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE REGENTS PARK RESTRICTIONS.
8. TRACT "RPS", BEING AN OPEN SPACE AREA, IS PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR REGENTS PARK SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE REGENTS PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE REGENTS PARK RESTRICTIONS.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT AND SIDE LOT LINES, AND TEN (10) FEET ALONG ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION DO HEREBY GRANT TO ALL SUBSEQUENT OWNERS OF PROPERTY IN REGENTS PARK SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACTS "CR1" AND "NR1" ("REGENTS COURT"), AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION DO HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER & LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACTS "CR1" AND "NR1" ("REGENTS COURT"), AS SHOWN ON THIS PLAT.

#### EPL UTILITY EASEMENT

THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION DO HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NONEXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "10' FLORIDA POWER & LIGHT EASEMENT."

#### PRIVATE DRAINAGE EASEMENT

THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION DO HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NONEXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT."

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

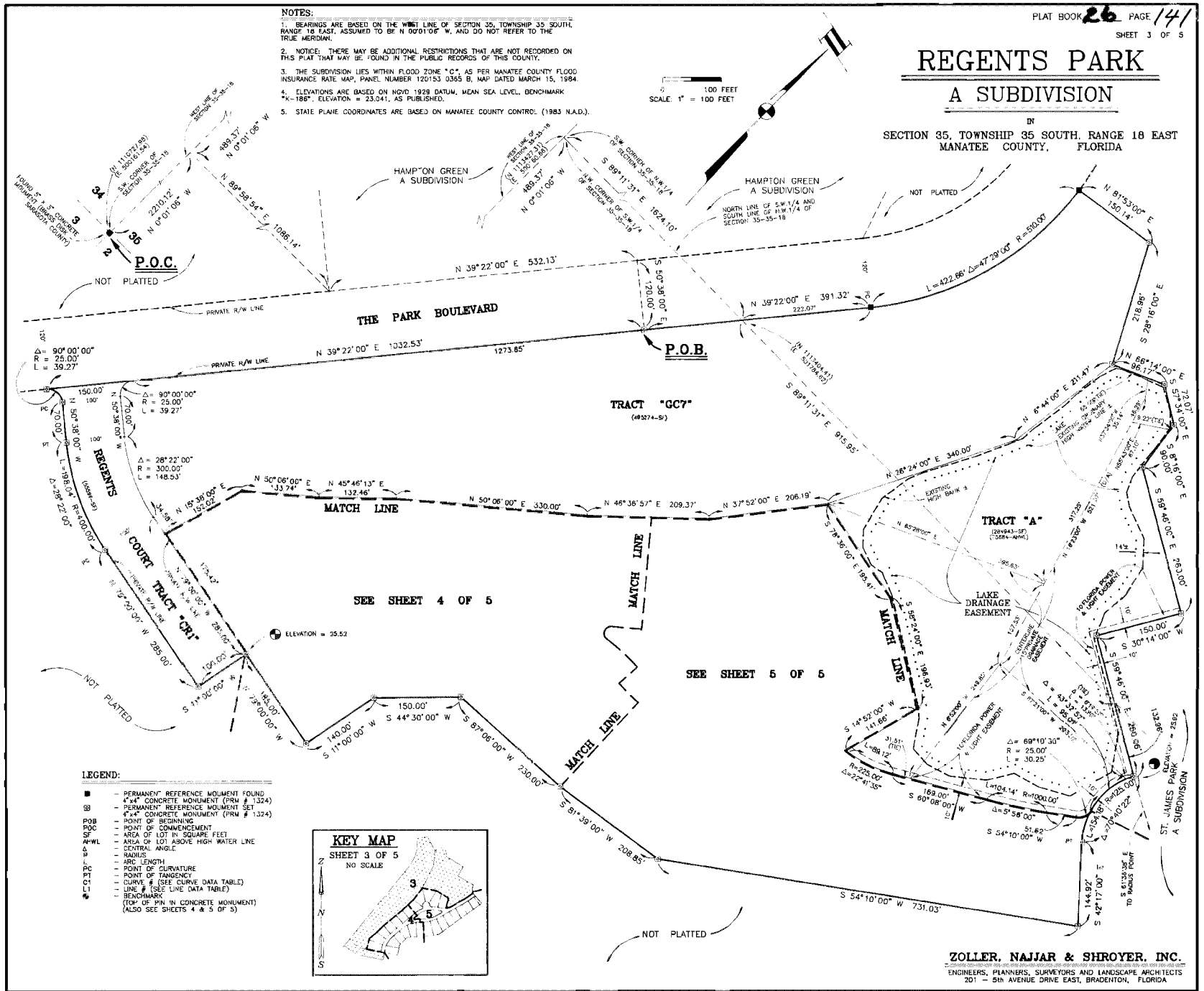
### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 11/27/21

SIGNATURE:   
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

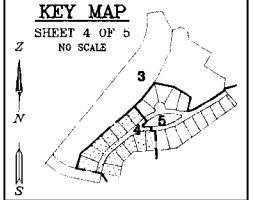
Inst. Number: 202341098401 Page 191 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angeline "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



Inst. Number: 202341098401 Page 192 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

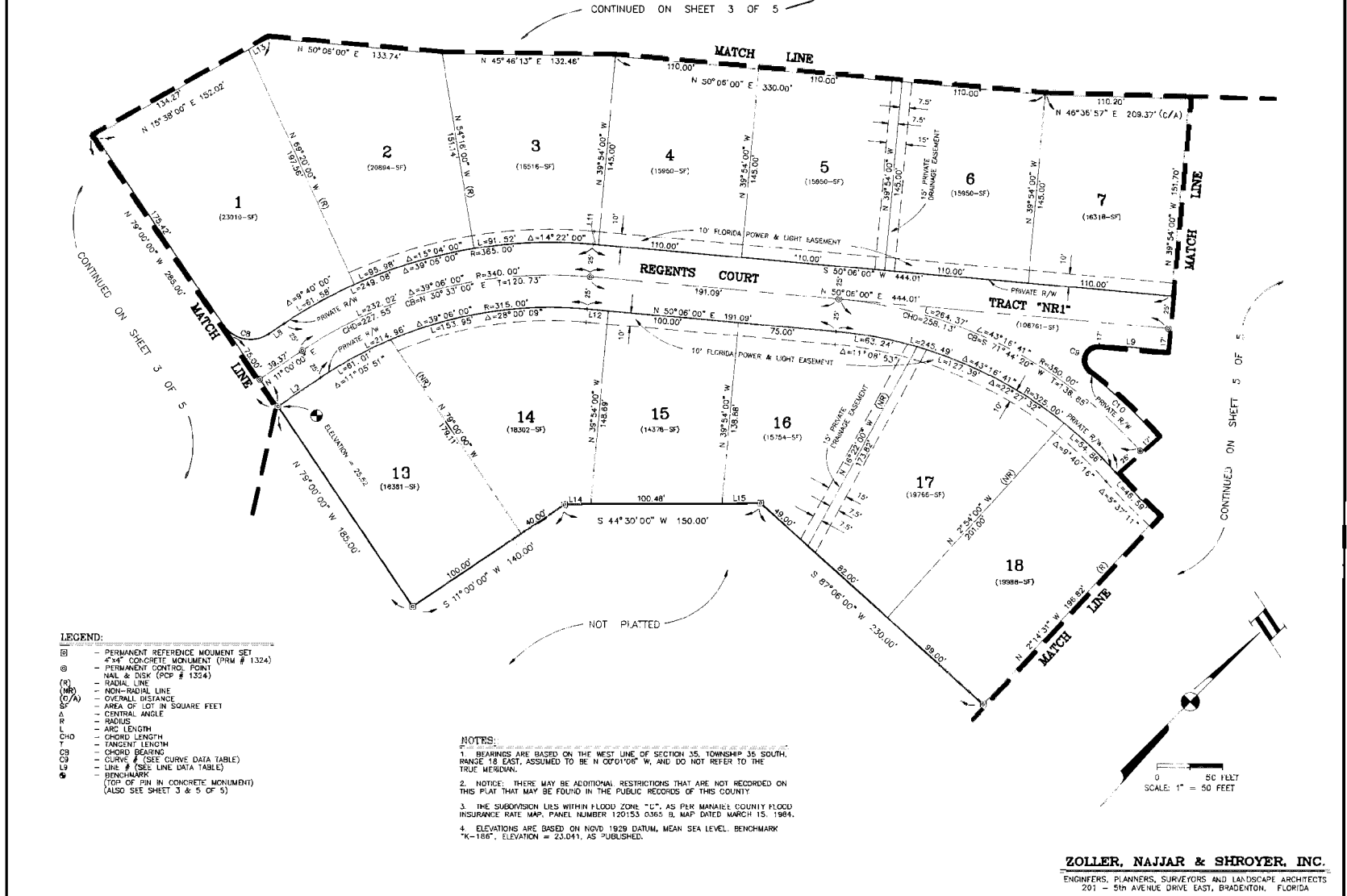
**CURVE AND LINE DATA**

LINE	BEARING	DISTANCE	CURVE	ARC	DELTA	RADIUS
L1	N 11°00'00" E	39.37	C8	39.27	90°00'00"	25.00
L8	S 11°00'00" W	14.37	C9	30.97	147°52'58"	12.00
L9	S 50°06'00" W	51.42	C10	71.49	11°08'40"	367.00
L11	N 50°06'00" E	4.01				
L12	S 50°06'00" W	16.09				
L13	S 15°38'00" W	17.75				
L14	N 44°30'00" E	20.08				
L15	N 44°30'00" E	29.44				



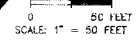
**REGENTS PARK**  
**A SUBDIVISION**

IN  
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



- LEGEND:**
- ⊕ PERMANENT REFERENCE MONUMENT SET
  - ⊙ 4"X4" CONCRETE MONUMENT (PRM # 1324)
  - ⊙ PERMANENT CONTROL POINT
  - ⊙ NAIL & DISK (PCP # 1324)
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - (C) CHORD
  - (S) OVERALL DISTANCE
  - (A) AREA OF LOT IN SQUARE FEET
  - (C/A) CENTRAL ANGLE
  - (R) RADIUS
  - (L) ARC LENGTH
  - (C/L) CHORD LENGTH
  - (T) TANGENT LENGTH
  - (C/B) CHORD BEARING
  - (C/T) CURVE # (SEE CURVE DATA TABLE)
  - (L/T) LINE # (SEE LINE DATA TABLE)
  - (B) BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 3 & 5 OF 5)

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 07°0'0" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THIS SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 "B" MAP DATED MARCH 15, 1989.
  - ELEVATIONS ARE BASED ON NVD, 1929 DATUM, MEAN SEA LEVEL, BENCHMARK "K-186", ELEVATION = 23.041, AS PUBLISHED.



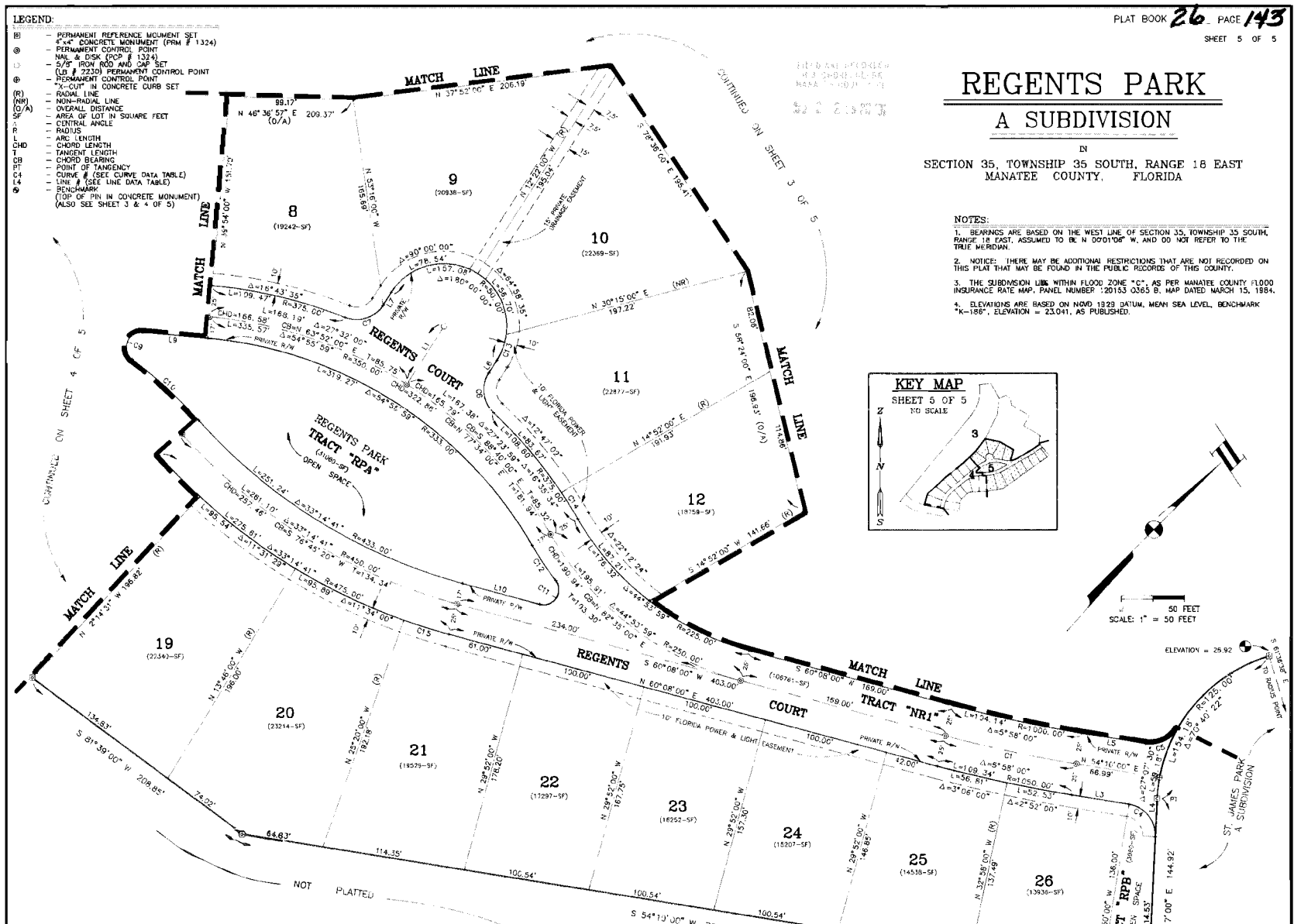
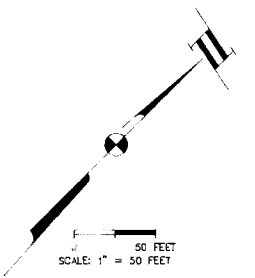
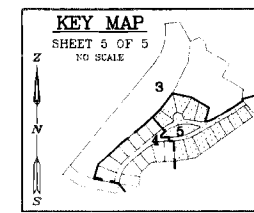
**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA



# REGENTS PARK A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°01'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
  4. ELEVATIONS ARE BASED ON NAD 1929 DATUM, MEAN SEA LEVEL, BENCHMARK "K-188", ELEVATION = 23.041, AS PUBLISHED.



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C3	106.74	5° 58' 00"	1025.00	106.89	N 57° 08' 00" E	53.42
C4	36.46	63° 33' 00"	25.00	LINE	BEARING	STANLEE
C5	30.25	69° 19' 30"	25.00	L1	N 12° 22' 00" W	55.00
C6	34.55	79° 11' 35"	25.00	L3	N 54° 10' 00" E	46.32
C7	34.55	79° 11' 35"	25.00	L4	N 42° 17' 00" W	30.28
C8	30.97	147° 52' 58"	12.00	L5	S 54° 10' 00" W	51.62
C9	71.49	117° 08' 40"	357.00	L6	N 12° 22' 00" W	12.09
C10	28.82	142° 23' 01"	12.00	L7	S 12° 22' 00" E	12.09
C11	33.94	77° 17' 00"	287.00	L8	S 50° 08' 00" W	51.42
C12	21.84	25° 01' 25"	50.00	L10	N 80° 08' 00" E	63.71
C14	24.93	3° 48' 33"	375.00			
C15	37.58	4° 32' 00"	475.00			

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 193 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 194 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

DESCRIPTION

BEGIN AT NORTHEAST CORNER OF LOT 25 OF THE PLAT OF REGENTS PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 139 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 32° 58' 00" W, AT A DISTANCE OF 1050.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF TRACT "NR1" OF SAID PLAT FOLLOWING TWO (2) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 52' 00", A DISTANCE OF 52.53 FEET TO A POINT OF TANGENCY; (2) N 54° 10' 00" E, A DISTANCE OF 51.62 FEET TO THE POINT OF CURVATURE OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63° 25' 00", A DISTANCE OF 83.01 FEET; THENCE S 59° 46' 00" E, A DISTANCE OF 80.44 FEET; THENCE S 35° 50' 00" E, A DISTANCE OF 113.92 FEET; THENCE S 54° 10' 00" W, A DISTANCE OF 211.21 FEET; THENCE N 32° 58' 00" W, ALONG THE EAST LOT LINE OF SAID LOT 25 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 147.50 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.72 ACRES, MORE OR LESS.

NOTES

- 1. BEARINGS ARE BASED ON THE EAST LOT LINE OF LOT 25, OF THE PLAT OF REGENTS PARK, A SUBDIVISION, ASSUMED TO BE N 32° 58' 00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- 2. 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, WHETHER GRAPHIC OR DIGITAL, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120163 0365 C, REVISED FEBRUARY 5, 1994.
- 4. ELEVATIONS ARE BASED ON NOV 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA) COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 33, PAGE 162, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 17th DAY OF March, 1999.

R.B. Shore, Clerk of Circuit Court, Manatee County, Florida

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: OCTOBER 14, 1998

James N. Catch, Jr., Professional Land Surveyor, Florida Certificate Number 4295, Certificate of Authorization # LB 2230

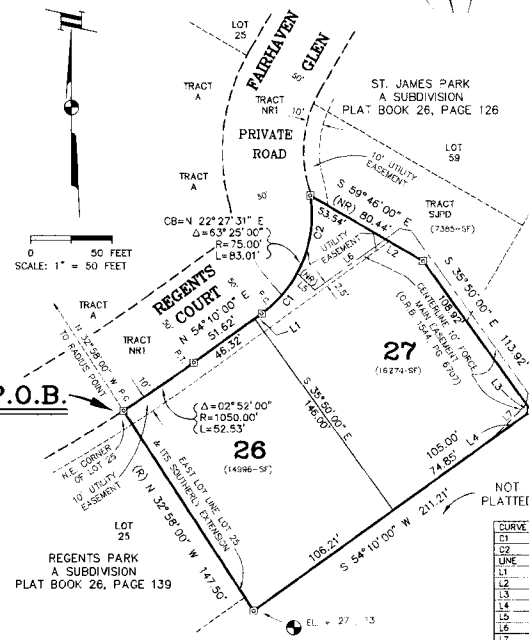
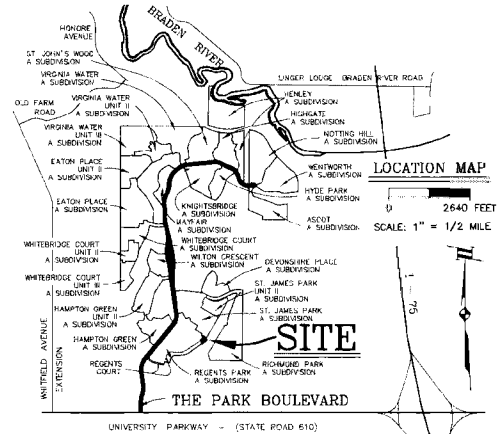
REGENTS PARK

1221117

PLAT BOOK 33 PAGE 162 SHEET 1 OF 1

UNIT II

A SUBDIVISION PARCEL OF LAND AND REPLAT OF LOT 26 AND TRACT RPB REGENTS PARK, A SUBDIVISION, PLAT BOOK 26, PAGE 139 AND PORTION OF TRACTS "NR1" AND "SJPD" ST. JAMES PARK, A SUBDIVISION, PLAT BOOK 26, PAGE 126 AS RECORDED IN PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA) COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY CERTIFY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THE PLAT ENTITLED "REGENTS PARK, UNIT II, A SUBDIVISION, AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 20th DAY OF January, 1999.

WOODLANDS COUNTRY CLUB ASSOCIATES BY: WOODLANDS COUNTRY CLUB MANAGEMENT, INC., AS GENERAL PARTNER

James R. Schier, As President, Manatee County, Fla. (Signature and Stamp)

Angela M. Ivey (PRINT NAME), Jean M. Clark (PRINT NAME) (Witnesses)

STATE OF FLORIDA) COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF January, 1999, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA CORPORATION AND GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Notary Public State of Florida at Large

MY COMMISSION EXPIRES: 12/31/2002

(STAMP)

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA) COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 16th DAY OF March, 1999.

Board of County Commissioners, Manatee County, Florida (Signature and Stamp)

ATTEST:

R. B. SHORE, CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA) COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

William K. Aloff, County Surveyor

3/23/99 DATE

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Point of Tangency, Point of Intersection, Point of Reverse Curvature, Point of Beginning, Point of Curvature, Official Record Book, Page, Permanent Reference Monument Set, 4x4 Concrete Monument, Area of Lot in Square Feet, Curve #, Line #, Point of Curvature, Permanent Reference Monument, Non-Radial Line, Radial Line, Elevation, Central Angle, Radius, Arc Length, Chords P.C., P.T., P.A., P.R.C. and P.C.C., and Benchmark.

CURVE AND LINE DATA

Table with 4 columns: Curve #, Arc Length, Delta, Radius. Lists curves 01 through 07 with their respective measurements.

ZOLLER, NAJJAR & SHROYER, INC. ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS

# RICHMOND PARK

## A SUBDIVISION

923684

**DESCRIPTION**

BEGIN AT THE N.E. CORNER OF TRACT "OR1" "GLENEAGLES CROSSING" OF ST. JAMES PARK, A SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGE 126 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 59°46'00" E, A DISTANCE OF 73.54 FEET TO THE P.C. OF A CURVE, TO THE LEFT HAVING A RADIUS OF 380.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°34'00", A DISTANCE OF 381.80 FEET TO THE P.T. OF SAID CURVE; THENCE N 62°40'00" E, A DISTANCE OF 307.72 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°34'57", A DISTANCE OF 415.02 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 385.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°18'30", A DISTANCE OF 55.83 FEET TO THE WEST LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN O.R. BOOK 996, PAGE 1979 OF SAID PUBLIC RECORDS; THENCE S 00°26'00" W, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N 00°50'10" E, A DISTANCE OF 485.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°24'47", A DISTANCE OF 71.22 FEET TO THE P.R.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°34'26", A DISTANCE OF 15.11 FEET TO THE P.C.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 97°26'31", A DISTANCE OF 42.52 FEET TO THE P.T. OF SAID CURVE TO THE LEFT; THENCE S 00°14'00" W, A DISTANCE OF 51.00 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°48'37", A DISTANCE OF 16.11 FEET; THENCE N 83°08'00" E, A DISTANCE OF 114.47 FEET TO AFORESAID WEST LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S 00°26'00" W, ALONG AFORESAID WEST LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 2130.37 FEET; THENCE N 89°34'00" W, A DISTANCE OF 1052.81 FEET; THENCE N 15°00'00" W, A DISTANCE OF 224.46 FEET; THENCE N 30°11'00" E, A DISTANCE OF 1070.82 FEET; THENCE N 90°00'00" E, A DISTANCE OF 81.73 FEET; THENCE N 07°30'00" E, A DISTANCE OF 254.46 FEET; THENCE N 19°26'00" E, A DISTANCE OF 696.05 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 76.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°12'16", A DISTANCE OF 43.00 FEET; THENCE N 83°08'00" E, A DISTANCE OF 41.50 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N 83°52'34" E, A DISTANCE OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°21'26", A DISTANCE OF 27.74 FEET TO THE P.T. OF SAID CURVE TO THE RIGHT; THENCE N 00°14'00" E, A DISTANCE OF 49.98 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°26'31", A DISTANCE OF 42.52 FEET TO THE P.C.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°07'28", A DISTANCE OF 193.18 FEET TO THE P.T. OF SAID CURVE; THENCE S 62°40'00" W, A DISTANCE OF 307.72 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°34'00", A DISTANCE OF 482.27 FEET TO THE P.T. OF SAID CURVE, ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF TRACT "SUPE" OF ST. JAMES PARK, UNIT II, A SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGE 177 OF SAID PUBLIC RECORDS; THENCE N 59°46'00" W, ALONG THE SAID BOUNDARY OF SAID TRACT "SUPE", A DISTANCE OF 73.54 FEET TO THE S.E. CORNER OF AFORESAID TRACT "OR1" "GLENEAGLES CROSSING"; THENCE N 30°14'00" E, ALONG THE EAST LINE OF SAID TRACT "OR1" "GLENEAGLES CROSSING", A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.  
CONTAINING 35.00 ACRES, MORE OR LESS.

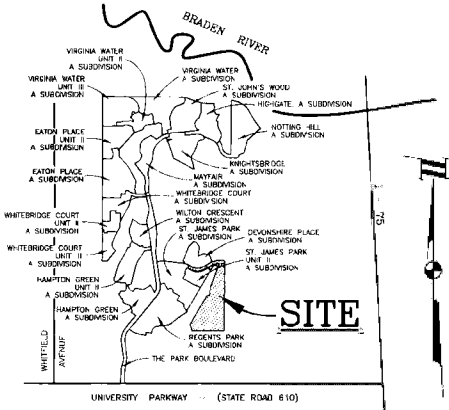
**CERTIFICATE OF APPROVAL  
OF CLERK OF CIRCUIT COURT**

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 30, PAGES 71, 72, 73, 74, 75, 76, 77, AND 78, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 16th DAY OF July, 1996.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



**LOCATION MAP**  
0 2640 FEET  
SCALE: 1" = 1/2 MILE

**CERTIFICATE OF OWNERSHIP  
AND DEDICATION**

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

CAMBRIDGE RESOURCES GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "RICHMOND PARK, A SUBDIVISION", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 16th DAY OF July, 1996.

CAMBRIDGE RESOURCES GROUP  
BY: PERMANENT INVESTMENTS, INC., AS GENERAL PARTNER

BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*Murlene L. Labarr* (SIGNATURE) *Diana L. Fair* (SIGNATURE)  
Murlene L. Labarr (PRINT NAME) Diana L. Fair (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF July, 1996, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PERMANENT INVESTMENTS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF CAMBRIDGE RESOURCES GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Diana L. Fair*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
DIANA L. FAIR  
Notary Public, State of Florida  
My comm. expires Dec 8, 1996  
Comm. No. 00242450  
(STAMP)

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF APPROVAL  
OF BOARD OF COUNTY COMMISSIONERS**

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 16th DAY OF July, 1996.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST: *John Stephen*  
CHAIRMAN

R. B. SHORE  
CLERK OF CIRCUIT COURT

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 195 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# RICHMOND PARK

## A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°01'05" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "CR1" ("GLENEAGLES CROSSING") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
6. TRACT "NR1" ("COLLINGWOOD COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR RICHMOND PARK" (THE "RICHMOND PARK RESTRICTIONS").
7. TRACTS "RPA" AND "RPB", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR RICHMOND PARK SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE RICHMOND PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE RICHMOND PARK RESTRICTIONS.
8. TRACT "UPA", BEING AN OPEN SPACE AREA, IS PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

CAMBRIDGE RESOURCES GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN RICHMOND PARK, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "CR1" ("GLENEAGLES CROSSING"), AND TRACT "NR1" ("COLLINGWOOD COURT") AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "CR1" ("GLENEAGLES CROSSING"), AND TRACT "NR1" ("COLLINGWOOD COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

#### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 4-12-96

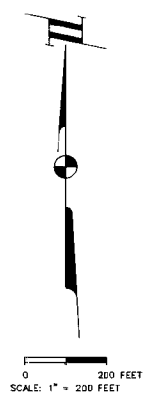
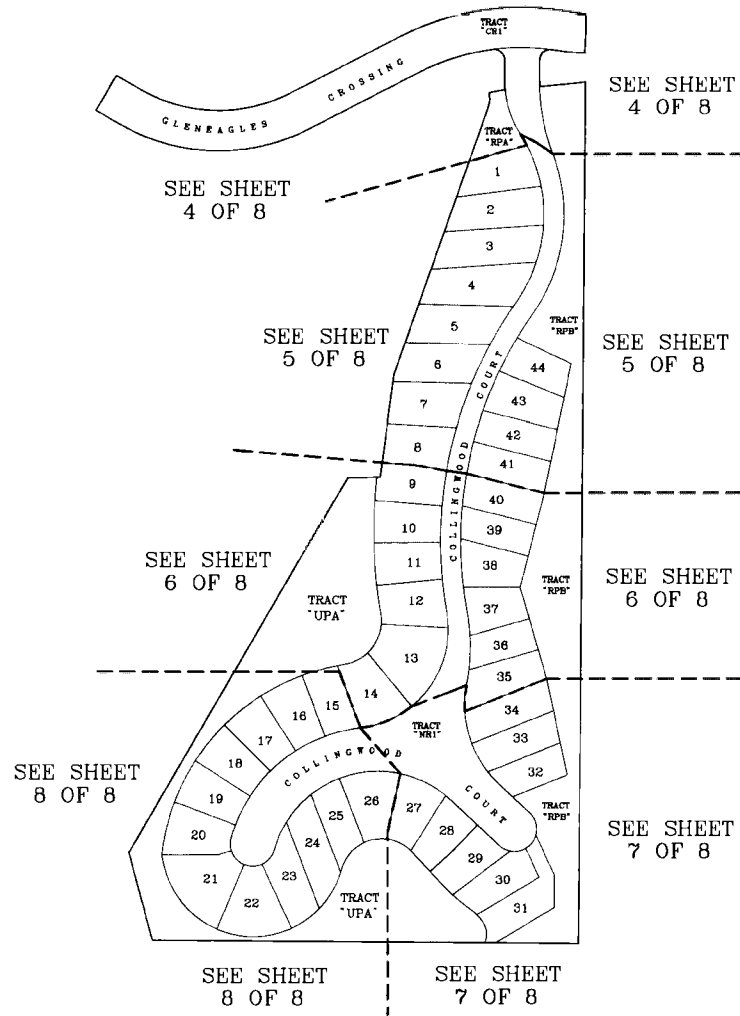
SIGNATURE:   
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

Inst. Number: 202341098401 Page 196 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

KEY / IDENTIFICATION MAP

RICHMOND PARK  
A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

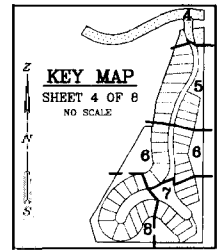


**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 197 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# RICHMOND PARK A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



### CURVE AND LINE DATA

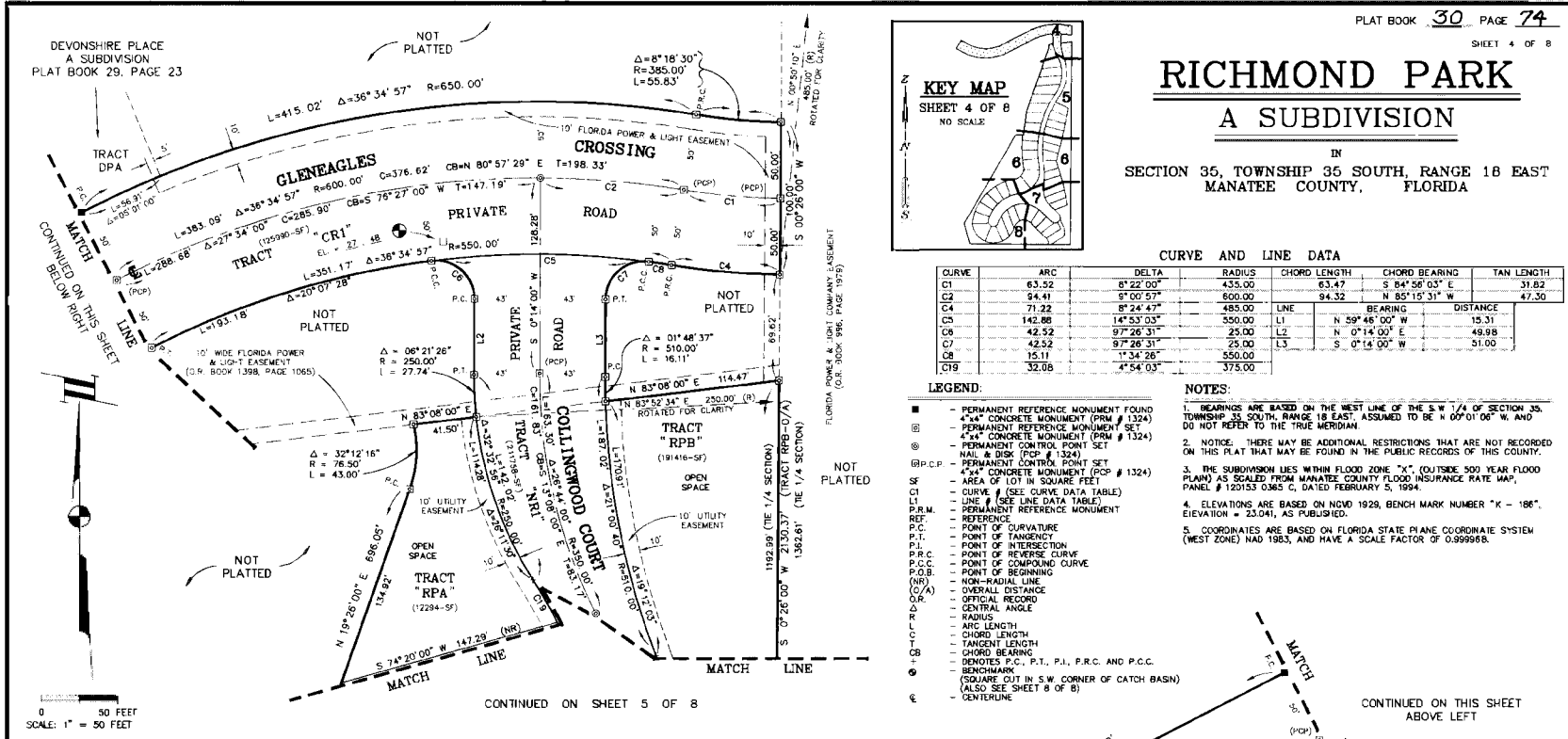
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	63.52	8°22'00"	435.00	63.47	S 84°56'03" E	31.82
C2	94.41	8°00'57"	600.00	94.32	N 85°15'31" W	47.30
C3	71.22	8°24'47"	485.00			
C4	142.88	14°53'03"	350.00	L1	N 59°48'00" W	15.31
C5	42.52	9°26'31"	25.00	L2	N 0°14'00" E	49.88
C7	42.52	9°26'31"	25.00	L3	S 0°14'00" W	51.00
C8	15.11	1°34'26"	350.00			
C19	32.08	4°54'03"	375.00			

### LEGEND:

- PERMANENT REFERENCE MONUMENT FOUND
- ④ 4"x4" CONCRETE MONUMENT (PRM # 1324)
- ⑤ PERMANENT REFERENCE MONUMENT SET
- ⑥ 4"x4" CONCRETE MONUMENT (PRM # 1324)
- ⑦ PERMANENT CONTROL POINT SET
- ⑧ NAUL & BORN (PSP # 1324)
- ⑨ PERMANENT CONTROL POINT SET
- ⑩ 4"x4" CONCRETE MONUMENT (PRM # 1324)
- ⑪ LINE # (SEE LINE DATA TABLE)
- ⑫ PERMANENT REFERENCE MONUMENT
- ⑬ REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- P.O.B. POINT OF BEGINNING
- (NR) NON-RADIAL LINE
- (O.D.A) OVERALL DISTANCE
- (O.P.E) OFFICIAL RECORD
- (C.A) CENTRAL ANGLE
- (R) RADIUS
- (A.L) ARC LENGTH
- (C.L) CHORD LENGTH
- (T.L) TANGENT LENGTH
- (C.B) CHORD BEARING
- (T.B) TANGENT BEARING
- (S.F.) DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- (B.M.) BENCHMARK
- (S.C.) SQUARE CUT IN S.W. CORNER OF CATCH BASIN
- (A.S.F.) (ALSO SEE SHEET 8 OF 8)
- (G) CENTERLINE

### NOTES:

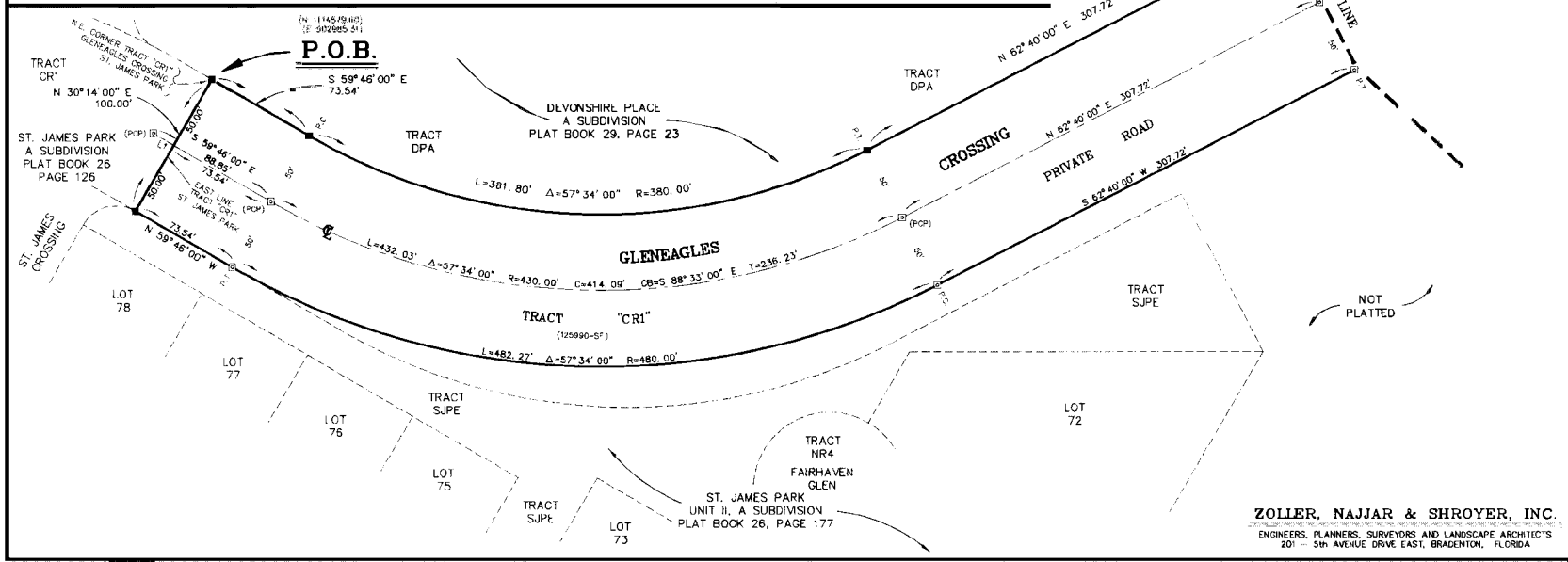
1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°01'06" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 C, DATED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999968.



0 50 FEET  
SCALE: 1" = 50 FEET

CONTINUED ON SHEET 5 OF 8

CONTINUED ON THIS SHEET ABOVE LEFT



**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 198 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# RICHMOND PARK

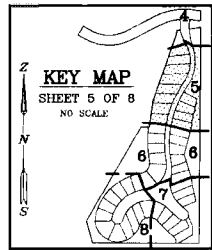
## A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

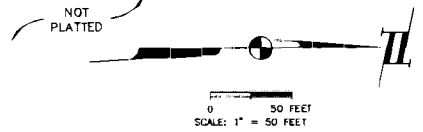
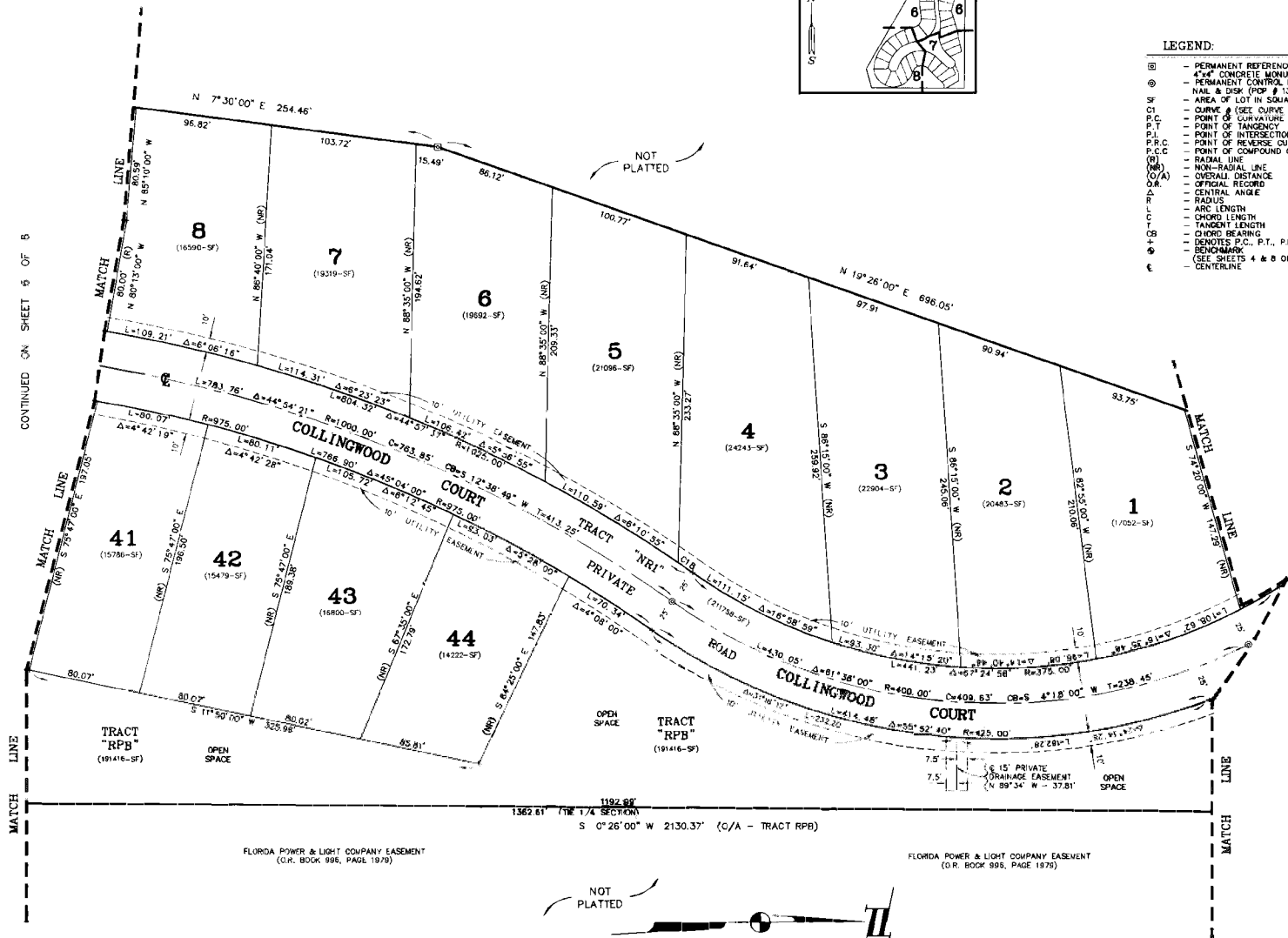
CURVE DATA			
CURVE	ARC	DELTA	RADIUS
C16	12.38	0°41'31"	1023.00

**NOTES:**

- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°01'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0465 C, DATED FEBRUARY 5, 1994.
- ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.



- LEGEND:**
- ⊕ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - 4"X4" CONCRETE MONUMENT (PRM # 1324)
  - ⊗ - PERMANENT CONTROL POINT SET
  - ⊙ - NAIL & DISK (POP # 1324)
  - SF - AREA OF LOT IN SQUARE FEET
  - C1 - CURVE # (SEE CURVE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - (O/A) - OVERALL DISTANCE
  - O.R. - OFFICIAL RECORD
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - C - CHORD LENGTH
  - T - TANGENT LENGTH
  - OB - CHORD BEARING
  - ⊙ - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊙ - BENCHMARK (SEE SHEETS 4 & 8 OF 8)
  - E - CENTERLINE

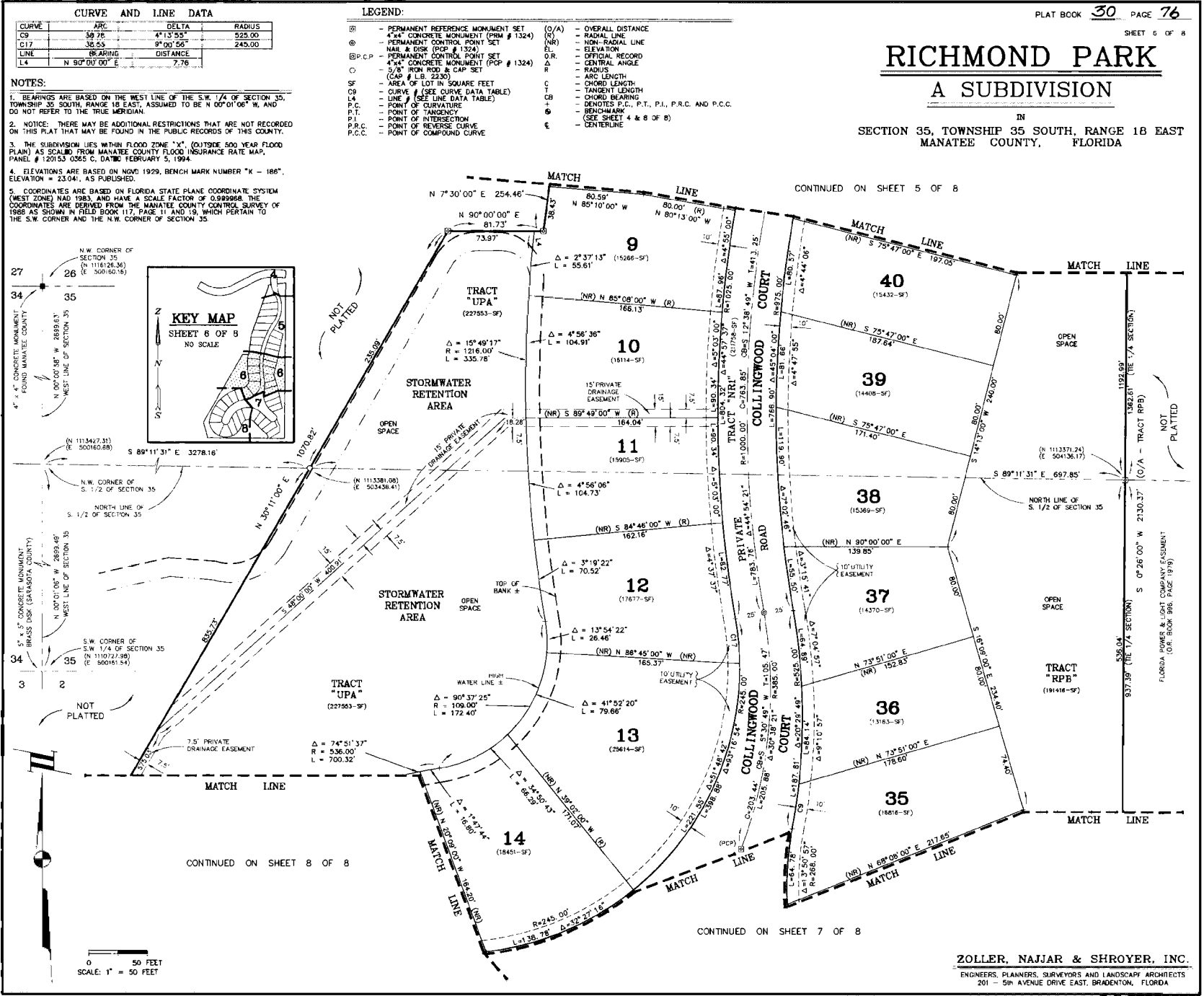


**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

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Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CONTINUED ON SHEET 6 OF 8

CONTINUED ON SHEET 4 OF 8



**CURVE AND LINE DATA**

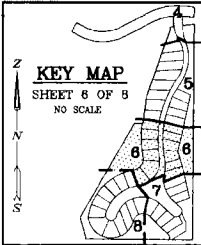
CURVE	ARC	DELTA	RADIUS
C9	39.78	4°13'55"	525.00
C17	38.53	9°00'56"	245.00
LINE	BEARING	DISTANCE	
L4	N 90°00'00" E	7.76	

**LEGEND:**

⊙	PERMANENT REFERENCE MONUMENT SET	(O/A)	OVERALL DISTANCE
⊛	4"x4" CONCRETE MONUMENT (PRM # 1324)	(O)	RADIAL LINE
⊜	PERMANENT CONTROL POINT SET	(NR)	NON-RADIAL LINE
⊜	NAH & DISK (PCP # 1324)	Δ	ELEVATION
⊙	PERMANENT CONTROL POINT SET	O.R.	OFFICIAL RECORD
⊙	4"x4" CONCRETE MONUMENT (PCP # 1324)	Δ	CENTRAL ANGLE
⊙	5/8" IRON ROD & CAP SET	R	RADIUS
⊙	CAP & L.B. 2230	C	ARC LENGTH
SF	AREA OF LOT IN SQUARE FEET	CL	CHORD LENGTH
C9	CURVE # (SEE CURVE DATA TABLE)	T	TANGENT LENGTH
L4	LINE # (SEE LINE DATA TABLE)	CB	CENTRAL BEARING
P.C.	POINT OF CURVATURE	+	DENOTES P.E., P.T., P.I., P.R.C. AND P.C.C.
P.T.	POINT OF TANGENCY	⊙	BENCHMARK
P.I.	POINT OF INTERSECTION	(S)	(SEE SHEET 4 & 8 OF 8)
P.R.C.	POINT OF REVERSE CURVE	⊙	CENTERLINE
P.C.C.	POINT OF COMPOUND CURVE		

**NOTES:**

- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°01'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 C, DATED FEBRUARY 5, 1994.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.
- COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) (AD 1983), AND HAVE A SCALE FACTOR OF 0.999968. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY CONTROL SURVEY OF 1986 AS SHOWN IN FIELD BOOK 117, PAGE 11 AND 19, WHICH PERTAIN TO THE S.W. CORNER AND THE N.W. CORNER OF SECTION 35.



**RICHMOND PARK**  
A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

0 50 FEET  
SCALE: 1" = 50 FEET

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 200 of 304 Date: 9/13/2023 Time: 3:10 PM  
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# RICHMOND PARK

## A SUBDIVISION

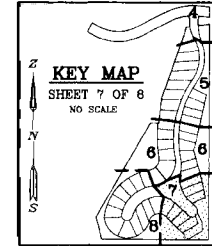
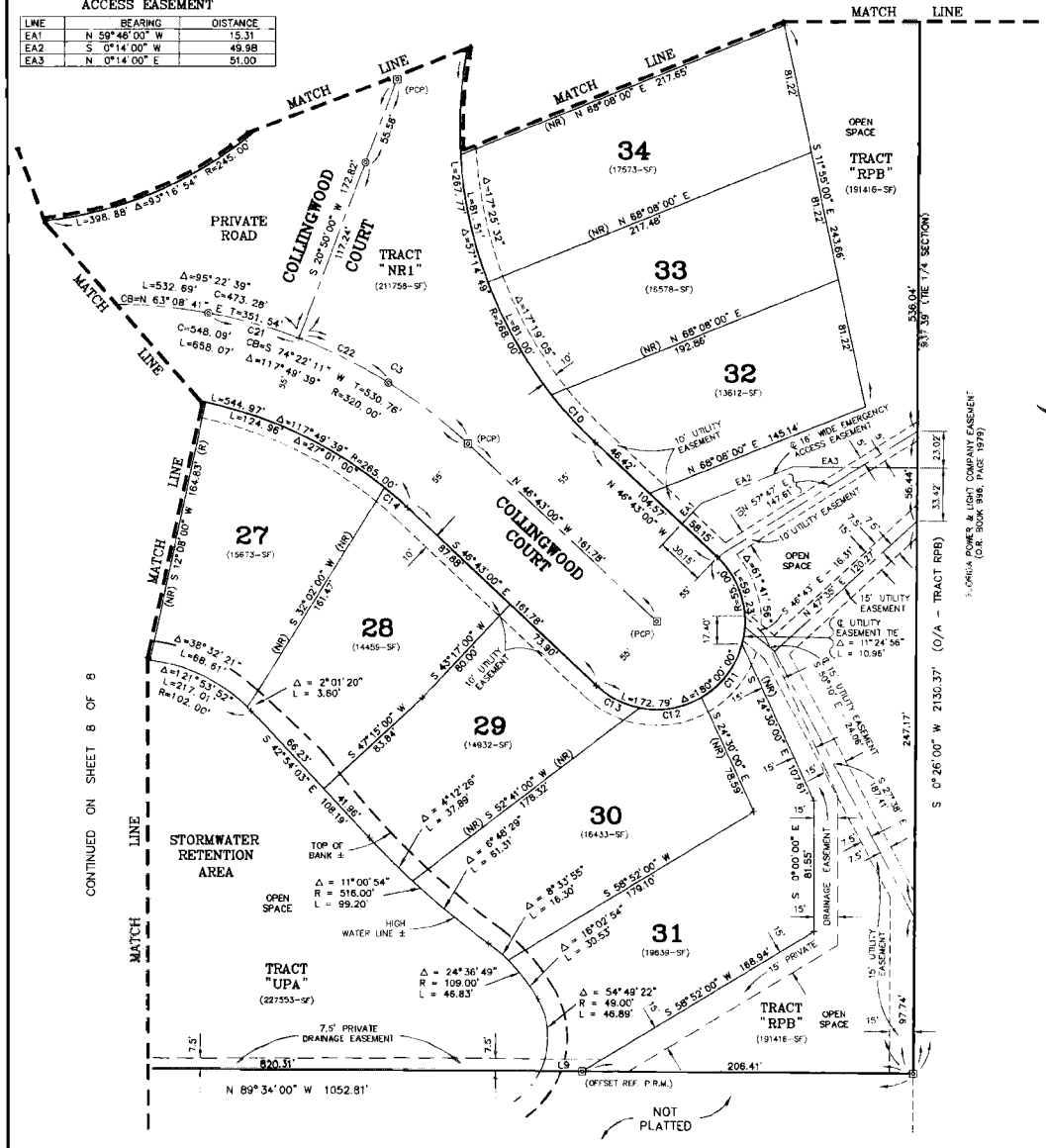
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C3	125.38	22° 27' 00"	320.00	124.58	S 57° 56' 30" E	63.51
C10	40.48	8° 39' 15"	268.00			
C11	42.83	44° 37' 07"	55.00			
C12	40.00	47° 40' 11"	55.00			
C13	30.73	32° 03' 48"	55.00			
C14	19.12	4° 06' 00"	265.00			
C21	58.66	10° 30' 08"	320.00			
C22	62.55	11° 11' 59"	320.00			

CENTERLINE 16' EMERGENCY ACCESS EASEMENT

CONTINUED ON SHEET 6 OF 8

LINE	BEARING	DISTANCE
EA1	N 59° 48' 00" W	15.31
EA2	S 0° 14' 00" W	49.88
EA3	N 0° 14' 00" E	51.00



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00° 01' 00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0360 C, DATED FEBRUARY 5, 1984.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.

- LEGEND:**
- ⊕ - PERMANENT REFERENCE MONUMENT SET
  - ⊕ P.C.P. - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊕ - PERMANENT CONTROL POINT SET
  - ⊕ - 4"x4" CONCRETE MONUMENT (POP # 1324)
  - ⊕ - PERMANENT CONTROL POINT SET
  - ⊕ - NAIL & DISK (PCP # 1324)
  - ⊕ - AREA OF LOT IN SQUARE FEET
  - C3 - CURVE # (SEE CURVE DATA TABLE)
  - L3 - LINE # (SEE LINE DATA TABLE)
  - PRM - PERMANENT REFERENCE MONUMENT
  - RFB - REFERENCE
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - (O/A) - OVERALL DISTANCE
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - EL - ELEVATION
  - D.R. - OFFICIAL RECORD
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - CL - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - ± - PRINTED S.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ - BENCHMARK (SEE SHEET 4 & 8 OF 8)
  - ⊕ - CENTERLINE

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 201 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 202 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CURVE AND LINE DATA			
CURVE	ARC	DELTA	RADIUS
C15	31.46	32° 48' 21"	55.00
C16	34.21	51° 13' 36"	375.00
C20	8.59	2° 10' 37"	226.00
LINE	BEARING	DISTANCE	
L6	S 11° 52' 00" E	27.86	
L11	S 72° 41' 00" W	34.73	

CONTINUED ON SHEET 6 OF 8

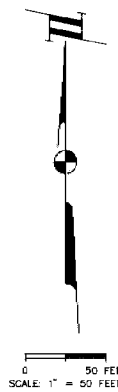
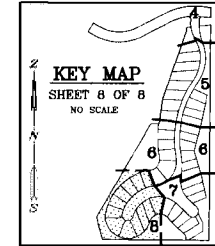
# RICHMOND PARK

## A SUBDIVISION

IN  
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

**NOTES:**

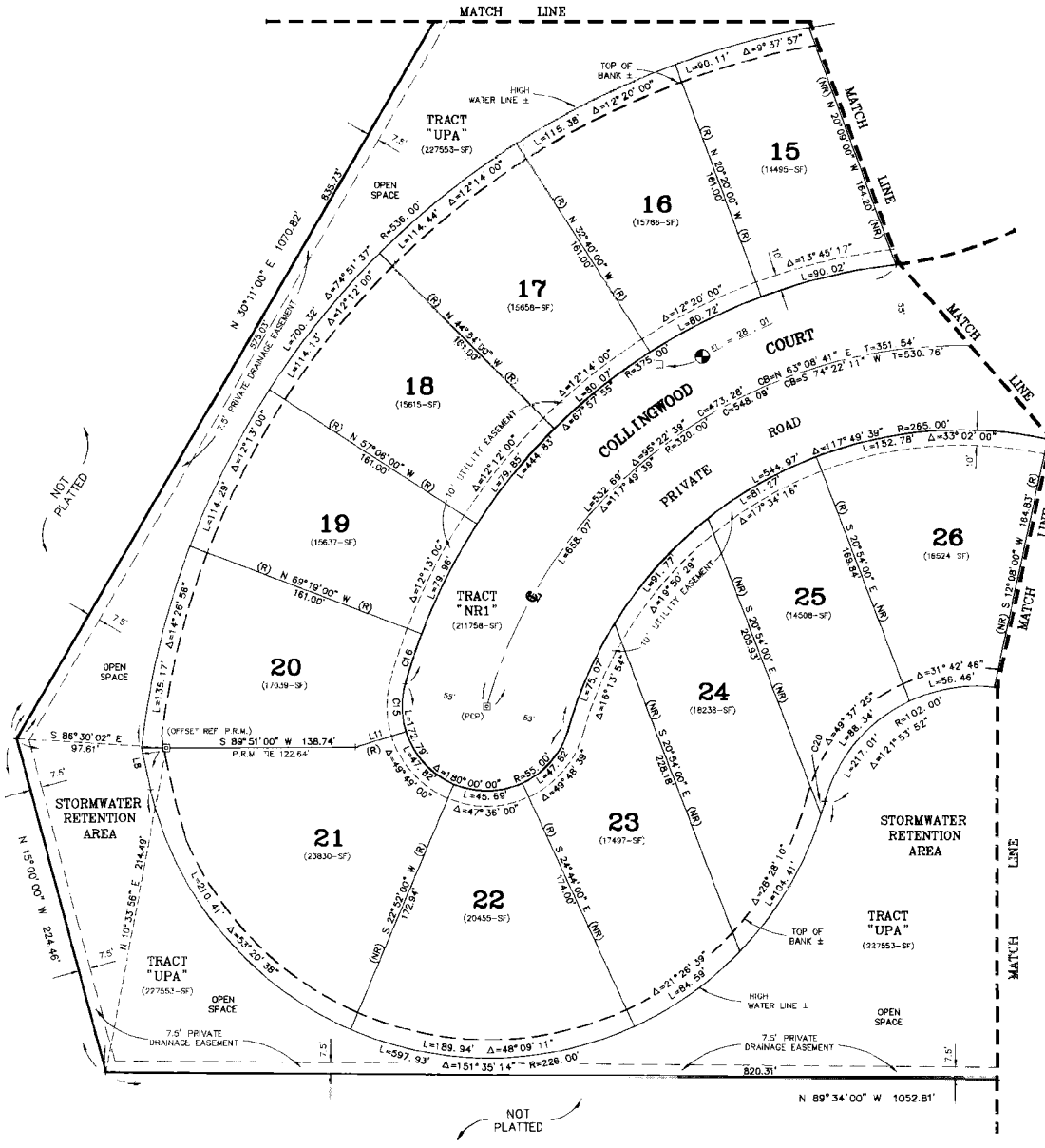
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00° 01' 06" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 D005 C, DATED FEBRUARY 5, 1994.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 166", ELEVATION = 23.04', AS PUBLISHED.



- LEGEND:**
- ⊕ PERMANENT REFERENCE MONUMENT SET
  - ⊕ P.C.P. PERMANENT CONTROL POINT SET
  - SF 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - 4"x4" CONCRETE MONUMENT (PCP # 1324)
  - SF AREA OF 1.01 IN SQUARE FEET
  - CS CURVE (SEE CURVE DATA TABLE)
  - L6 LINE # (SEE LINE DATA TABLE)
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - REF REFERENCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - EL ELEVATION
  - C.R. OFFICIAL RECORD
  - Δ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - T TANGENT LENGTH
  - CL CHORD LENGTH
  - CB CHORD BEARING
  - ± DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ BENCHMARK (SQUARE CUT IN N.W. CORNER OF CATCH BASIN) (ALSO SEE SHEET 4 OF 8)
  - ⊕ CENTERLINE

FILED AND RECORDED  
 7/15/2023  
 R. B. SHORE, CLERK  
 MANATEE COUNTY, FLA.

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA



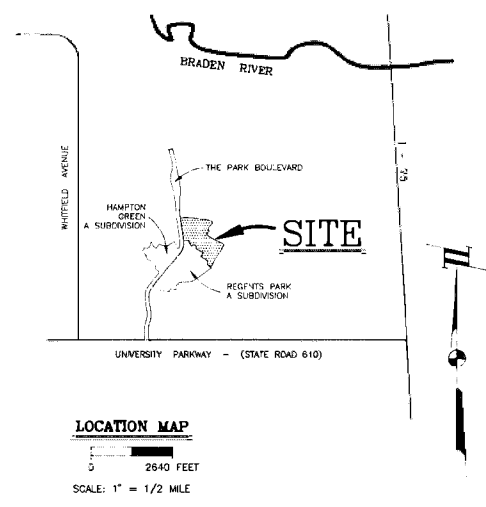
CONTINUED ON SHEET 7 OF 8

# ST. JAMES PARK

533958

## A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



### DESCRIPTION

FROM THE S.W. CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN N 00°01'06" W, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 2210.12 FEET; THENCE N 89°58'54" E, A DISTANCE OF 1086.14 FEET; THENCE N 39°22'00" E, A DISTANCE OF 532.13 FEET; THENCE S 50°38'00" E, A DISTANCE OF 120.00 FEET; THENCE N 39°22'00" E, A DISTANCE OF 391.32 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'00", A DISTANCE OF 429.66 FEET TO THE POINT OF BEGINNING AND THE P.T. OF SAID CURVE; THENCE N 08°07'00" W, A DISTANCE OF 761.30 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 81°53'00" E, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE N 81°53'00" E, A DISTANCE OF 60.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 850.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'00", A DISTANCE OF 210.41 FEET TO THE P.T. OF SAID CURVE; THENCE S 83°58'00" E, A DISTANCE OF 525.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 563.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°10'00", A DISTANCE OF 237.47 FEET TO THE P.T. OF SAID CURVE; THENCE S 59°46'00" E, A DISTANCE OF 15.31 FEET; THENCE S 30°14'00" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 30°14'00" W, AT A DISTANCE OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE S 30°14'00" W, A DISTANCE OF 110.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S 30°14'00" W, A DISTANCE OF 50.00 FEET; THENCE S 59°46'00" E, A DISTANCE OF 36.73 FEET; THENCE S 30°14'00" W, A DISTANCE OF 155.00 FEET; THENCE S 59°46'00" E, A DISTANCE OF 498.27 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 59°46'00" W, AT A DISTANCE OF 205.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°36'18", A DISTANCE OF 20.05 FEET; THENCE S 59°46'00" E, A DISTANCE OF 150.98 FEET; THENCE S 30°14'00" W, A DISTANCE OF 823.26 FEET; THENCE S 47°43'00" W, A DISTANCE OF 50.00 FEET; THENCE N 42°17'00" W, A DISTANCE OF 102.26 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°40'22", A DISTANCE OF 154.18 FEET; THENCE N 59°46'00" W, A DISTANCE OF 250.06 FEET; THENCE N 30°14'00" E, A DISTANCE OF 150.00 FEET; THENCE N 59°46'00" W, A DISTANCE OF 260.00 FEET; THENCE N 08°16'00" W, A DISTANCE OF 90.00 FEET; THENCE N 57°34'00" W, A DISTANCE OF 72.07 FEET; THENCE S 66°14'00" W, A DISTANCE OF 96.17 FEET; THENCE N 28°16'00" W, A DISTANCE OF 218.96 FEET; THENCE S 81°53'00" W, A DISTANCE OF 150.14 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 26.11 ACRES, MORE OR LESS.

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

I, R. B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 216, PAGES 126, 127, 128, 129, 130, AND 131 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 30 DAY OF March, 1992.

*[Signature]*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 26 DAY OF November, 1991.

*[Signature]*  
CHAIRMAN, BOARD OF  
COUNTY COMMISSIONERS

ATTEST:  
*[Signature]*  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, KABARA CORPORATION N.V., A NETHERLANDS ANTILLES CORPORATION, AND ISLAND INVESTMENT PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, DO HEREBY CERTIFY OWNERSHIP BY SAID CORPORATION AND PARTNERSHIPS OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "ST. JAMES PARK," A SUBDIVISION, AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE CORPORATION AND PARTNERSHIPS HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAMES THIS 26th DAY OF November, 1991.

WITNESSES: KABARA CORPORATION N.V.  
*[Signature]* BY: *[Signature]*  
*[Signature]* WILLIAM T. HARRISON, JR.  
AS ITS ATTORNEY-IN-FACT

WITNESSES: ISLAND INVESTMENT PROPERTIES, LTD.  
*[Signature]* BY: *[Signature]*  
*[Signature]* JAMES R. SCHIER,  
AS PRESIDENT

WITNESSES: WOODLANDS COUNTRY CLUB ASSOCIATES  
*[Signature]* BY: *[Signature]*  
*[Signature]* JAMES R. SCHIER,  
AS PRESIDENT

STATE OF FLORIDA)  
COUNTY OF SARASOTA) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF November, 1991 BY WILLIAM T. HARRISON, JR., AS ATTORNEY-IN-FACT FOR KABARA CORPORATION N.V., A NETHERLANDS ANTILLES CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES: March 21, 1993  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF November, 1991 BY JAMES R. SCHIER, AS PRESIDENT OF SUNCOAST REALTY MANAGEMENT COMPANY, INC., A FLORIDA CORPORATION AND A GENERAL PARTNER OF ISLAND INVESTMENT PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP.

MY COMMISSION EXPIRES: 2/23/92  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF November, 1991 BY JAMES R. SCHIER, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP.

MY COMMISSION EXPIRES: 2/23/92  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Inst. Number: 202341098401 Page 203 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# ST. JAMES PARK A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, SHOWN AS HAVING A BEARING OF N 0°01'06" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C" AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
4. ELEVATIONS ARE BASED ON NOVD 1929 MEAN SEA LEVEL DATUM, ELEVATION OF 23.041, BENCH MARK "K-186", AS PUBLISHED, LOCATED AT SARASOTA-BRADENTON, AIRPORT.
5. TRACT "CR1" ("GLENEAGLES CROSSING") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
6. TRACT "NR1" ("ST. JAMES CROSSING" AND "FAIRHAVEN GLEN") AND TRACT "NR2" ("HUNTER COMBE CROSSING") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR ST. JAMES PARK" (THE "ST. JAMES PARK RESTRICTIONS").
7. TRACTS "SJA", "SJFB", "SJPC", AND "SJPD" (COLLECTIVELY KNOWN AS "ST. JAMES PARK"), BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR ST. JAMES PARK SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE REGENTS PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE ST. JAMES PARK RESTRICTIONS.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT AND SIDE LOT LINES, AND TEN (10) FEET ALONG ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

### INGRESS AND EGRESS OVER PRIVATE ROADS

THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION DO HEREBY GRANT TO ALL SUBSEQUENT OWNERS OF PROPERTY IN ST. JAMES PARK SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "CR1" ("GLENEAGLES CROSSING"), TRACT "NR1" ("ST. JAMES CROSSING" AND "FAIRHAVEN GLEN"), AND TRACT "NR2" ("HUNTER COMBE CROSSING") AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION DO HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER & LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "CR1" ("GLENEAGLES CROSSING"), TRACT "NR1" ("ST. JAMES CROSSING" AND "FAIRHAVEN GLEN"), AND TRACT "NR2" ("HUNTER COMBE CROSSING") AS SHOWN ON THIS PLAT.

### FPL UTILITY EASEMENT

THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION DO HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NONEXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "10" FLORIDA POWER & LIGHT EASEMENT."

### PRIVATE DRAINAGE EASEMENT

THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION DO HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NONEXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT"

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 11/27/21

SIGNATURE:   
E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

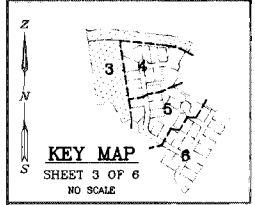
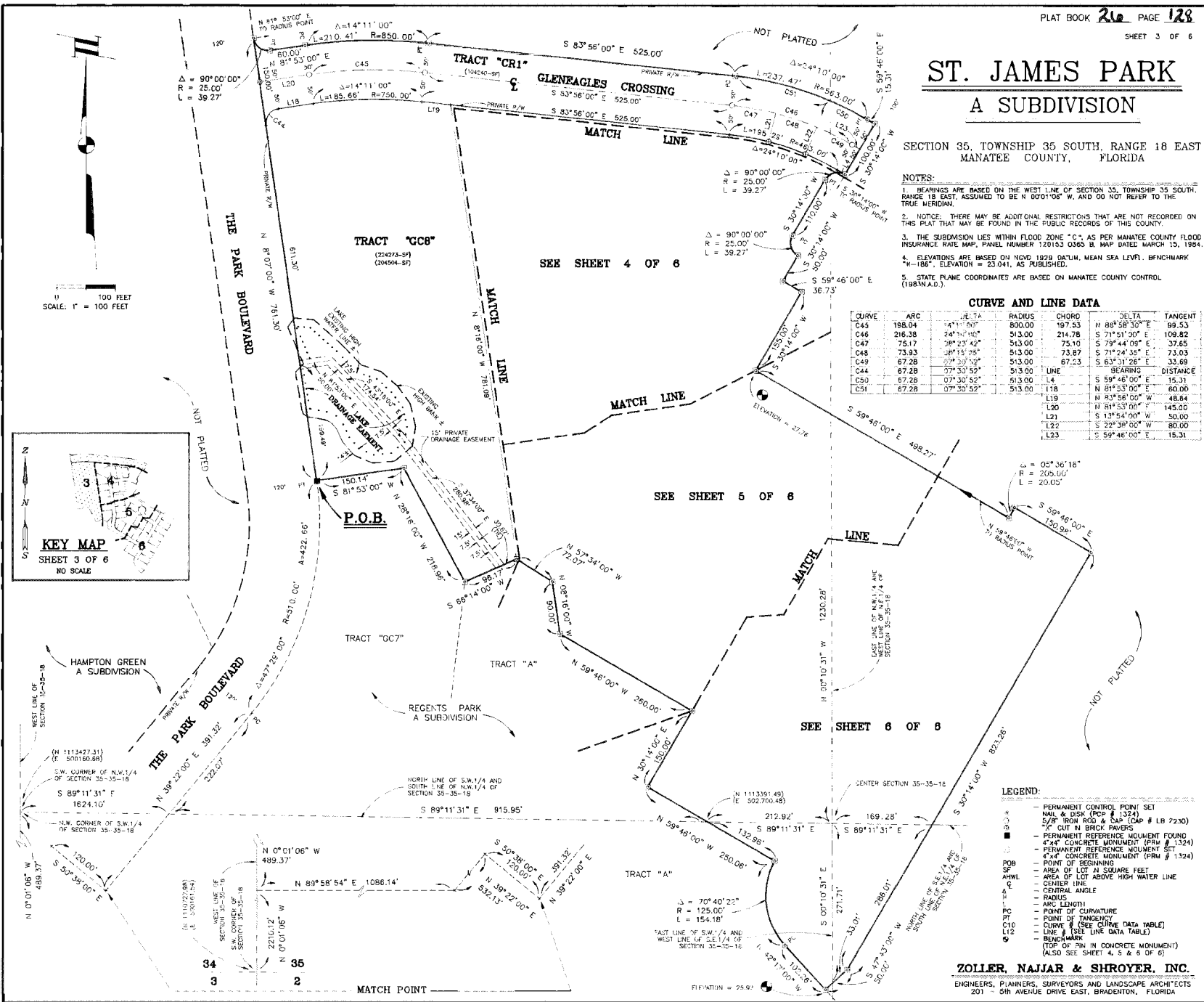
# ST. JAMES PARK A SUBDIVISION

SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

- NOTES:
1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°0'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120163 0365 B, MAP DATED MARCH 15, 1984.
  4. ELEVATIONS ARE BASED ON 1988 DATUM, MEAN SEA LEVEL. BENCHMARK "4-188" ELEVATION = 23.041, AS PUBLISHED.
  5. STATE PLANE COORDINATES ARE BASED ON MANATEE COUNTY CONTROL (1983M.A.D.).

**CURVE AND LINE DATA**

CURVE	ARC	Δ, T.A.	RADIUS	CHORD	DELTA	TANGENT
C45	188.04	141°11'58"	800.00	197.53	N 89°58'30" E	99.53
C46	216.38	24°12'46"	513.00	214.78	S 71°51'00" E	109.82
C47	75.17	28°23'42"	513.00	75.10	S 79°44'09" E	37.65
C48	73.83	28°15'25"	513.00	73.87	S 71°24'35" E	37.03
C49	67.28	27°33'52"	513.00	67.23	S 63°31'28" E	33.69
C44	67.28	27°33'52"	513.00	67.23	S 63°31'28" E	33.69
C50	67.28	07°30'52"	513.00	67.23	S 59°46'00" E	15.31
C51	67.28	07°30'52"	513.00	67.23	S 59°46'00" E	15.31



- LEGEND:**
- PERMANENT CONTROL POINT SET NAIL & DISK (PROP # 1324)
  - 5/8" IRON ROD & CAP (LAP # LB 2230)
  - 2" CUT IN BRICK PAVERS
  - PERMANENT REFERENCE MONUMENT FOUND 4"X4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET 4"X4" CONCRETE MONUMENT (PRM # 1324)
  - POINT OF BEGINNING
  - AREA OF LOT IN SQUARE FEET
  - AREA OF LOT ABOVE HIGH WATER LINE
  - CENTRAL LINE
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE CURVE DATA TABLE)
  - BENCHMARK (TOP OF FIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 4, 5 & 6 OF 6)

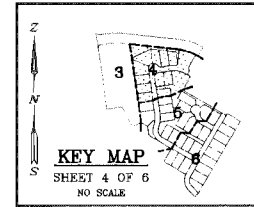
**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 205 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# ST. JAMES PARK

## A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

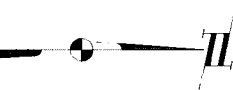


**NOTES:**

- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°01'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
- ELEVATIONS ARE BASED ON NVD 1929 DATUM, MEAN SEA LEVEL, BENCHMARK "K-186", ELEVATION = 23.041, AS PUBLISHED.

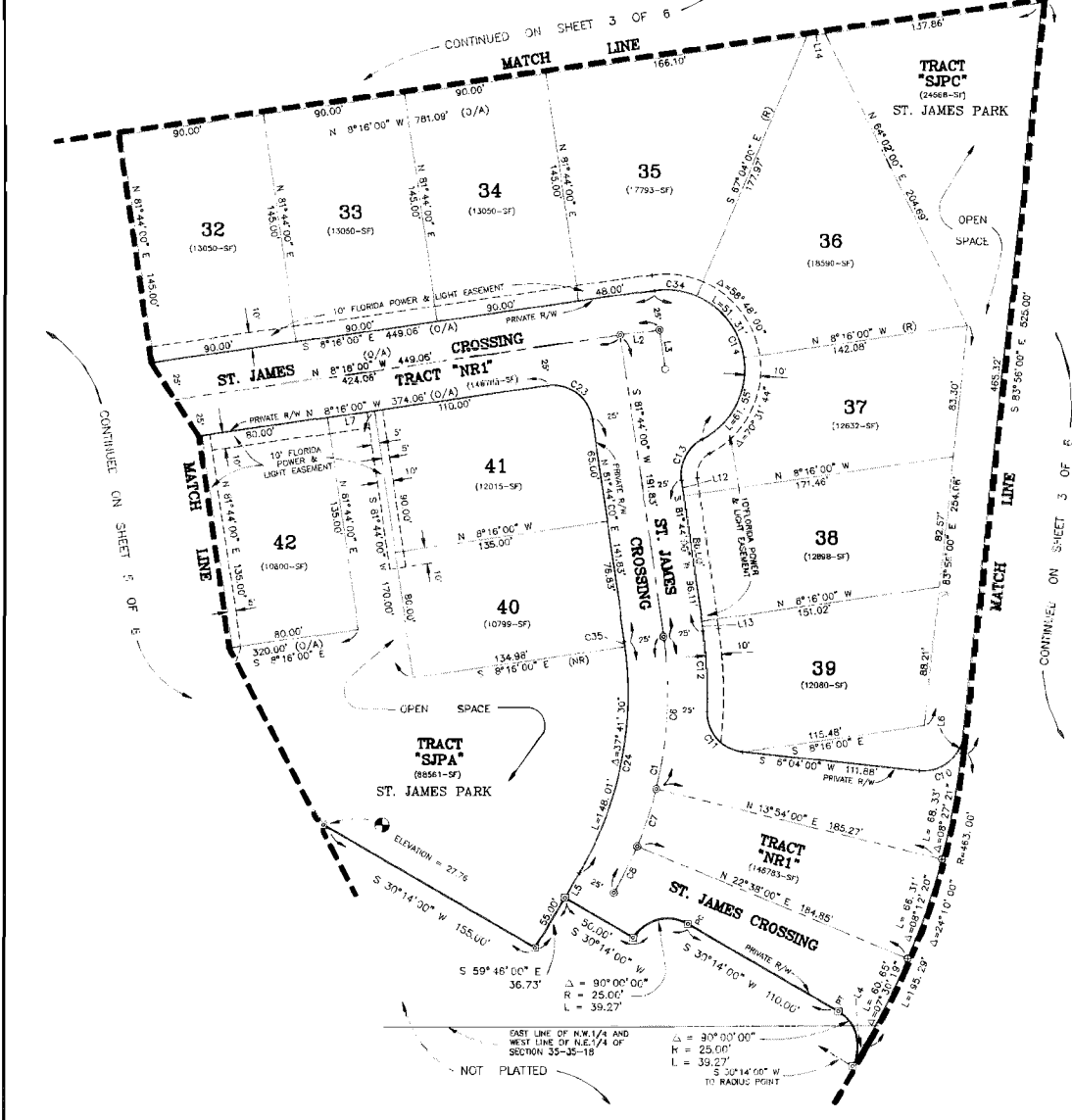
**LEGEND:**

- ⊕ PERMANENT REFERENCE MONUMENT SET
- ⊕ 4" CONCRETE MONUMENT (FORM # 1324)
- ⊕ PERMANENT CONTROL POINT SET
- ⊕ NAIL & DISK (10" # 1324)
- ⊕ 5/8" IRON ROD & CAP (CAP # 2230)
- ⊕ "C" CUT IN BRICK PAVERS
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- (O/A) OVERALL DISTANCE
- AREA OF LOT IN SQUARE FEET
- R RADIUS
- L ARC LENGTH
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- CT CURVE # (SEE CURVE DATA TABLE)
- L LINE # (SEE LINE DATA TABLE)
- ⊕ BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 3, 5 & 6 OF 6)



0 50 FEET  
SCALE: 1" = 50 FEET

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	167.99	38°30'00"	250.00	164.85	N 79°01'00" W	87.30
C6	96.72	22°10'00"	250.00	96.12	S 87°11'00" E	48.97
C7	38.11	8°44'00"	250.00	38.07	S 71°44'00" E	19.09
C8	33.18	7°36'00"	250.00	33.14	S 63°34'00" E	16.60
L10	39.27	90°00'00"	25.00			
L11	37.64	88°15'17"	25.00			
L12	50.82	10°35'17"	275.00			
L13	30.77	70°31'44"	25.00			
L14	40.09	180°31'44"	50.00			
C23	39.27	90°00'00"	25.00			
C24	151.19	18°30'00"	225.00			
C34	27.23	11°12'00"	50.00			
C35	3.17	0°48'30"	225.00			

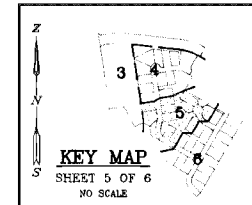


**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

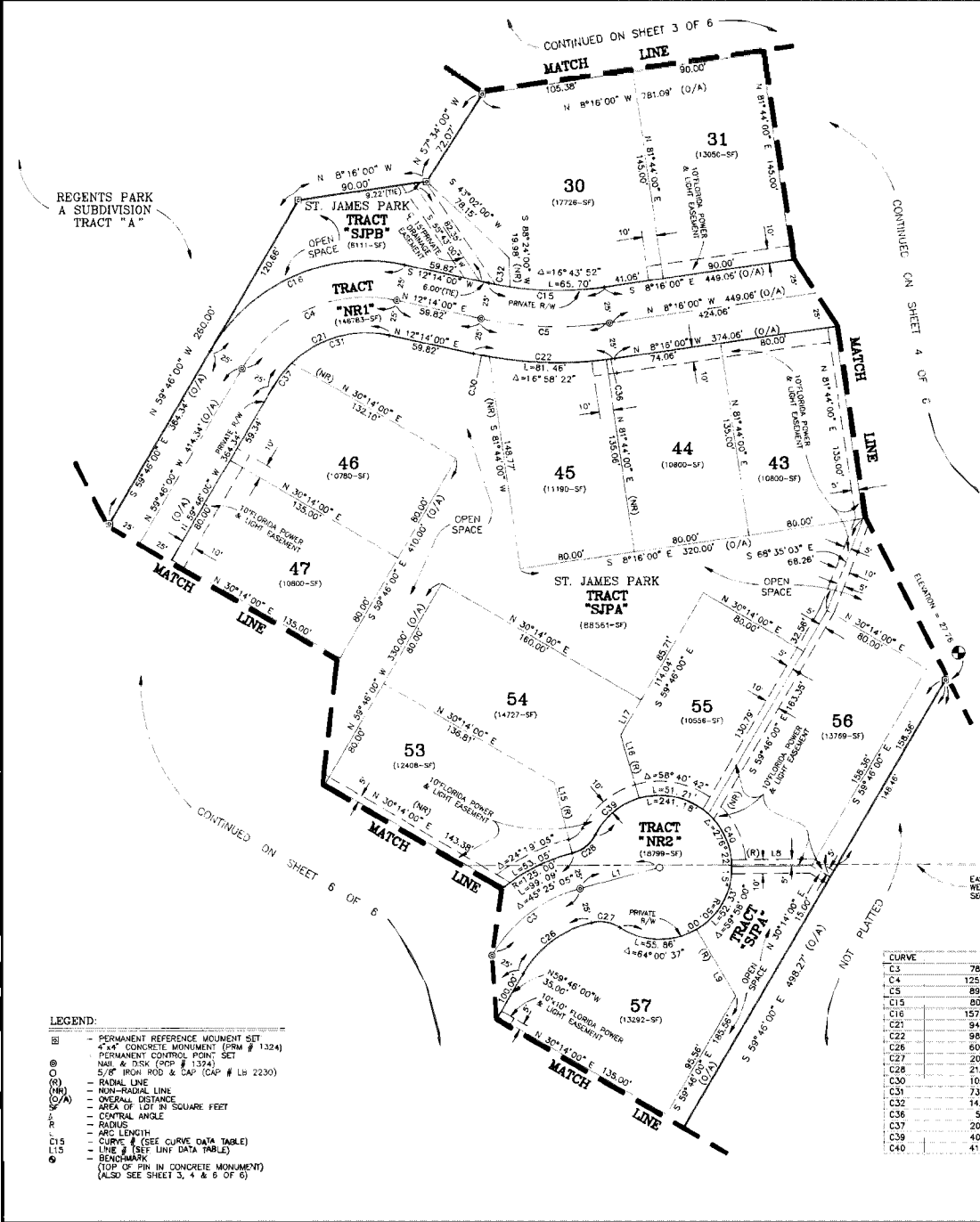
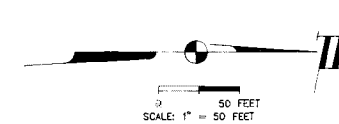
Inst. Number: 202341098401 Page 206 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# ST. JAMES PARK A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 0°01'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "1" AS PER MANATEE COUNTY #1000 INSURANCE RATE MAP, PAGE NUMBER 120153 0365 B, MAP DATED MARCH 15, 1994.
  - ELEVATIONS ARE BASED ON NVD 1929 DATUM, MEAN SEA LEVEL. BENCHMARK "K-186", ELEVATION = 23.041, AS PUBLISHED.



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - - PERMANENT CONTROL POINT SET
  - - NAIL & DISK (CIP # 1324)
  - - 5/8" IRON ROD & CAP (CAP # Lb 2230)
  - - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - (O/A) - OVERALL DISTANCE
  - AREA OF LOT IN SQUARE FEET
  - ∠ - CENTRAL ANGLE
  - R - RADIUS
  - ARC LENGTH
  - C15 - CURVE # (SEE CURVE DATA TABLE)
  - L15 - LINE # (SEE LINE DATA TABLE)
  - ⊕ - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 3, 4 & 6 OF 6)

**CURVE AND LINE DATA**

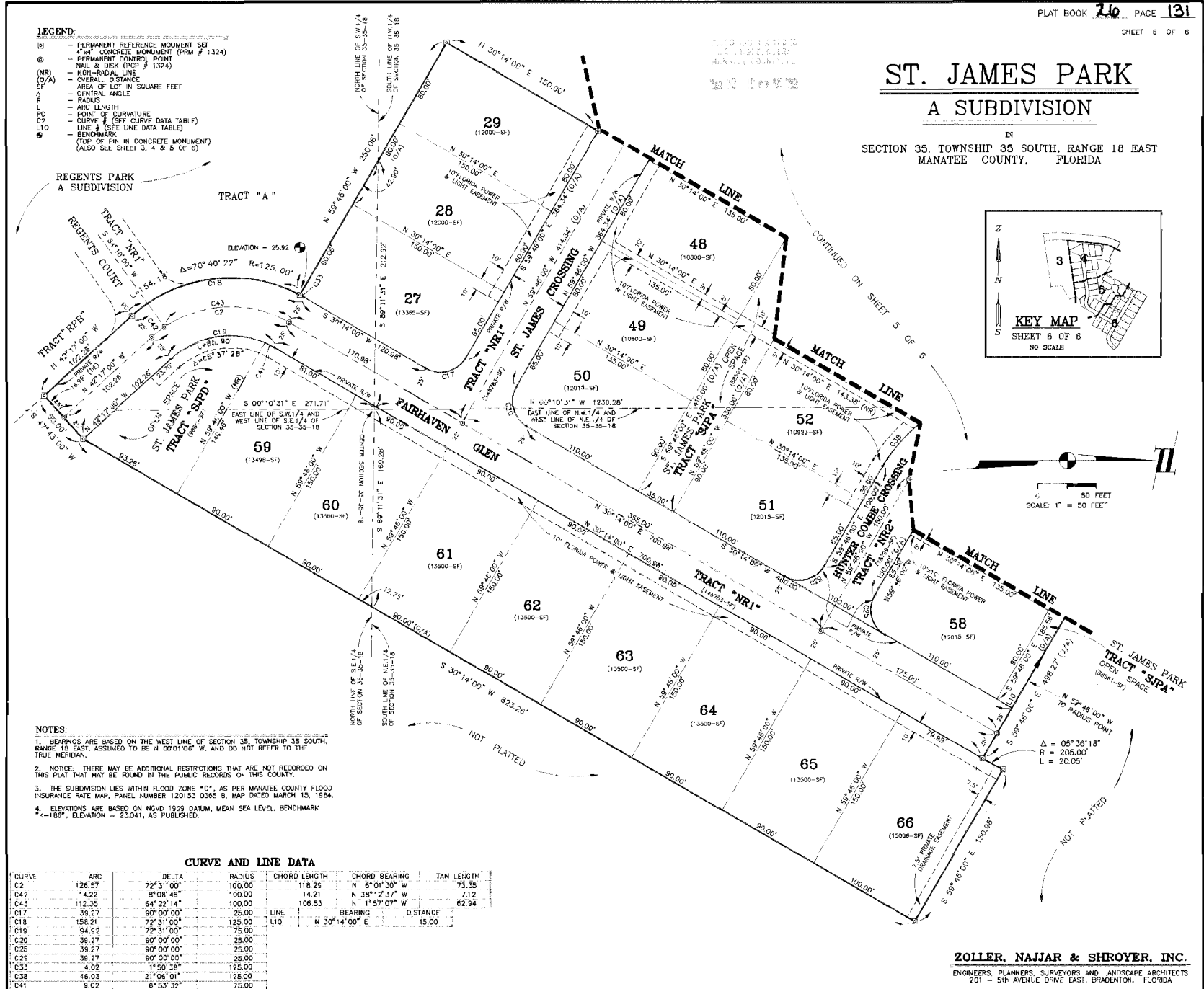
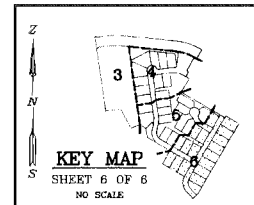
CURVE	ARC LENGTH	DELTA	RADIUS	CHORD LENGTH	CHORD BEARINGS	TAN LENGTH
C3	78.54	45°00'00"	100.00	76.54	N 37°16'00" W	41.42
C4	125.68	72°00'00"	100.00	117.56	N 23°46'00" W	72.65
L5	89.45	20°30'00"	250.00	88.97	N 11°59'00" E	45.21
C15	80.50	20°30'00"	225.00			
C16	157.08	72°00'00"	125.00	L1	N 14°46'00" W	57.00
C21	84.25	72°00'00"	75.00	L6	S 0°34'00" E	55.25
C22	96.39	20°30'00"	275.00	L9	N 59°24'00" E	53.53
C26	60.57	48°18'17"	75.00	L15	N 75°39'05" E	50.50
C27	20.47	48°54'21"	25.00	L16	N 73°34'00" E	35.62
C28	21.21	48°36'43"	25.00	L17	N 59°46'00" W	28.33
C30	10.99	2°17'24"	275.00			
C31	73.32	58°00'33"	75.00			
C32	14.80	3°46'08"	225.00			
C36	5.94	1°14'14"	275.00			
C37	20.93	15°59'27"	75.00			
C39	40.60	46°31'36"	50.00			
C40	41.18	47°11'18"	50.00			

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 207 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# ST. JAMES PARK A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



- LEGEND:**
- ⊕ PERMANENT REFERENCE MONUMENT SET
  - ⊙ 4" x 4" CONCRETE MONUMENT (FRM # 1324)
  - ⊙ PERMANENT CONTROL POINT
  - ⊙ NAIL & DISK (PCP # 1324)
  - NON-RADIAL LINE
  - OVERALL DISTANCE
  - AREA OF LOT IN SQUARE FEET
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - POINT OF CURVATURE
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - BENCHMARK
  - TOP OF PIN IN CONCRETE MONUMENT (ALSO SEE SHEET 3, 4 & 5 OF 6)

- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°01'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REDDORED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
  4. ELEVATIONS ARE BASED ON NGVD 1929 DATUM, MEAN SEA LEVEL. BENCHMARK "K-186", ELEVATION = 23.041, AS PUBLISHED.

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C2	126.57	72° 3' 00"	100.00	118.25	N 6° 01' 30" W	73.35
C42	14.22	8° 08' 48"	100.00	14.21	N 38° 12' 37" W	7.12
C43	111.35	64° 22' 14"	100.00	108.63	N 1° 57' 07" W	62.54
C17	39.27	90° 00' 00"	25.00	LINE	BEARING	DISTANCE
C18	158.21	72° 31' 00"	125.00	L10	N 30° 14' 00" E	15.00
C19	94.62	72° 31' 00"	75.00			
C20	39.27	90° 00' 00"	25.00			
C25	39.27	90° 00' 00"	25.00			
C29	39.27	90° 00' 00"	25.00			
C33	4.02	1° 50' 38"	125.00			
C38	46.03	21° 06' 01"	125.00			
C41	9.02	6° 53' 32"	75.00			

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA

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Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# ST. JAMES PARK UNIT II A SUBDIVISION

562615

### DESCRIPTION

BEGIN AT THE S.E. CORNER OF TRACT "CR1" OF ST. JAMES PARK, A SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGE 126 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 59°46'00" E, A DISTANCE OF 154.92 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°34'00" A DISTANCE OF 376.77 FEET TO THE P.T. OF SAID CURVE; THENCE N 62°40'00" E, A DISTANCE OF 214.54 FEET; THENCE S 27°20'00" E, A DISTANCE OF 16.72 FEET; THENCE S 30°14'00" W, A DISTANCE OF 637.34 FEET TO THE N.E. CORNER OF LOT 66 OF AFORESAID SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING NINE COURSES; N 59°46'00" W, A DISTANCE OF 150.98 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 62°22'18" W, AT A DISTANCE OF 205.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°36'18", A DISTANCE OF 20.05 FEET TO THE END OF SAID CURVE; THENCE N 59°46'00" W, A DISTANCE OF 498.27 FEET; THENCE N 30°14'00" E, A DISTANCE OF 155.00 FEET; THENCE N 59°46'00" W, A DISTANCE OF 36.73 FEET; THENCE N 30°14'00" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 30°14'00" E, AT A DISTANCE OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE P.T. OF SAID CURVE; THENCE N 30°14'00" E, A DISTANCE OF 116.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD,  
CONTAINING 7.43 ACRES, MORE OR LESS.

### EASEMENT DESCRIPTIONS

**RESERVATION OF EASEMENTS**  
THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT AND SIDE LOT LINES, AND TEN (10) FEET ALONG ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

**INGRESS AND EGRESS OVER PRIVATE ROADS**  
WOODLANDS COUNTRY CLUB ASSOCIATES (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF PROPERTY IN ST. JAMES PARK UNIT II SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR3" ("ST. JAMES CROSSING") AND "FAIRHAVEN GLEN", AND TRACT "NR4" ("FAIRHAVEN GLEN"), AS SHOWN ON THIS PLAT.

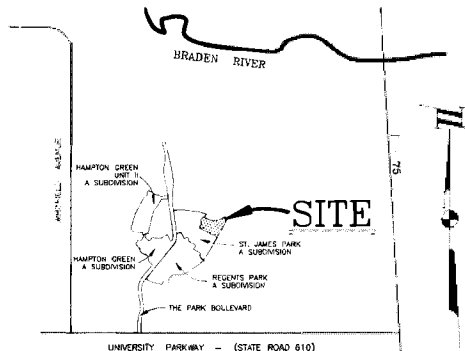
**UTILITY EASEMENT**  
THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR3" ("ST. JAMES CROSSING") AND "FAIRHAVEN GLEN", AND TRACT "NR4" ("FAIRHAVEN GLEN"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

**FPL UTILITY EASEMENT**  
THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "10' FLORIDA POWER & LIGHT EASEMENT".

**PRIVATE DRAINAGE EASEMENT**  
THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

**PERPETUAL DURATION**  
THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



**LOCATION MAP**  
SCALE: 1" = 1/2 MILE

### NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°10'31" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 B, MAP DATED MARCH 15, 1984.
- ELEVATIONS ARE BASED ON NGVD 1929, MEAN SEA LEVEL DATUM, ELEVATION OF 23.041, BENCHMARK # "K-186", AS PUBLISHED, LOCATED AT SARASOTA-BRADENTON AIRPORT.
- TRACT "NR3" ("ST. JAMES CROSSING") AND "FAIRHAVEN GLEN"), AND TRACT "NR4" ("FAIRHAVEN GLEN") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR ST. JAMES PARK" (THE "ST. JAMES PARK RESTRICTIONS").
- TRACTS "SPE" AND "SPP", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR ST. JAMES PARK, UNIT II, SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE ST. JAMES PARK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE ST. JAMES PARK RESTRICTIONS.

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R. B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 26, PAGE 177, AND 178, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 28th DAY OF July, 1992.

*R. B. Shore*  
CLERK OF CIRCUIT COURT  
OF MANATEE COUNTY, FLORIDA

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "ST. JAMES PARK, UNIT II, A SUBDIVISION", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 28th DAY OF July, 1992.

WOODLANDS COUNTRY CLUB ASSOCIATES  
BY: *James R. Schier*  
JAMES R. SCHIER

WITNESSES:  
*Carole Wiles* (SIGNATURE) *Margaret Ann Christ* (SIGNATURE)  
Carole Wiles (PRINT NAME) Margaret Ann Christ (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 1992, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP.

MY COMMISSION EXPIRES: 3/19/96  
Notary Public State of Florida at Large



### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 28th DAY OF July, 1992.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
*L. E. Mercer*  
CHAIRMAN

ATTEST:  
*R. B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: July 1, 1992

SIGNATURE: *L. E. Mercer*  
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

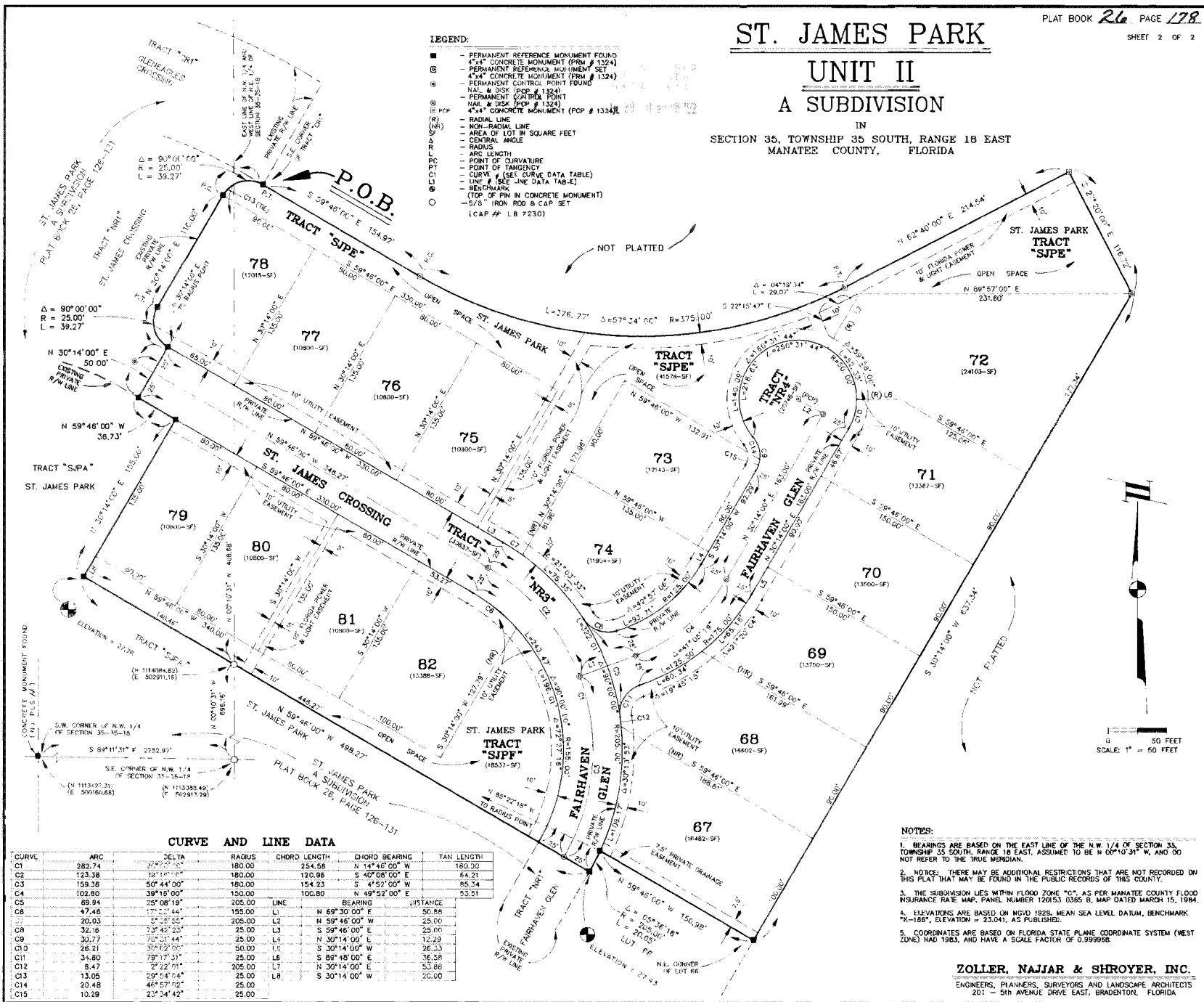
Inst. Number: 202341098401 Page 209 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# ST. JAMES PARK

## UNIT II A SUBDIVISION

IN  
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (PRM # 13274)
  - 4"x4" CONCRETE MONUMENT (PRM # 13274)
  - 4"x4" CONCRETE MONUMENT (PRM # 13274)
  - PERMANENT CONTROL POINT FOUND
  - VAL. & DISK (PCP # 13241)
  - 4"x4" CONCRETE MONUMENT (PCP # 13241)
  - PERMANENT CONTROL POINT
  - VAL. & DISK (PCP # 13241)
  - 4"x4" CONCRETE MONUMENT (PCP # 13241)
  - RADIAL LINE
  - NON-RADIAL LINE
  - AREA OF LOT IN SQUARE FEET
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - BENCHMARK
  - TOP OF PIN IN CONCRETE MONUMENT
  - 5/8" IRON ROD & CAP SET (CAP # LB 7230)



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	282.74	32° 52' 56"	180.00	254.58	N 14° 46' 00" W	180.00
C2	123.38	32° 16' 29"	180.00	120.98	S 40° 08' 00" E	64.21
C3	159.38	50° 44' 06"	180.00	154.23	S 4° 52' 00" W	85.34
C4	102.80	38° 11' 44"	150.00	100.80	N 49° 52' 00" E	53.51
C5	89.94	25° 08' 19"	205.00			
C6	47.46	17° 22' 44"	155.00			
C7	20.03	5° 35' 55"	205.00			
C8	32.16	7° 32' 25"	25.00			
C9	33.77	7° 03' 14"	25.00			
C10	26.21	3° 42' 00"	50.00			
C11	34.80	7° 17' 31"	25.00			
C12	8.47	2° 22' 04"	205.00			
C13	13.05	2° 55' 14"	25.00			
C14	23.48	4° 57' 02"	25.00			
C15	10.29	2° 34' 42"	25.00			

- NOTES:**
1. BEARINGS ARE BASED ON THE EAST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00° 10' 31" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "00". AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, MAP DATED MARCH 15, 1984.
  4. ELEVATIONS ARE BASED ON NGVD 1928, MEAN SEA LEVEL DATUM, BENCHMARK "K-186", ELEVATION = 23.041, AS PUBLISHED.
  5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) HAD 1983, AND HAVE A SCALE FACTOR OF 0.999988.

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5TH AVENUE DRIVE EAST, BRADNTON, FLORIDA

# ST. JOHN'S WOOD

## A SUBDIVISION

811792

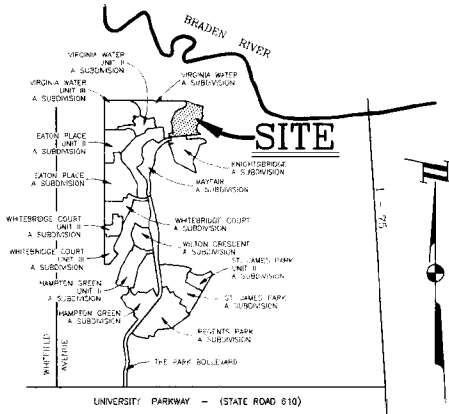
IN  
MANATEE COUNTY, FLORIDA  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST

### CERTIFICATE OF OWNERSHIP AND DEDICATION

#### DESCRIPTION

FROM THE MOST NORTHERLY CORNER OF THE PARK BOULEVARD, TRACT "CR1" AS SHOWN AND DESCRIBED IN THE PLAT OF MAYFAIR, A SUBDIVISION AS RECORDED IN PLAT BOOK 27, PAGE 156 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE MOST SOUTHEAST CORNER OF THE PLAT OF VIRGINIA WATER, A SUBDIVISION AS RECORDED IN PLAT BOOK 27, PAGE 181 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 02°26'52" W, AT A DISTANCE OF 25.00 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF SAID VIRGINIA WATER THE FOLLOWING THIRTEEN COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°07'52", A DISTANCE OF 32.78 FEET TO THE P.T. OF SAID CURVE; THENCE N 21°19'00" W, A DISTANCE OF 98.44 FEET; THENCE N 73°54'00" E, A DISTANCE OF 140.38 FEET; THENCE N 16°06'00" W, A DISTANCE OF 60.00 FEET; THENCE N 02°46'00" W, A DISTANCE OF 184.99 FEET; THENCE N 16°06'00" W, A DISTANCE OF 120.00 FEET; THENCE N 22°20'00" E, A DISTANCE OF 240.22 FEET; THENCE N 31°16'00" E, A DISTANCE OF 118.88 FEET; THENCE N 50°50'00" E, A DISTANCE OF 118.99 FEET; THENCE N 75°10'00" E, A DISTANCE OF 125.92 FEET; THENCE N 57°30'00" E, A DISTANCE OF 121.76 FEET; THENCE N 25°00'00" E, A DISTANCE OF 73.20 FEET; THENCE N 00°47'00" E, A DISTANCE OF 112.21 FEET; TO THE NORTH LINE OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, THENCE S 89°13'01" E, ALONG SAID NORTH LINE A DISTANCE OF 47.98 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 29°11'50" E, AT A DISTANCE OF 1990.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°06'30", A DISTANCE OF 530.27 FEET; THENCE S 10°05'20" W, A DISTANCE OF 58.99 FEET; THENCE S 02°34'00" W, A DISTANCE OF 80.06 FEET; THENCE S 00°01'00" W, A DISTANCE OF 160.00 FEET; THENCE S 02°16'00" W, A DISTANCE OF 52.73 FEET; THENCE S 32°48'00" W, A DISTANCE OF 32.31 FEET; THENCE S 18°17'27" W, A DISTANCE OF 119.99 FEET; THENCE S 62°21'00" W, A DISTANCE OF 48.54 FEET; THENCE S 43°12'00" W, A DISTANCE OF 50.17 FEET; THENCE S 30°54'00" W, A DISTANCE OF 85.63 FEET; THENCE S 38°02'00" W, A DISTANCE OF 37.28 FEET; THENCE S 04°35'00" E, A DISTANCE OF 70.41 FEET; THENCE S 14°15'00" E, A DISTANCE OF 50.00 FEET; THENCE S 28°24'00" E, A DISTANCE OF 17.05 FEET; THENCE S 28°23'00" E, A DISTANCE OF 48.00 FEET; THENCE S 48°00'00" E, A DISTANCE OF 47.97 FEET; THENCE S 64°53'00" E, A DISTANCE OF 53.81 FEET; THENCE S 03°48'00" W, A DISTANCE OF 18.93 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 03°48'00" W, AT A DISTANCE OF 460.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°32'00", A DISTANCE OF 76.54 FEET TO THE P.T. OF SAID CURVE; THENCE S 84°16'00" W, A DISTANCE OF 889.20 FEET TO THE P.O. OF A CURVE TO THE LEFT HAVING A RADIUS OF 620.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'52", A DISTANCE OF 7.73 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.  
CONTAINING 20.08 ACRES, MORE OR LESS.



#### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 28, PAGES 173, 174, 175, 176, 177, AND 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 3rd DAY OF May, 1995.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

#### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 27th DAY OF APRIL, 1995.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:

*Stan Stephens*  
CHAIRMAN

R. B. SHORE  
CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 1995, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Sharon K. Greene*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

SHARON K. GREENE  
Notary Public, State of Florida  
My comm. expires Dec. 20, 1998  
Comm. No. 0000000000  
(STAMP)

MY COMMISSION EXPIRES:

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "ST. JOHN'S WOOD, A SUBDIVISION," AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 23rd DAY OF March, 1995.

NORTHERN CAPITAL GROUP  
BY: NORTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:

*Carolina Johnson* (SIGNATURE) *Murlene LaBarre* (SIGNATURE)  
*Carolina R. Young* (PRINT NAME) *Murlene LABARR* (PRINT NAME)

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 211 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angeline "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

**ST. JOHN'S WOOD**  
**A SUBDIVISION**  
IN  
SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C. DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1" ("ST. JOHN'S WAY") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR ST. JOHN'S WOOD" ("THE ST. JOHN'S WOOD RESTRICTIONS").
6. TRACTS "SJA", "SJB", "SJC", "SJD", "SJE", "SJF" AND "SJG", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR KNIGHTSBRIDGE SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE ST. JOHN'S WOOD RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE ST. JOHN'S WOOD RESTRICTIONS.
7. TRACTS "UPA" AND "UPB", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
8. EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE, NO DEVELOPMENT, AS DEFINED IN THE CODE SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "CONSERVATION BUFFER EASEMENT".

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

INGRESS AND EGRESS OVER PRIVATE ROADS

NORTHERN CAPITAL GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN ST. JOHN'S WOOD, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("ST. JOHN'S WAY"), AS SHOWN ON THIS PLAT.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("ST. JOHN'S WAY"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

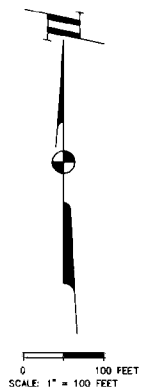
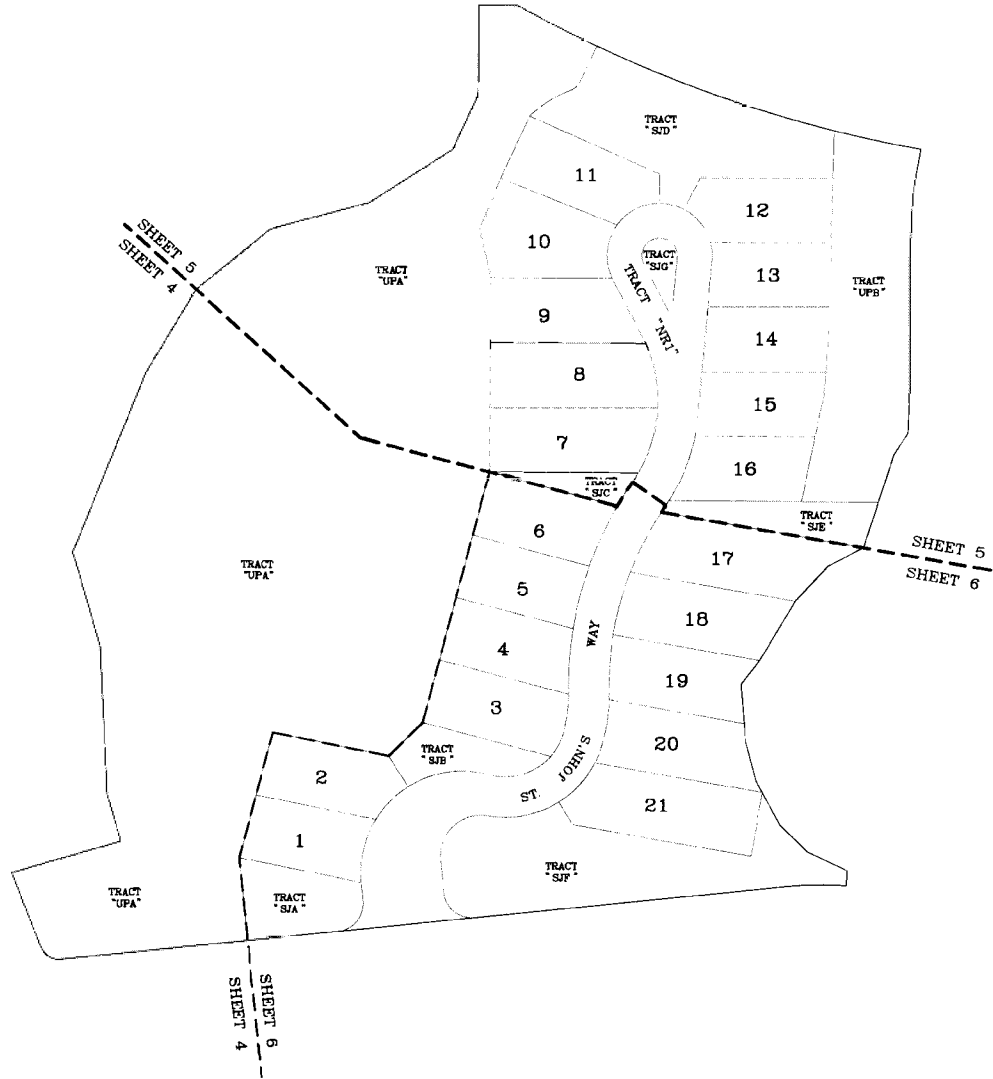
DATE OF CERTIFICATION: MARCH 20, 1995

SIGNATURE:   
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

KEY / IDENTIFICATION MAP

ST. JOHN'S WOOD  
A SUBDIVISION

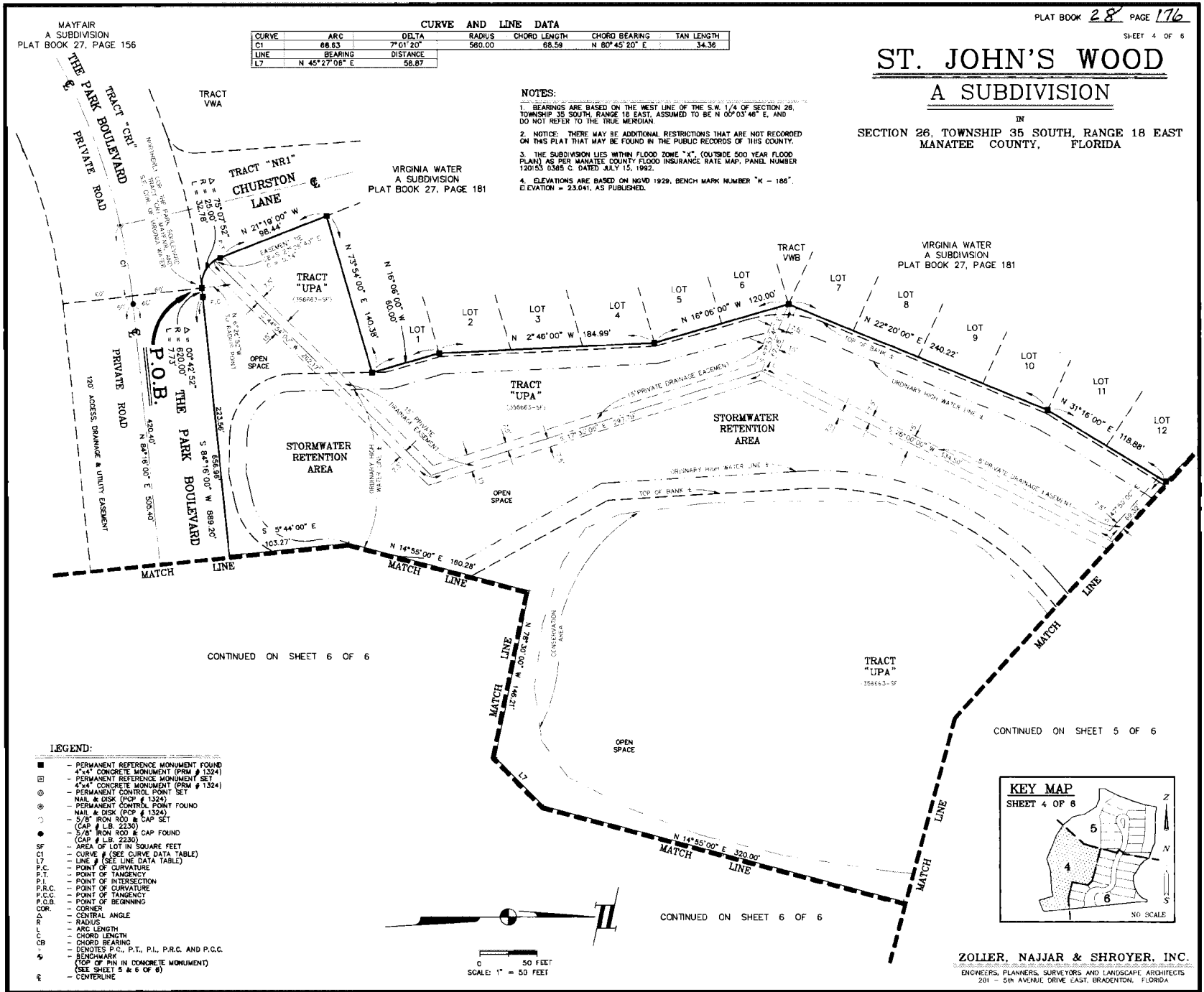
IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

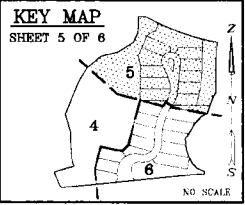
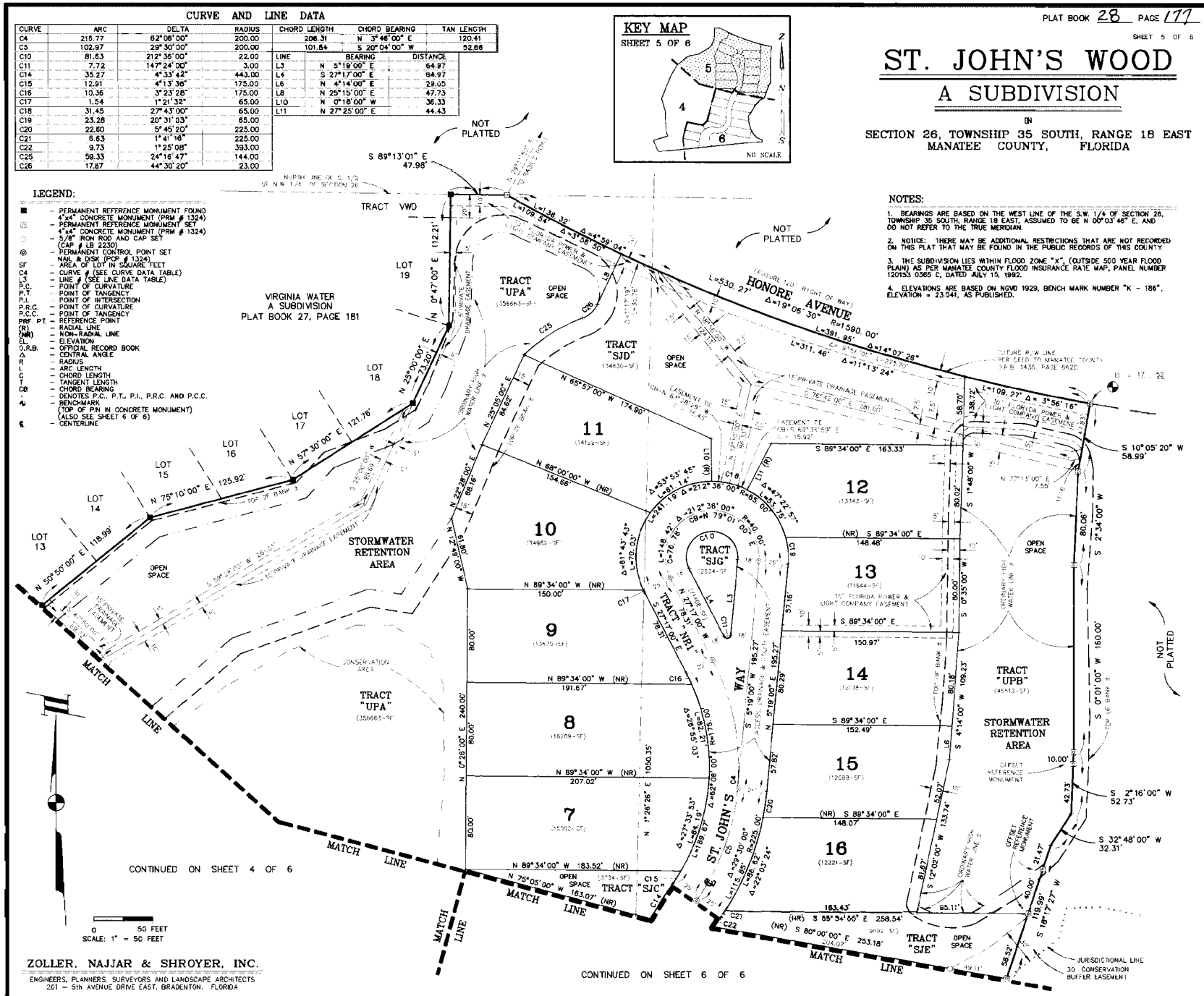


ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 213 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 214 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00





# ST. JOHN'S WOOD

## A SUBDIVISION

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

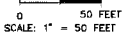
- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - 5/8" IRON ROD AND CAP SET (CAP # LB 2230)
  - PERMANENT CONTROL POINT SET
  - NAIL & DISK (PCP # 1324)
  - AREA OF LOT IN SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - P.I.
  - POINT OF INTERSECTION
  - P.R.C.
  - P.C.C.
  - POINT OF TANGENCY
  - REFERENCE POINT
  - (R)
  - (NR)
  - (N.R.)
  - OFFICIAL RECORD BOOK
  - ELEVATION
  - NON-RADIAL LINE
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 6 OF 6)
  - DENTURELINE

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION + 23.04', AS PUBLISHED.

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA

CONTINUED ON SHEET 6 OF 6

CONTINUED ON SHEET 4 OF 6



Inst. Number: 202341098401 Page 216 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

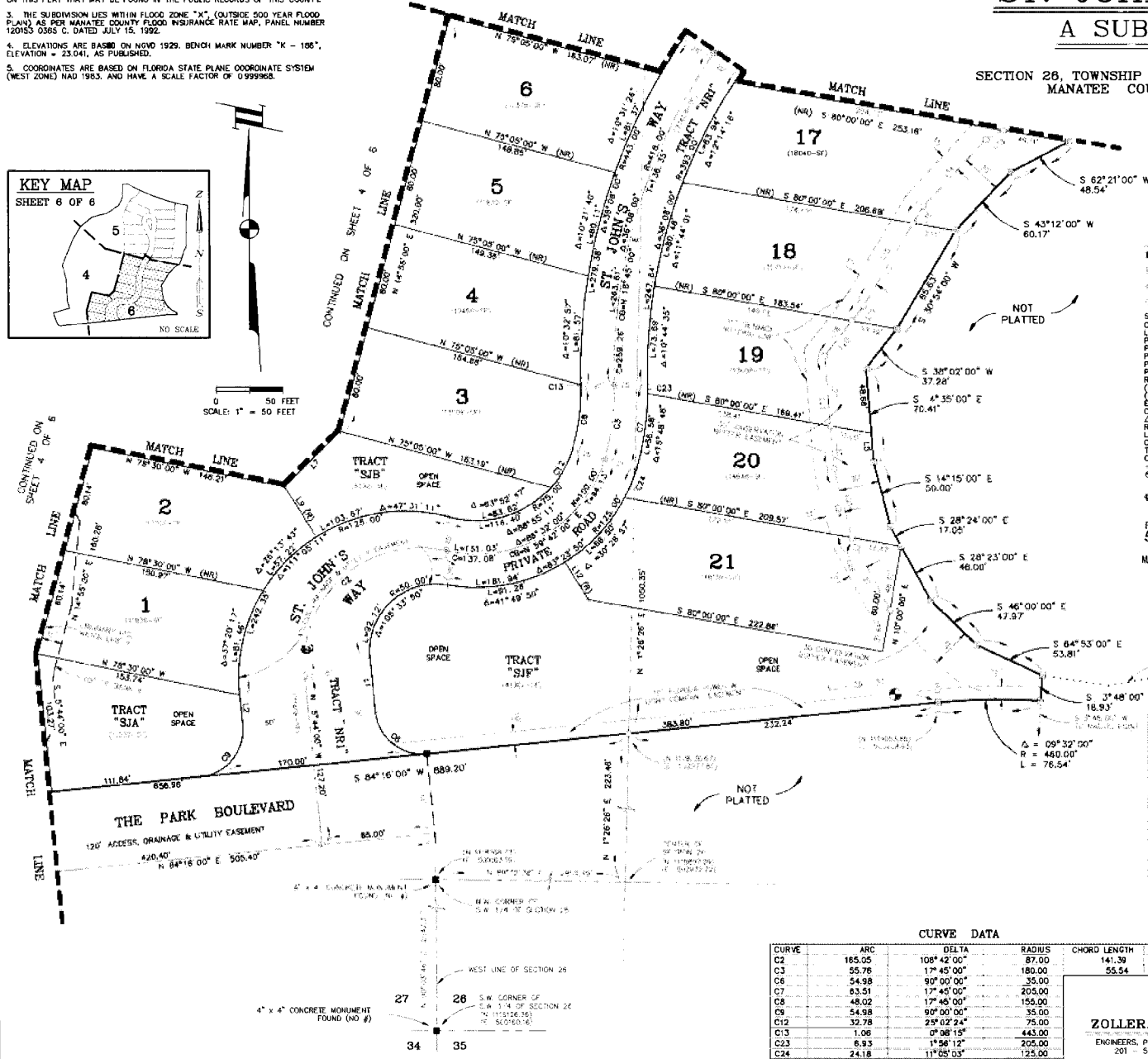
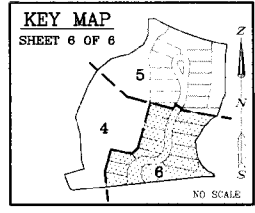
**NOTES:**

- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 0°03'45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120155 0365 C, DATED JULY 15, 1992.
- ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 106", ELEVATION = 23.041, AS PUBLISHED.
- COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999968.

CONTINUED ON SHEET 5 OF 6

**ST. JOHN'S WOOD**  
**A SUBDIVISION**

IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (FORM # 1324)
  - 4"x4" CONCRETE MONUMENT (FORM # 1324)
  - PERMANENT CONTROL POINT SET
  - NAIL & DISK (POP # 1324)
  - 5/8" IRON ROD & CAP SET
  - (CAP # L.B. 2230)
  - AREA OF LOT IN SQUARE FEET
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.C.C. POINT OF CURVATURE
  - P.C.T. POINT OF TANGENCY
  - REF. PT. REFERENCE POINT
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - ELEVATION
  - CORNER
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - BENCHMARK
  - (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 5 OF 6)
  - CENTERLINE

FILED AND RECORDED  
 5/13/95 @ 3:55 PM  
 R. B. SHORE, CLERK  
 MANATEE COUNTY, FLA.

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 5°44'00" W	40.74
L2	S 5°44'00" E	22.72
L3	S 3°35'00" E	37.75
L7	N 48°27'00" W	56.87
L9	N 32°10'00" W	44.88
L12	S 32°00'00" E	33.28
L13	S 82°21'00" W	14.72
L14	S 43°27'00" W	68.47
L15	E 30°50'00" W	87.00
L16	S 30°50'00" W	14.89
L17	S 30°50'00" W	72.31
L18	S 38°02'00" E	47.11
L19	S 38°02'00" E	14.10
L20	S 38°02'00" E	33.01
L21	S 4°35'00" E	84.85
L22	S 4°35'00" E	52.86
L23	S 4°35'00" E	33.09
L24	S 14°15'00" E	58.23
L25	S 14°15'00" E	23.87
L26	S 14°15'00" E	7.56
L27	S 28°23'00" E	58.86

**CURVE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C2	165.05	108°42'00"	87.00	141.39	N 48°37'00" E	121.50
C3	55.76	17°45'00"	180.00	55.54	N 7°33'30" E	28.11
C6	54.98	90°00'00"	35.00			
C7	63.51	17°45'00"	205.00			
C8	48.02	17°45'00"	155.00			
C9	54.98	90°00'00"	35.00			
C12	32.78	25°02'24"	75.00			
C13	1.06	0°08'15"	443.00			
C23	8.93	1°56'12"	205.00			
C24	24.18	11°05'03"	125.00			

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA



# SLOANE GARDENS

A SUBDIVISION  
IN

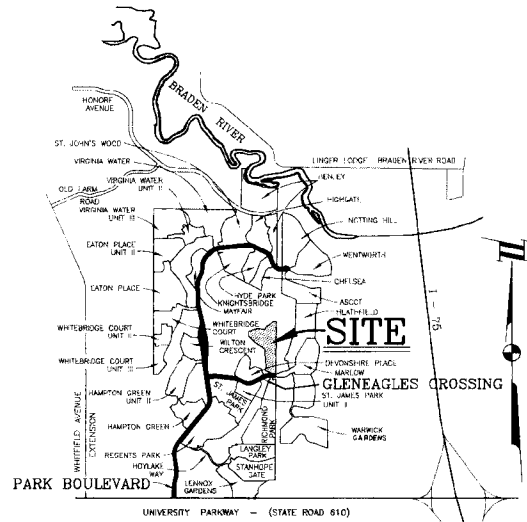
SECTION 28 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

1409909

## DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF TRACT "OR1", GLENEAGLES CROSSING OF RICHMOND PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 71 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 00°56'27" E, AT A DISTANCE OF 385.00 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "OR1" THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°18'30", A DISTANCE OF 55.83 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET; (2) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°18'45", A DISTANCE OF 173.72 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 06°03'48" W, AT A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°56'12", A DISTANCE OF 36.52 FEET; THENCE N 53°00'00" W, A DISTANCE OF 183.40 FEET; THENCE N 09°33'00" W, A DISTANCE OF 38.33 FEET; THENCE N 25°12'00" E, A DISTANCE OF 95.49 FEET; THENCE N 05°45'00" W, A DISTANCE OF 289.62 FEET; THENCE N 04°00'00" W, A DISTANCE OF 311.25 FEET; THENCE N 53°54'00" W, A DISTANCE OF 369.82 FEET; THENCE N 48°48'00" W, A DISTANCE OF 338.14 FEET; THENCE N 00°00'00" W, A DISTANCE OF 153.25 FEET; THENCE N 70°00'00" E, A DISTANCE OF 288.01 FEET; THENCE N 90°00'00" E, A DISTANCE OF 100.20 FEET; THENCE S 80°00'00" E, A DISTANCE OF 101.03 FEET; THENCE N 90°00'00" E, A DISTANCE OF 13.94 FEET; THENCE N 32°00'00" E, A DISTANCE OF 91.48 FEET; THENCE N 57°00'00" E, A DISTANCE OF 86.80 FEET; THENCE N 51°00'00" E, A DISTANCE OF 210.86 FEET; THENCE N 90°00'00" E, A DISTANCE OF 111.88 FEET TO THE INTERSECTION WITH THE WEST LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 998, PAGE 1979 OF AFORESAID PUBLIC RECORDS; THENCE S 00°26'00" W, ALONG SAID WEST LINE, A DISTANCE OF 1771.87 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 28 AND 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 20.19 ACRES, MORE OR LESS.



LOCATION MAP  
0 2640 FEET  
SCALE 1" = 1/2 MILE

## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 36, PAGES 119, 120, 121, 122, 123, 124, AND 125, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS 27 DAY OF October, 2000.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA



## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

DORSET CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "SLOANE GARDENS", A SUBDIVISION, AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 6th DAY OF September, 2000.

DORSET CAPITAL GROUP  
BY: PRINCIPAL REALTY INVESTORS, INC., AS GENERAL PARTNER

BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*[Signature]* (SIGNATURE) *[Signature]* (SIGNATURE)  
*James R. Schier* (PRINT NAME) *Steve [Name]* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, 2000, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF DORSET CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
*[Signature]*

MY COMMISSION EXPIRES: 12/6/00 (STAMP)

## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 24th DAY OF October, 2000.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
*Stan Stephens*  
CHAIRMAN

ATTEST:  
*R.B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT



ZOLLER, NAJJAR & SHROYER, L.C.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 217 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# SLOANE GARDENS

A SUBDIVISION  
IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 88°54'34" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. "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."
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED JUNE 30, 1999.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1" ("SLOANE GARDENS COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR SLOANE GARDENS" ("THE SLOANE GARDENS RESTRICTIONS").
6. TRACTS "SGA", "SCB" AND "SCC", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR SLOANE GARDENS SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE SLOANE GARDENS RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE SLOANE GARDENS RESTRICTIONS.
7. TRACTS "JPA" AND "JPB", ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

### INGRESS AND EGRESS OVER PRIVATE ROADS

THE SUBDIVIDER DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN SLOANE GARDENS, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("SLOANE GARDENS COURT"), AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("SLOANE GARDENS COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY AND THE SOUTHERN MANATEE FIRE AND RESCUE DISTRICT A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES (INCLUDING BUT NOT LIMITED TO RESPONDING TO EMERGENCIES, TRAINING, AND SITE ORIENTATION) OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT".

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: SEPTEMBER 5, 2000

SIGNATURE: James N. Gatch, Jr.

JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB6982

## CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

William K. Aliff  
WILLIAM K. ALIFF, PLS 40476  
COUNTY SURVEYOR

7/10/00  
DATE

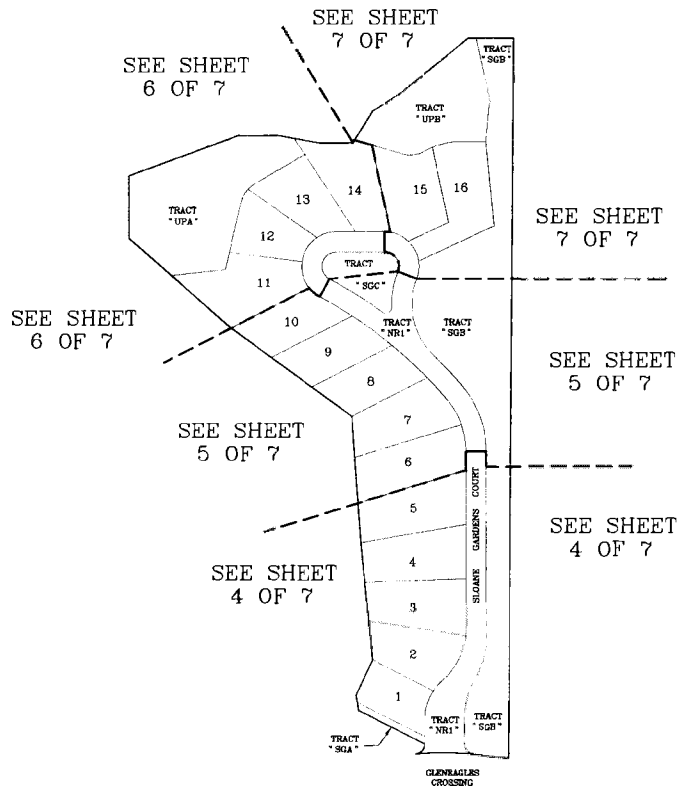
ZOLLER, NAJJAR & SHROYER, L.C.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# SLOANE GARDENS

A SUBDIVISION  
IN

SECTIONS 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP

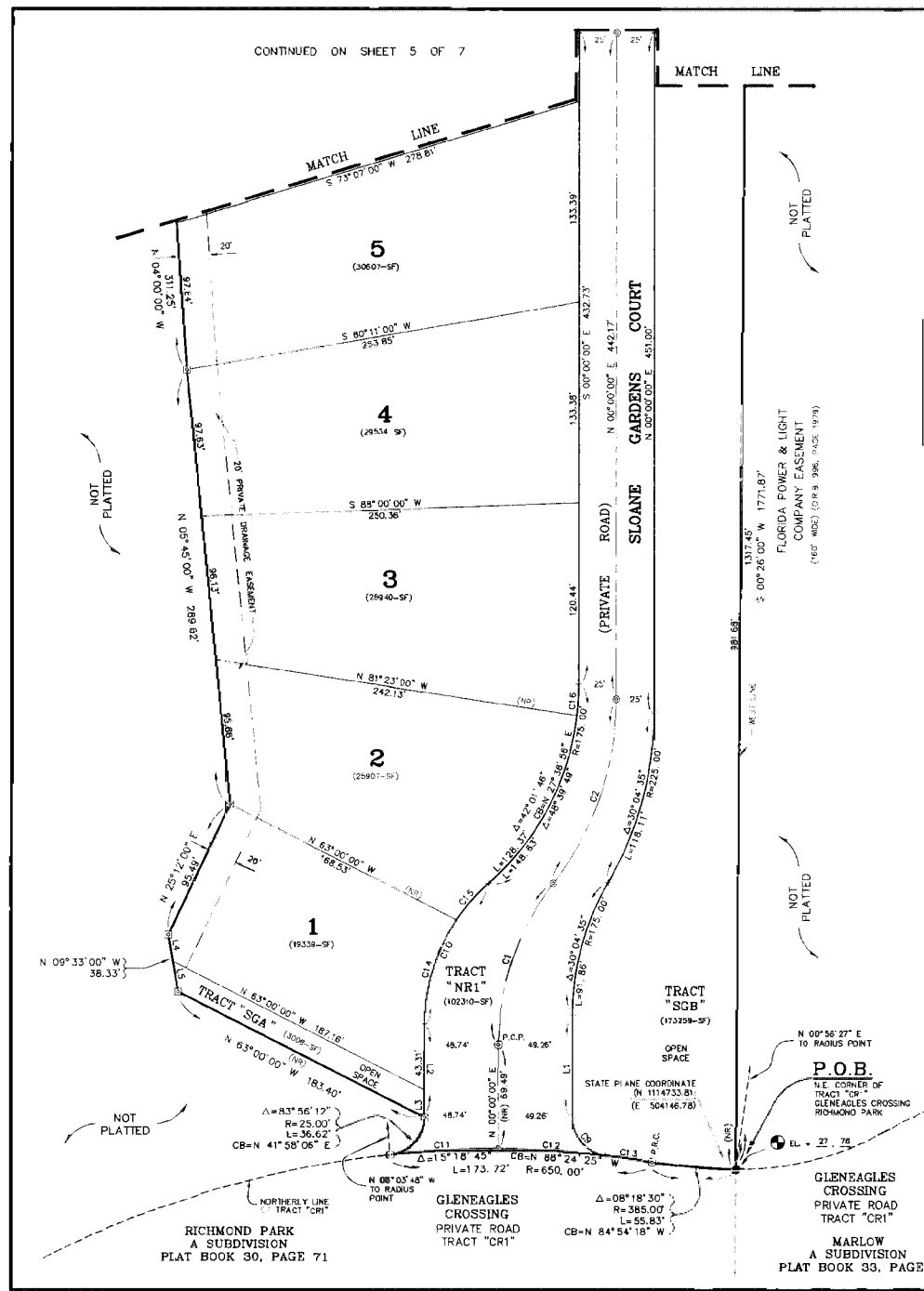


**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 219 of 304 Date: 9/13/2023 Time: 3:10 PM  
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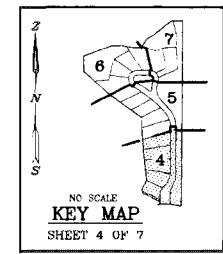
# SLOANE GARDENS

A SUBDIVISION  
 IN  
 SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	TAN LENGTH
C1	115.01	37° 39' 21"	175.00	N 18° 48' 40" E	58.87	58.87
C2	131.44	37° 39' 21"	200.00	N 18° 49' 40" E	68.19	68.19
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	TAN LENGTH
C3	36.42	83° 28' 31"	25.00	N 00° 00' 00" E	68.60	68.60
C10	106.17	48° 39' 49"	125.00	S 24° 19' 55" W	61.53	61.53
C11	71.23	08° 18' 43"	650.00	N 89° 04' 54" E	18.22	18.22
C12	71.58	08° 18' 34"	650.00	S 88° 33' 28" E	18.12	18.12
C13	30.91	02° 43' 28"	650.00	S 82° 36' 47" E	20.21	20.21
C14	73.80	33° 44' 04"	125.00	N 16° 52' 02" E	41.11	41.11
C15	32.57	14° 55' 45"	125.00	N 41° 11' 56" E	20.21	20.21
C16	20.26	06° 38' 03"	175.00	N 03° 19' 02" E	68.19	68.19



- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - PERMANENT REFERENCE MONUMENT SET
  - ⊕ 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
  - ⊙ PERMANENT CONTROL POINT SET
  - ⊗ NAIL & DISK (P.C.P. # LB6882)
  - ⊕ 4"x4" CONCRETE MONUMENT (P.C.P. # LB6982)
  - SF AREA OF LOT IN SQUARE FEET
  - P.O.B. POINT OF BEGINNING
  - C1 CURVE # (SEE CURVE DATA TABLE)
  - L1 LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.O.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - O.R.B. OFFICIAL RECORD BOOK
  - NGVD NATIONAL GEODETIC VERTICAL DATUM
  - LB LICENSED BUSINESS
  - (NR) NON-RADIAL LINE
  - Δ ELEVATION
  - ∠ CENTRAL ANGLE
  - R RADIUS
  - CB CHORD BEARING
  - L TANGENT LENGTH
  - ⊕ DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ BENCHMARK
  - ⊕ TOP OF CONCRETE MONUMENT (ALSO SEE SHEET 5 OF 7)
  - CENTERLINE



- NOTES:**
- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 88° 54' 34" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL No. 120153 0385 C, REVISED DATE OF JUNE 30, 1999.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "X - 186", ELEVATION = 22.00', AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) NAD 1983, THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY CONTROL SURVEY OF 1988.

**ZOLLER, NAJJAR & SHROYER, L.C.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

RICHMOND PARK  
 A SUBDIVISION  
 PLAT BOOK 30, PAGE 71

GLENEAGLES  
 CROSSING  
 PRIVATE ROAD  
 TRACT "CR1"

GLENEAGLES  
 CROSSING  
 PRIVATE ROAD  
 TRACT "CR1"  
 MARLOW  
 A SUBDIVISION  
 PLAT BOOK 33, PAGE 59

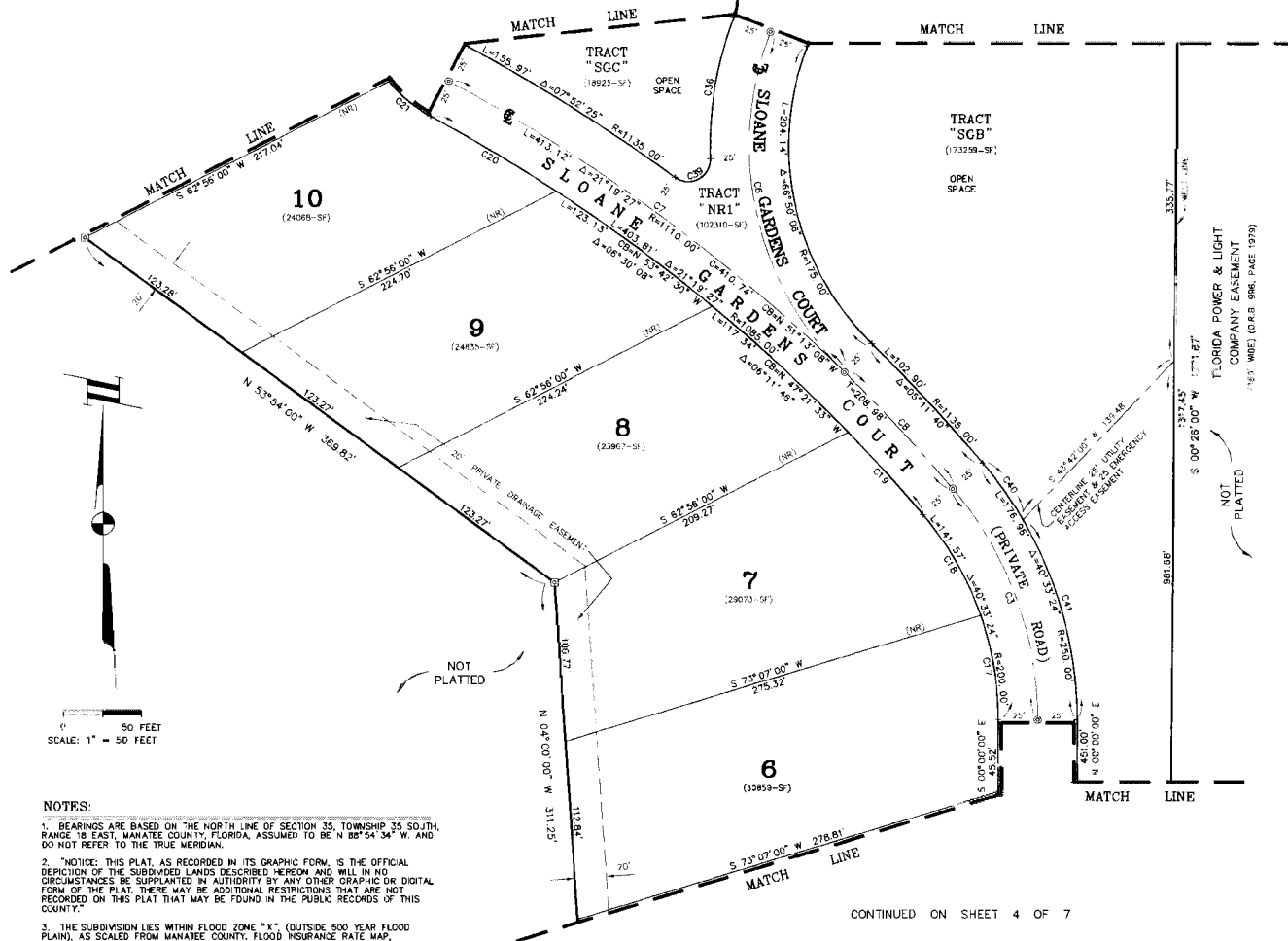
# SLOANE GARDENS

A SUBDIVISION  
IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

ID/ARC	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C3	199.47	42° 53' 24"	225.00	155.96	N 20° 16' 52" W	83.13
C6	213.30	68° 50' 26"	200.00	229.28	S 12° 07' 01" E	131.96
C7	312.49	16° 07' 47"	110.00	311.45	S 53° 48' 58" E	157.28
C8	100.83	05° 11' 49"	110.00	100.80	S 43° 09' 14" E	50.35
CURVE DATA						
ID/ARC	ARC	DELTA	RADIUS	CHORD BEARING		
C17	67.30	19° 16' 44"	200.00	N 09° 38' 22" W		
C18	74.27	21° 16' 40"	200.00	N 28° 55' 04" W		
C19	70.14	03° 42' 15"	1085.00	N 42° 24' 32" W		
C20	83.20	04° 55' 18"	1085.00	N 56° 25' 13" W		
C21	34.29	23° 06' 59"	85.00	N 50° 19' 22" W		
C36	91.01	23° 10' 35"	225.00	N 09° 28' 45" E		
C39	31.30	28° 05' 07"	14.00	N 61° 07' 00" E		
C40	44.13	10° 06' 51"	250.00	N 35° 28' 59" W		
C41	132.85	30° 26' 33"	250.00	S 15° 13' 17" E		

CONTINUED ON SHEET 6 OF 7

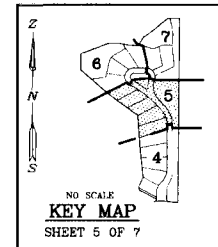
CONTINUED ON SHEET 7 OF 7



**NOTES:**

- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89° 54' 34" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
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- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, REvised DATE OF JUNE, 30, 1999.
- ELEVATIONS ARE BASED ON NODD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.

CONTINUED ON SHEET 4 OF 7



**LEGEND:**

- PM - PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (O.R.M. # 186882)
- SP - PERMANENT CONTROL POINT SET
- MARK & DISK (P.C.P. # 186882)
- PT - AREA OF LOT IN SQUARE FEET
- CS - CURVE # (SEE CURVE DATA TABLE)
- L11 - LINE # (SEE LINE DATA TABLE)
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.I. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- O.R.B. - OFFICIAL RECORD BOOK
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- LB - LICENSED BUSINESS
- RL - RADIAL LINE
- NR - NON-RADIAL LINE
- CA - CENTRAL ANGLE
- R - RADIUS
- AL - ARC LENGTH
- CL - CHORD LENGTH
- FL - TANGENT LENGTH
- CB - CHORD BEARING
- B.M. - BENCHMARK
- TOP OF CONCRETE MONUMENT (SEE SHEETS 4 & 6 OF 7)
- C - CENTERLINE

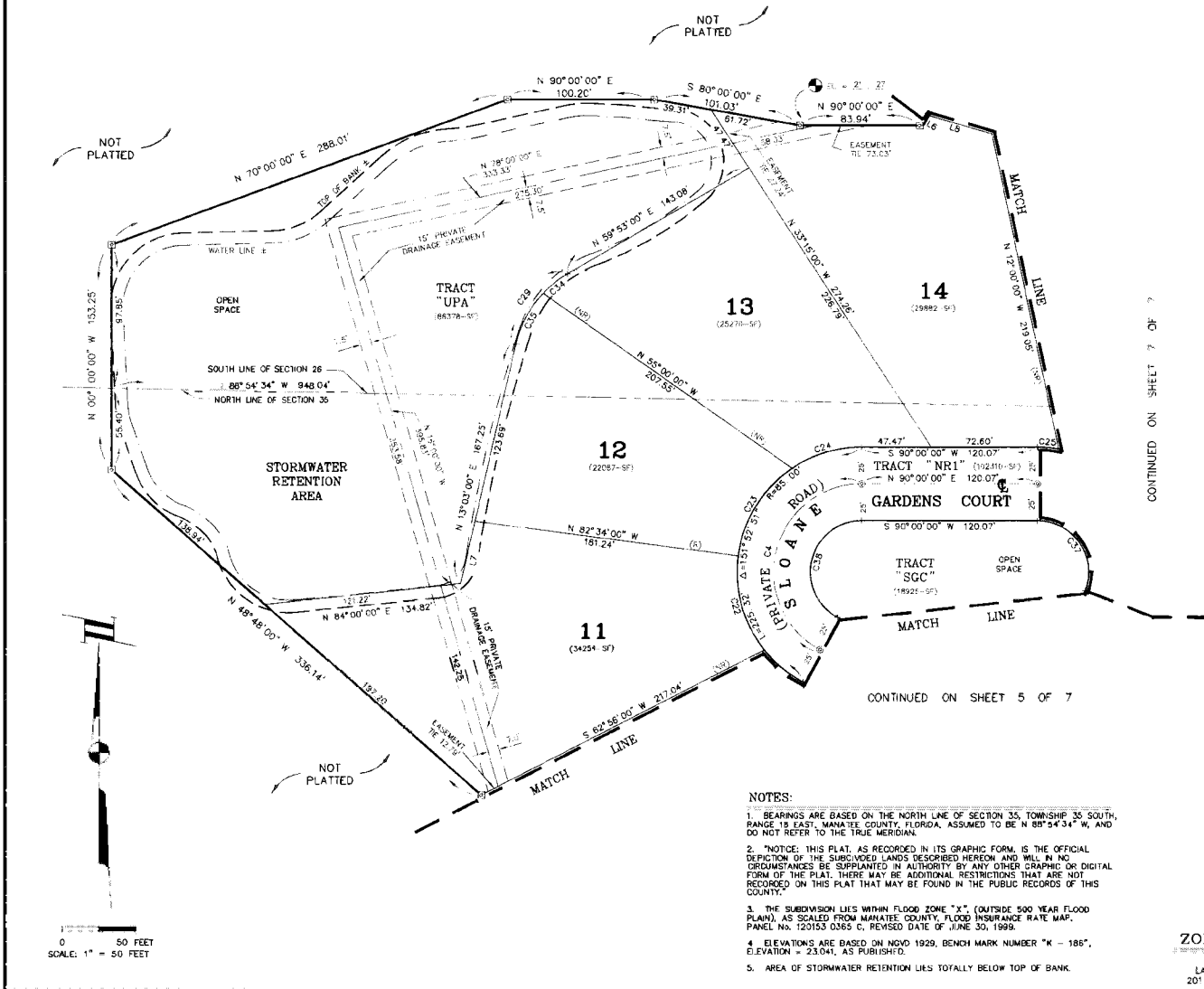
**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS PLANNERS SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 221 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# SLOANE GARDENS

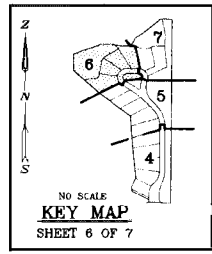
A SUBDIVISION  
IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	159.05	151°52'21"	80.00	116.41	N 14°03'34" E	238.59
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	LINE BEARING	DISTANCE
C22	68.54	48°11'52"	85.00	N 15°59'56" W	S 32°00'00" W	7.89
C23	72.14	48°37'29"	85.00	N 31°44'45" E	S 13°03'00" W	43.56
C24	50.35	33°56'31"	85.00	N 73°01'45" E	N 74°00'00" W	44.61
C25	14.44	09°43'47"	85.00	S 85°08'07" E		
C29	61.30	46°50'00"	75.00	N 36°58'00" E		
C34	21.53	16°27'00"	75.00	S 51°39'50" W		
C35	39.77	30°23'00"	75.00	S 28°14'30" W		
C37	67.86	111°05'02"	35.00	N 34°27'29" W		
C38	92.78	151°52'51"	35.00	S 14°03'34" W		



- LEGEND:**
- ⊕ - PERMANENT REFERENCE MONUMENT SET
  - ⊕ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB26982)
  - ⊕ - PERMANENT CONTROL POINT SET
  - ⊕ - NAIL & DISK (P.C.P. # LB26982)
  - ⊕ - AREA OF LOT IN SQUARE FEET
  - ⊕ - CURVE # (SEE CURVE DATA TABLE)
  - ⊕ - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - P.C.P. - PERMANENT CONTROL POINT
  - NOVD - NATIONAL GEODETIC VERTICAL DATUM
  - LB - LICENSED BUSINESS
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - EL - ELEVATION
  - ∠ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - T - TANGENT LENGTH
  - ⊕ - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C. (ALSO SEE SHEET 4 OF 7)
  - ⊕ - TOP OF CONCRETE MONUMENT (ALSO SEE SHEET 4 OF 7)
  - - - - - CENTERLINE

- NOTES:**
- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 88°54'34" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SURVEYED LANDS DESCRIBED HEREON 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."
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, REVISED DATE OF JUNE 30, 1999.
  - ELEVATIONS ARE BASED ON NOVD 1929, BENCH MARK NUMBER "K - 185", ELEVATION = 23.041, AS PUBLISHED.
  - AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.



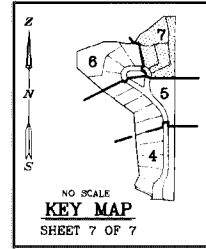
**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 222 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

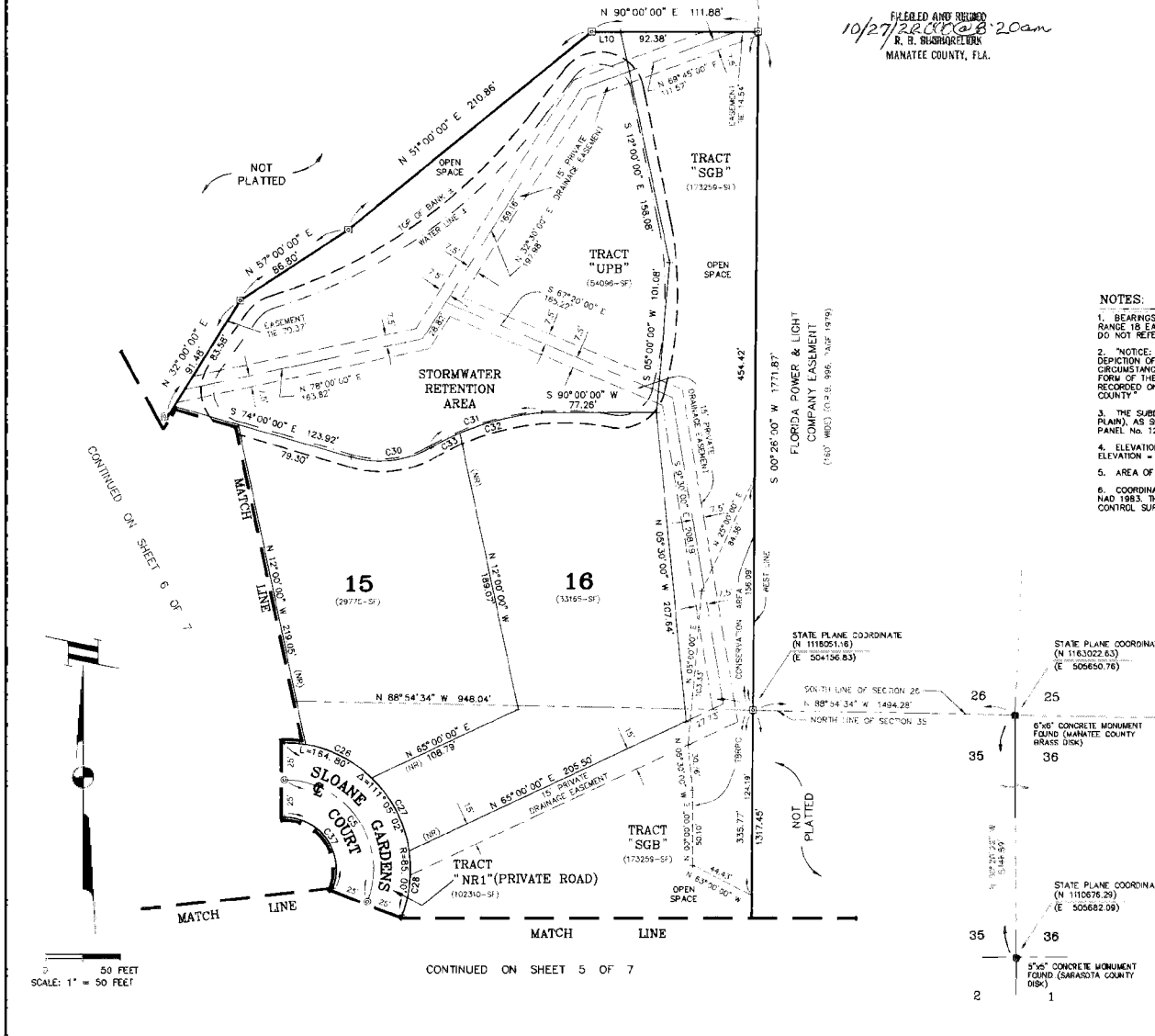
CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C5	116.33	111° 05' 02"	60.00	98.94	S 34° 27' 29" E	87.44
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	LINE BEARING	DISTANCE
C28	50.65	34° 08' 28"	85.00	S 63° 11' 59" E	L10 N 00° 00' 00" E	19.50
C27	56.05	37° 46' 58"	85.00	S 27° 14' 16" E		
C26	43.66	29° 25' 49"	85.00	S 06° 22' 08" W		
C30	55.94	45° 14' 00"	70.00	N 43° 06' 00" E		
C31	78.19	24° 53' 24"	180.00	S 72° 38' 42" W		
C32	56.92	48° 06' 26"	180.00	S 78° 02' 00" W		
C33	21.32	06° 48' 44"	180.00	S 83° 35' 23" W		
C37	67.86	111° 05' 02"	35.00	N 34° 27' 29" W		

# SLOANE GARDENS

A SUBDIVISION  
IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



FILED AND RECORDED  
10/27/2023 8:20am  
R. H. BISHOP, CLERK  
MANATEE COUNTY, FLA.



### NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 88° 54' 34" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISED 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.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120151 0355 C, REVISED DATE OF JUNE 30, 1999.
- ELEVATIONS ARE BASED ON NGVD 1929. BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.
- COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) NAD 1983. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY CONTROL SURVEY OF 1968.

### LEGEND:

- ⊕ - PERMANENT REFERENCE MONUMENT SET
- ④ 4"x4" CONCRETE MONUMENT (P.R.M. # L86982)
- PERMANENT CONTROL POINT SET NAIL & DISK (P.C.P. # L86982)
- SF AREA OF LOT IN SQUARE FEET
- C5 CURVE # (SEE CURVE DATA TABLE)
- L6 LINE # (SEE LINE DATA TABLE)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- O.R.B. OFFICIAL RECORD BOOK
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- LB LICENSED BUSINESS LANDSCAPE ARCHITECT
- TBCP TAMPA BAY REGIONAL PLANNING COUNCIL
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- (C) CENTRAL ANGLE
- (L) LENGTH
- (T) TANGENT LENGTH
- (C.S.) CURVE SET, P.T., P.I., P.R.C. AND P.C.C.
- BENCHMARK
- ⊕ TOP OF CONCRETE MONUMENT (SEE SHEETS 4 & 6 OF 7)
- CENTERLINE

# STANHOPE GATE

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

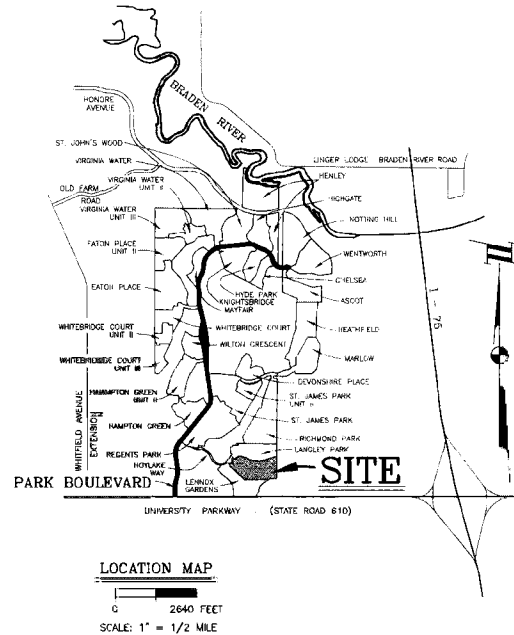
1364700

## DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF TRACT LPB OF LANGLEY PARK, A SUBDIVISION RECORDED IN PLAT BOOK 34, PAGE 31 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°26'00" W, ALONG THE WEST LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN O.R. BOOK 996, PAGE 1979 OF SAID PUBLIC RECORDS, A DISTANCE OF 728.51 FEET; THENCE S 90°00'00" W, A DISTANCE OF 210.22 FEET; THENCE S 57°25'00" W, A DISTANCE OF 56.87 FEET TO THE NORTHEAST CORNER OF TRACT LGD OF LENNOX GARDENS, A SUBDIVISION AS RECORDED IN PLAT BOOK 34, PAGE 164 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LENNOX GARDENS THE FOLLOWING FOUR (4) COURSES: (1) S 90°00'00" W, A DISTANCE OF 782.94 FEET; (2) N 46°00'00" W, A DISTANCE OF 453.99 FEET; (3) N 54°00'00" W, A DISTANCE OF 181.55 FEET; (4) N 13°00'00" W, A DISTANCE OF 123.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF AFORESAID LANGLEY PARK AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 20°17'13" E, AT A DISTANCE OF 75.00 FEET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWELVE (12) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 143°34'43", A DISTANCE OF 187.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; (2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'30", A DISTANCE OF 21.58 FEET TO A POINT OF TANGENCY; (3) N 18°10'00" E, A DISTANCE OF 58.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; (4) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'01", A DISTANCE OF 12.60 FEET; (5) S 49°49'00" E, A DISTANCE OF 130.41 FEET; (6) N 34°26'00" E, A DISTANCE OF 51.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET; (7) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°04'00", A DISTANCE OF 192.50 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET; (8) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°40'46", A DISTANCE OF 171.74 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 51°08'54" E, AT A DISTANCE OF 250.00 FEET; (9) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°08'54", A DISTANCE OF 201.36 FEET TO A POINT OF TANGENCY; (10) S 85°00'00" E, A DISTANCE OF 240.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 04°07'27" W, AT A DISTANCE OF 1150.00 FEET; (11) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°32'33", A DISTANCE OF 271.82 FEET TO A POINT OF TANGENCY; (12) N 07°20'00" E, A DISTANCE OF 313.15 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 20.99 ACRES, MORE OR LESS.



LOCATION MAP  
SCALE: 1" = 1/2 MILE

## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 10th DAY OF June, 2000.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:

R. B. SHORE  
CLERK OF CIRCUIT COURT



Stan Stephens  
CHAIRMAN

## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 36, PAGES 11, 12, 13, 14, 15, 16, AND 17, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 10th DAY OF June, 2000.



R.B. Shore  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

PACIFIC EQUITY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "STANHOPE GATE", A SUBDIVISION, AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 5th DAY OF April, 2000.

PACIFIC EQUITY ASSOCIATES  
BY: SOUTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:

Diana L. Fair (SIGNATURE) Sharon K. Greene (SIGNATURE)  
Diana L. Fair (PRINT NAME) SHARON K. GREENE (PRINT NAME)

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 2000, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF SOUTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF PACIFIC EQUITY ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Wm. J. Zoller  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12/6/2002

(STAMP)

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 224 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# STANHOPE GATE

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89° 27' 25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. "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."
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACTS "NR1" ("STANHOPE PLACE") AND "NR2" ("LENNOX PLACE") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR STANHOPE GATE" ("THE STANHOPE GATE RESTRICTIONS").
6. TRACTS "SGA", "SGB", "SGC" AND "SGD", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR STANHOPE GATE SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE STANHOPE GATE RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE STANHOPE GATE RESTRICTIONS.
7. TRACTS "UPA" AND "UPB", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
8. NO BUILDINGS, WALLS OR OTHER STRUCTURES SHALL BE INSTALLED OR MAINTAINED ON ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER" UNLESS APPROVED BY THE SUBDIVIDER AND PERMITTED UNDER THE CODE.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

PACIFIC EQUITY ASSOCIATES (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN STANHOPE GATE, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("STANHOPE PLACE") AND TRACT "NR2" ("LENNOX PLACE") AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEMWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("STANHOPE PLACE") AND TRACT "NR2" ("LENNOX PLACE") AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

#### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 4/6/00

SIGNATURE: *James N. Gatch*  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB2230

### CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

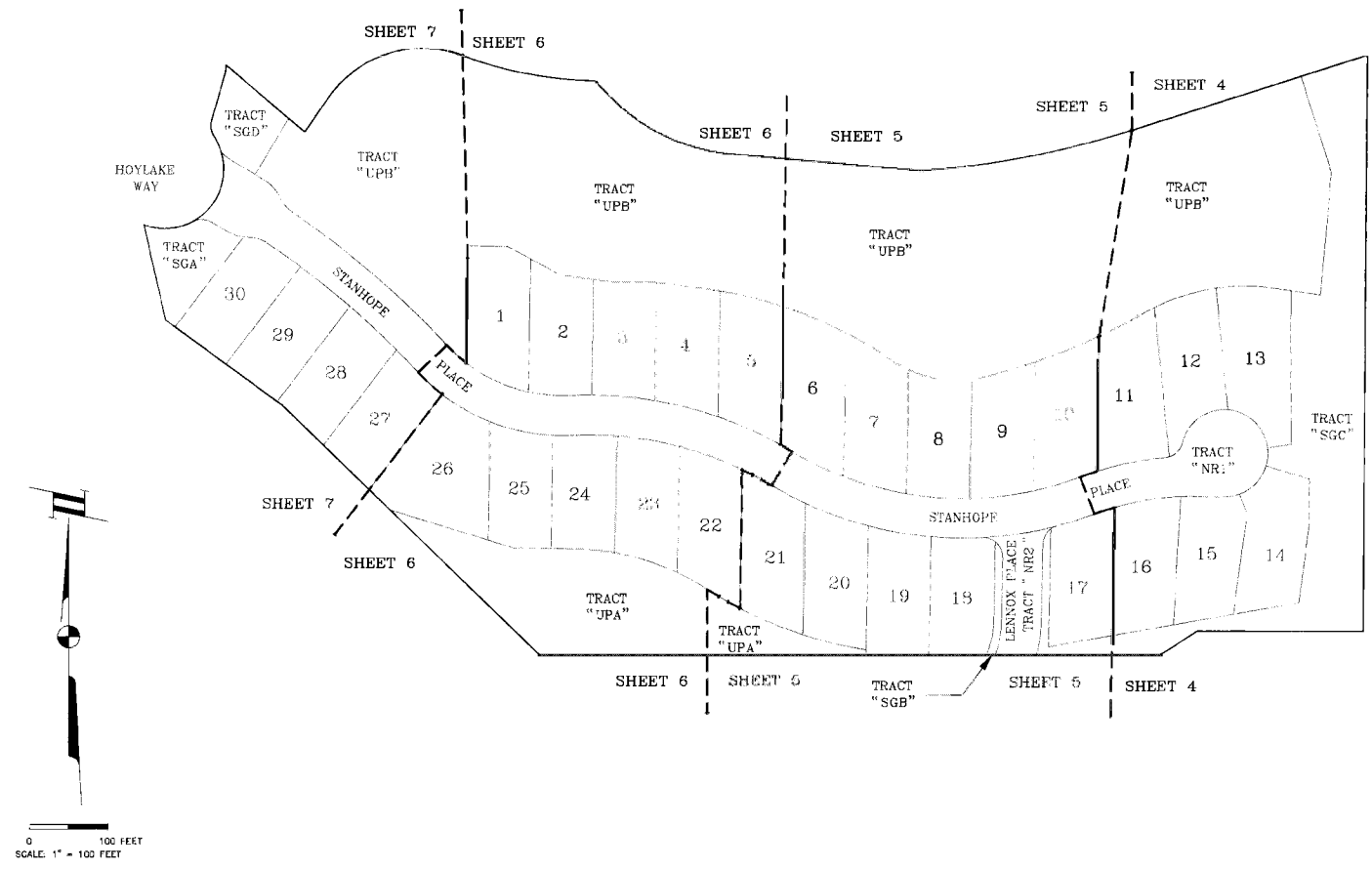
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

*William K. Aluff* 5/05/00  
WILLIAM K. ALUFF, PLS 4047  
COUNTY SURVEYOR DATE

# STANHOPE GATE

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP



ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

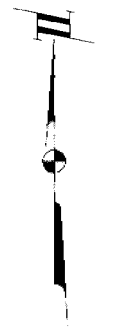
Inst. Number: 202341098401 Page 226 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# STANHOPE GATE

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

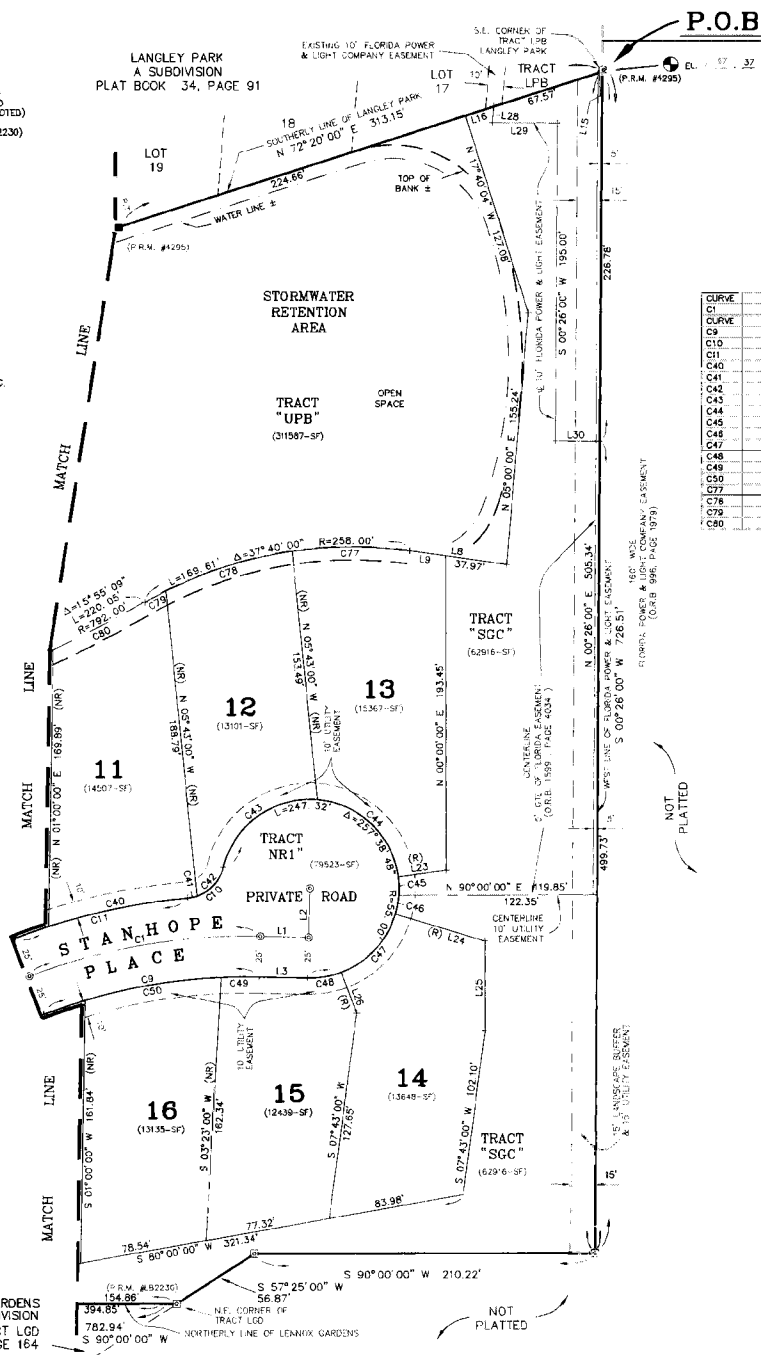
**LEGEND:**

- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. AS NOTED)
- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB2230)
- PERMANENT CONTROL POINT SET
- NAIL & DISK (P.C.P. # LB2230)
- SQUARE FEET
- CURVE # (SEE CURVE DATA TABLE)
- LINE # (SEE LINE DATA TABLE)
- LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- P.O.B. POINT OF BEGINNING
- R.L. RADIAL LINE
- (NR) NON-RADIAL LINE
- EL. ELEVATION
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- O.R.B. OFFICIAL RECORD BOOK
- REF. REFERENCE
- A. CENTRAL ANGLE
- R. RADIUS
- A.L. ARC LENGTH
- C.B. CHORD BEARING
- C.L. CHORD LENGTH
- T.L. TANGENT LENGTH
- D. DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- BENCHMARK (AS NOTED)
- (ALSO SEE SHEET 7 OF 7)
- CENTERLINE



0 50 FEET  
SCALE: 1" = 50 FEET

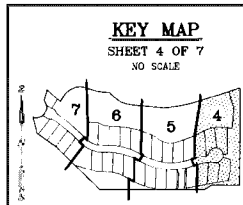
CONTINUED ON SHEET 5 OF 7



P.O.B.

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH	
C1	145.74	22°16'30"	329.00	144.82	N 82°32'00" E	72.80	
C9	136.02	22°16'30"	350.00	N 80°22'00" E	L11	S 88°30'00" E	29.90
C10	31.04	71°07'42"	23.00	S 49°25'03" W	L12	N 4°05'50" E	30.14
C11	109.94	15°44'54"	400.00	S 77°26'27" W	L13	S 86°45'47" E	29.90
C40	87.92	12°35'40"	400.00	N 78°41'04" E	L6	S 82°00'00" E	60.37
C41	5.83	1°21'51"	29.00	N 78°17'59" E	L8	N 82°00'00" W	22.40
C42	29.21	5°45'51"	23.00	N 42°44'08" E	L18	S 72°30'00" W	2.63
C43	77.77	81°00'53"	55.00	N 54°21'39" E	L18	S 72°20'00" W	18.29
C44	74.52	77°37'55"	55.00	S 46°18'57" E	L23	N 82°30'00" E	29.85
C45	11.90	11°59'08"	55.00	S 01°30'27" E	L24	S 79°18'00" E	57.76
C46	11.76	12°14'54"	55.00	S 10°36'33" W	L25	S 00°00'00" E	54.93
C47	90.82	52°44'00"	55.00	S 43°06'00" W	L26	S 20°32'00" E	26.85
C48	21.19	22°02'00"	55.00	S 89°29'00" W	L26	S 05°00'00" W	10.00
C49	23.87	03°52'38"	350.00	S 86°33'47" W	L28	S 86°34'00" E	40.10
C50	85.45	13°59'19"	350.00	S 60°37'55" W	L30	S 89°34'00" E	27.42
C77	72.81	16°10'13"	258.00	S 89°54'53" W			
C78	82.00	18°12'38"	258.00	S 72°43'28" W			
C79	14.80	03°17'09"	258.00	S 61°58'34" W			
C80	64.09	04°39'11"	792.00	S 62°32'08" W			



**NOTES:**

1. BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. ASSUMED TO BE N 89°27'25" W AND DO NOT REFER TO THE TRUE MERIDIAN.
2. \*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.\*
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 20155 0365 C, REVISED DATE OF JUNE 30, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
5. AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 227 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# STANHOPE GATE

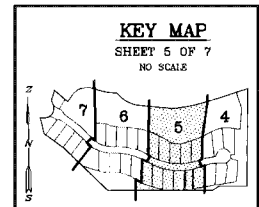
A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH	DISTANCE
C2	83.90	10°48'11"	445.00	83.78	S 74°38'05" W	42.68	
C3	316.86	40°47'48"	445.00	310.21	N 79°33'55" W	165.48	
C4	43.01	16°25'50"	150.00	42.87	N 09°12'55" E	21.66	
C5	48.74	DELTA					
C16	42.39	13°52'39"	175.00	N 07°56'20" E	L4	N 90°00'00" E	26.47
C19	32.38	74°13'03"	25.00	N 39°06'32" E	L5	N 90°00'00" E	26.02
C20	96.55	11°45'14"	470.00	S 81°06'10" W	L6	S 01°00'00" W	80.31
C21	41.02	84°00'43"	25.00	S 46°00'22" E	L22	N 90°00'00" E	10.79
C22	43.76	20°04'01"	125.00	S 11°02'00" W	L27	N 01°00'00" E	6.96
C23	16.73	01°55'01"	300.00	S 80°07'31" E			
C24	72.15	09°50'31"	420.00	S 84°05'15" E			
C25	82.71	11°18'59"	420.00	S 74°39'01" E			
C26	80.25	10°58'51"	420.00	S 85°45'58" E			
C27	80.86	11°01'53"	420.00	N 83°14'42" E			
C28	52.28	08°29'46"	420.00	N 73°28'53" E			
C29	22.02	03°09'14"	400.00	N 70°48'37" E			
C31	38.90	04°24'15"	350.00	S 71°26'31" W			
C32	49.09	05°59'03"	470.00	S 72°13'32" W			
C33	9.20	21°05'15"	25.00	S 84°40'26" W			
C34	23.18	53°07'48"	25.00	S 27°33'54" W			
C35	23.18	53°07'48"	25.00	N 25°13'54" W			
C36	17.84	40°52'55"	25.00	N 72°34'16" W			
C37	84.30	07°50'19"	470.00	N 89°05'34" W			
C38	81.05	09°52'48"	470.00	N 80°14'50" W			
C39	84.65	10°19'12"	470.00	N 70°08'00" W			
C40	47.83	05°48'24"	470.00	N 62°04'12" W			
C41	42.22	05°22'30"	450.00	N 61°51'15" W			
C42	179.08	48°02'50"	142.00	S 72°43'26" E			
C43	96.88	06°17'07"	792.00	S 68°06'45" W			
C44	69.08	04°59'51"	792.00	S 73°45'14" W			
C45	14.36	09°47'35"	142.00	S 72°08'57" W			
C46	81.83	03°01'01"	142.00	N 81°26'46" W			
C47	22.89	09°14'14"	142.00	N 69°19'08" W			
C48	81.05	09°13'07"	348.00	N 59°19'34" W			
C49	86.12	09°00'14"	548.00	N 67°25'15" W			
C50	95.21	09°43'23"	508.00	S 67°17'45" E			
C51	81.95	09°14'52"	508.00	S 76°46'43" E			
C52	44.13	21°59'56"	115.00	N 11°59'58" E			

### LEGEND:

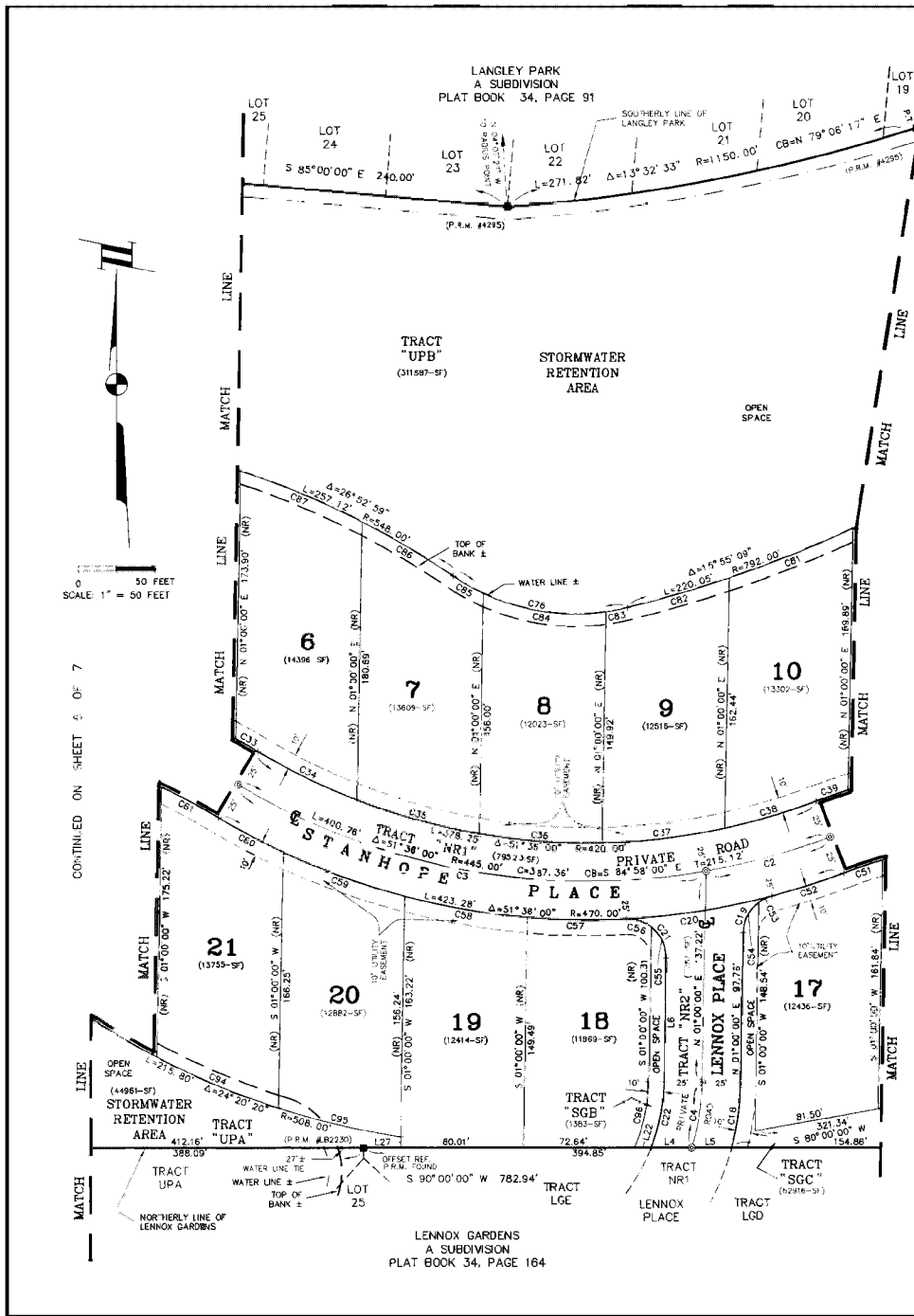
- PERMANENT REFERENCE MONUMENT FOUND
- 4"X4" CONCRETE MONUMENT (P.R.M. AS NOTED)
- PERMANENT REFERENCE MONUMENT SET
- 4"X4" CONCRETE MONUMENT (P.R.M. # 182230)
- PERMANENT CONTROL POINT SET
- NAIL & DISK (P.C.P. # LB2230)
- SQUARE FEET
- CURVE (SEE CURVE DATA TABLE)
- LINE (SEE LINE DATA TABLE)
- LICENSED BUSINESS
- POINT OF CURVATURE
- POINT OF BEGINNING
- POINT OF INTERSECTION
- POINT OF REVERSE CURVE
- POINT OF COMPOUND CURVE
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- (E) ELEVATION
- (P.C.P.) PERMANENT CONTROL POINT
- (P.R.M.) PERMANENT REFERENCE MONUMENT
- (O.R.B.) OFFICIAL RECORD BOOK
- (R) REVERSE
- (C) CENTRAL ANGLE
- (R) RADIUS
- (L) ARC LENGTH
- (C) CHORD BEARING
- (L) CHORD LENGTH
- (T) TANGENT LENGTH
- (D) DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- (B) BENCHMARK (AS NOTED)
- (SEE SHEETS 4 & 7 OF 7)
- (C) CENTERLINE



### NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. ASSUMED TO BE 89°27'25" W AND DO NOT REFER TO THE TRUE MERIDIAN.
2. "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 SUPERSEDED 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."
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP. PLAT No. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929. BENCH MARK NUMBER "K - 185". ELEVATION = 23.041, AS PUBLISHED.
5. AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208



0 30 FEET  
SCALE: 1" = 90 FEET

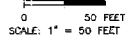
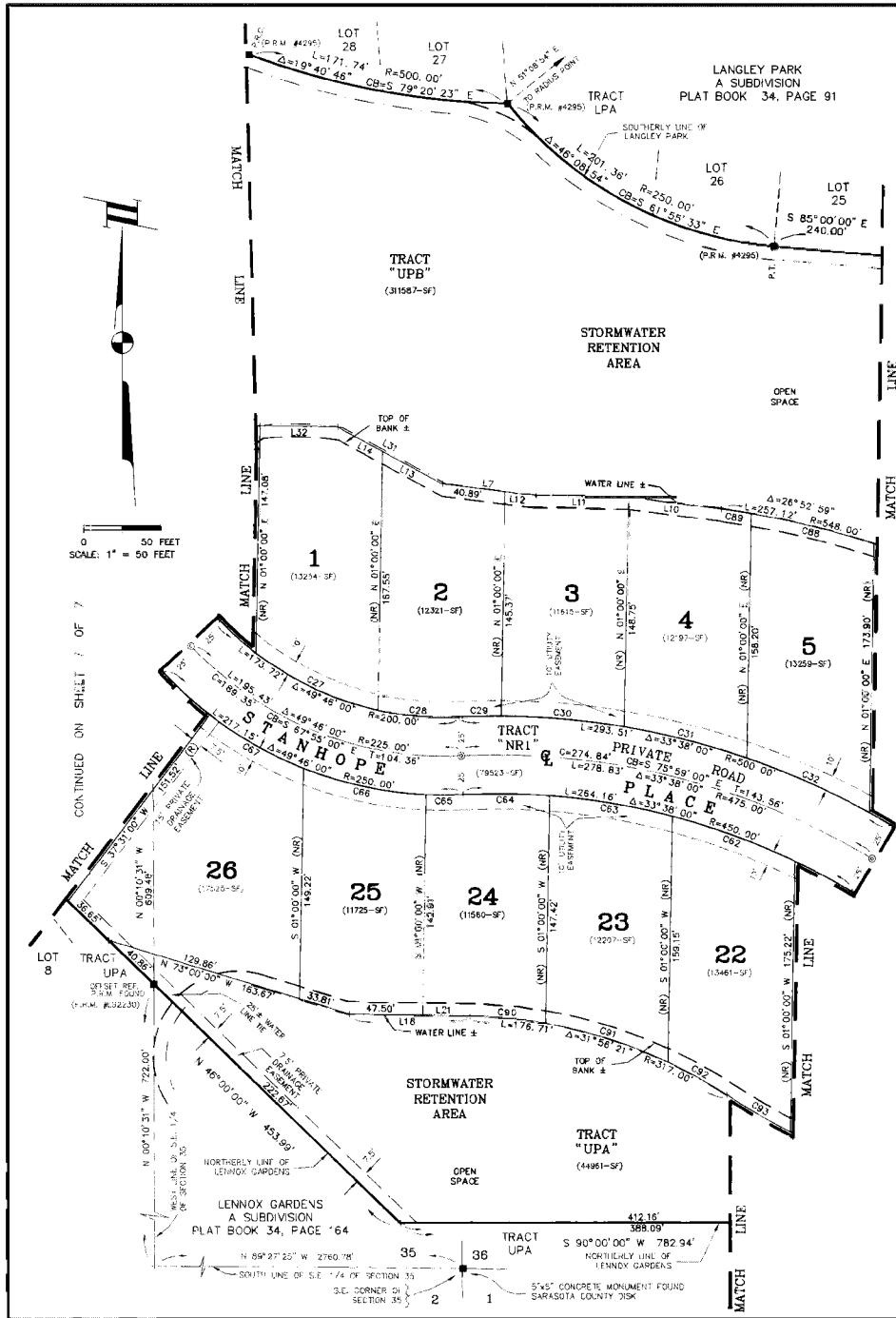
CONTINUED ON SHEET 4 OF 7

CONTINUED ON SHEET 4 OF 7

Inst. Number: 202341098401 Page 228 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 229 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

**STANHOPE GATE**  
 A SUBDIVISION  
 IN  
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

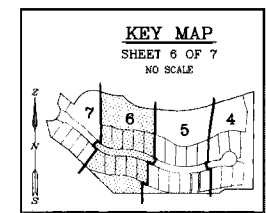


**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C27	86.32	25°18'03"	200.00	S 84°37'12" E
C28	53.04	15°11'45"	200.00	S 85°12'07" E
C29	27.25	03°07'23"	500.00	N 88°45'41" E
C30	80.27	09°11'56"	300.00	S 85°04'40" E
C31	85.28	09°25'41"	500.00	S 72°45'54" E
C32	86.98	09°58'00"	500.00	S 86°04'01" E
C62	84.77	10°47'34"	450.00	N 63°58'17" W
C63	81.00	10°18'48"	450.00	N 80°59'28" W
C64	56.17	07°09'08"	450.00	N 89°13'26" W
C65	23.88	05°28'20"	250.00	S 89°58'10" W
C66	81.86	10°45'54"	250.00	N 77°56'43" W
C67	70.16	16°04'46"	250.00	N 60°31'23" W
C68	82.11	08°35'06"	548.00	N 78°12'55" W
C69	19.85	02°04'32"	548.00	N 81°32'44" W
C90	48.45	09°56'17"	317.00	S 72°29'58" E
C91	83.88	15°07'28"	317.00	S 60°52'57" E
C92	43.58	07°52'36"	317.00	S 60°52'57" E
C93	47.64	05°22'33"	508.00	S 59°44'51" E

LINE	BEARING	DISTANCE
L7	S 83°00'00" E	61.04
L10	N 82°35'00" W	50.70
L11	N 89°00'00" W	59.85
L12	N 83°00'00" W	20.15
L13	N 61°39'00" W	44.29
L14	N 61°59'00" W	33.13
L18	N 89°00'00" W	78.25
L21	S 89°00'00" E	30.75
L31	N 61°59'00" W	77.42
L32	N 89°00'00" W	50.57



- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (P.R.M. AS NOTED)
  - ⊙ 4"x4" CONCRETE MONUMENT SET
  - ⊙ PERMANENT CONTROL POINT SET
  - ⊙ NAIL & DISK (P.C.P. # LB2230)
  - SURVEY FEET
  - CF — CURVE # (SEE CURVE DATA TABLE)
  - L# — LINE # (SEE LINE DATA TABLE)
  - LB — LICENSED BUSINESS
  - P.C. — POINT OF CURVATURE
  - P.I. — POINT OF INTERSECTION
  - P.R.C. — POINT OF RADICAL CURVE
  - P.C.C. — POINT OF COMPOUND CURVE
  - (R) — RADIAL LINE
  - (NR) — NON-RADIAL LINE
  - EL — ELEVATION
  - P.C.P. — PERMANENT CONTROL POINT
  - P.R.M. — PERMANENT REFERENCE MONUMENT
  - O.R.B. — OFFICIAL RECORD BOOK
  - REF. — REFERENCE
  - ∠ — CENTRAL ANGLE
  - R — RADIUS
  - L — ARC LENGTH
  - CB — CHORD BEARING
  - CL — CHORD LENGTH
  - T — TANGENT LENGTH
  - ± — DICHOTY P.C., P.I., P.R.C. AND P.C.C.
  - ⊕ — BENCHMARK (AS NOTED)
  - ⊕ (SEE SHEETS 4 & 7 OF 7)
  - ⊕ — CENTERLINE

- NOTES:**
1. BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 89°27'25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. 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.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 085 C, REVISED DATE OF FEBRUARY 5, 1994.
  4. ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 165", ELEVATION = 23.041, AS PUBLISHED.
  5. AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

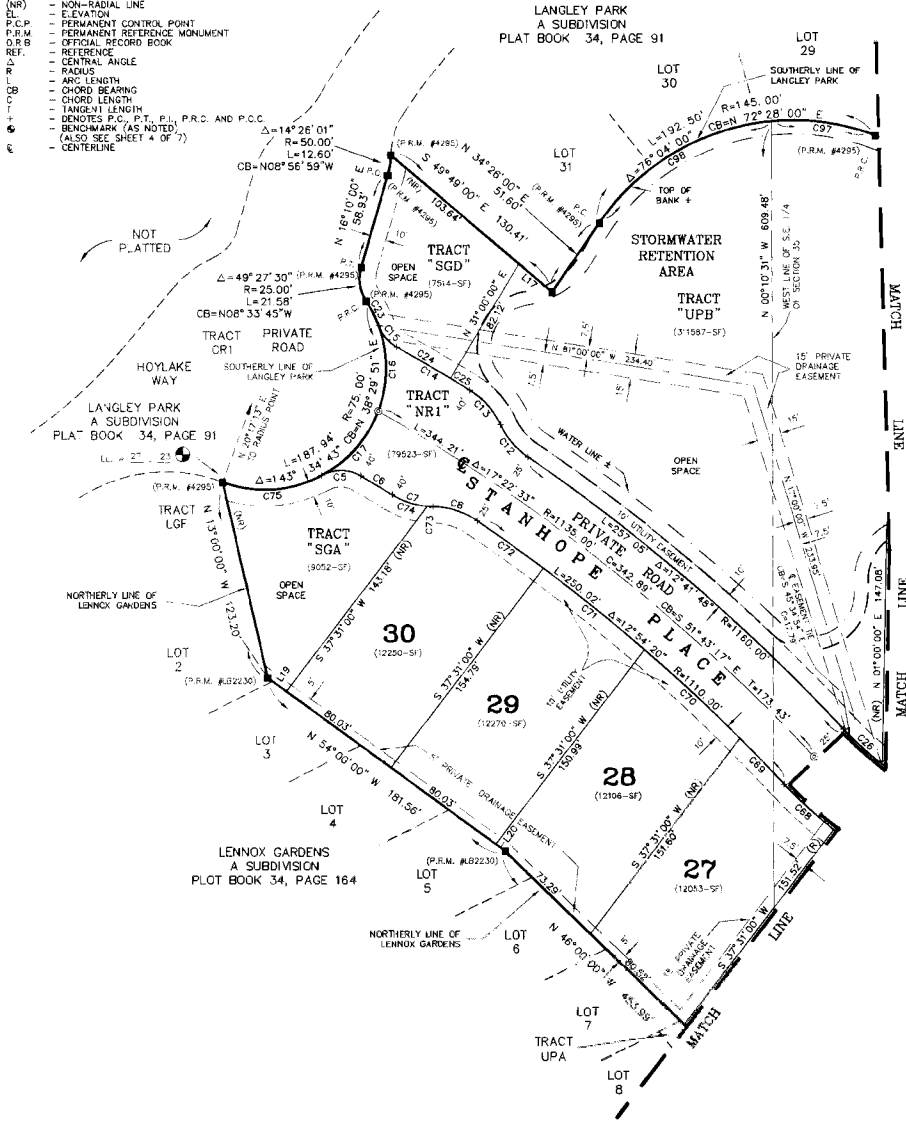
**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# STANHOPE GATE

A SUBDIVISION  
IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**LEGEND:**

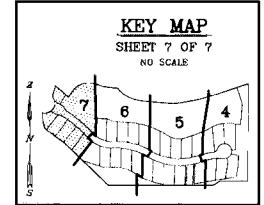
- - PERMANENT REFERENCE MONUMENT FOUND
- - 4"x4" CONCRETE MONUMENT (P.R.M. AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB2230)
- - PERMANENT CONTROL POINT SET
- - NAIL & DISK (P.C.P. # LB2230)
- - SQUARE FEET
- CI - CURVE # (SEE CURVE DATA TABLE)
- LI - LINE # (SEE LINE DATA TABLE)
- CB - CURVATURE
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.I. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVE
- P.C.C. - POINT OF COMPOUND CURVE
- R - RADIAL LINE
- (NR) - NON-RADIAL LINE
- EL - ELEVATION
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- O.R.B. - OFFICIAL RECORD BOOK
- REF. - REFERENCE
- Δ - CENTRAL ANGLE
- R - RADIUS
- ARC LENGTH
- CHORD BEARING
- CHORD LENGTH
- TANGENT LENGTH
- BENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- BENCHMARK (AS NOTED)
- (ALSO SEE SHEET 4 OF 7)
- CENTERLINE



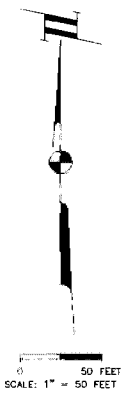
**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C5	25.38	58°09'58"	25.00	S 88°56'21" E
C6	22.50	01°10'38"	1065.00	S 59°16'03" E
C7	28.57	30°28'41"	50.00	S 73°14'04" E
C8	28.96	33°11'05"	50.00	S 72°31'52" E
C12	26.63	30°31'06"	50.00	N 40°28'15" W
C13	28.89	33°06'20"	50.00	N 41°45'52" W
C14	32.35	02°31'07"	1175.00	N 69°03'57" W
C15	17.72	40°36'01"	25.00	N 40°34'11" W
C16	55.73	41°03'02"	75.00	S 00°15'21" W
C17	53.93	41°11'48"	75.00	S 41°22'48" W
C23	17.04	13°01'20"	75.00	S 26°46'50" E
C24	36.35	01°52'12"	1175.00	S 59°56'06" E
C25	14.00	08°40'58"	1175.00	S 59°20'31" E
C28	32.36	09°16'10"	200.00	S 47°40'05" E
C68	41.23	09°27'00"	250.00	N 47°45'30" W
C69	39.36	02°01'58"	1110.00	N 44°02'52" W
C70	85.37	04°00'54"	1110.00	N 47°08'25" W
C71	80.03	04°07'52"	1110.00	N 51°16'48" W
C72	50.24	02°36'36"	1110.00	N 54°38'32" W
C73	3.82	04°08'36"	50.00	N 87°01'07" W
C74	22.95	28°18'05"	50.00	N 71°48'46" W
C75	63.24	48°18'33"	75.00	S 86°07'56" W
C76	65.11	29°45'44"	145.00	N 82°20'52" W
C8	127.39	59°27'16"	145.00	S 59°56'21" E
LINE		BEARING	DISTANCE	
L17		N 49°42'00" W	26.77	
L19		S 54°05'00" E	14.32	
L20		S 54°00'00" E	7.18	

6/8/2023 2:39  
ANGELINA "ANGEL" COLONNESO



CONTINUED ON SHEET 6 OF 7



**NOTES:**

1. BEARINGS ARE BASED ON THE SOUTH LINE OF S.E. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 69°27'25" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. 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 BY 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.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 120153 0365 C, REVISED DATE OF FEBRUARY 5, 1999.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
5. AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
20 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 230 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# VIRGINIA WATER

## A SUBDIVISION

IN

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

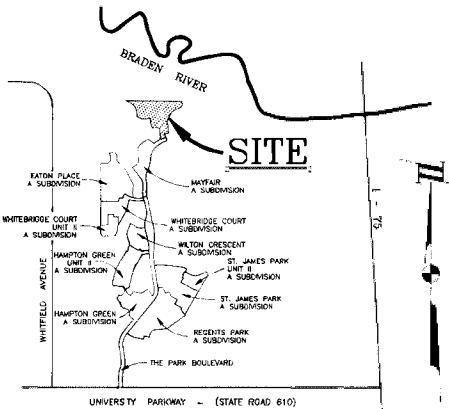
696534

### DESCRIPTION

FROM THE N.W. CORNER OF EATON PLACE, A SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 76 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RUN N 00°03'46" E, ALONG THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, A DISTANCE OF 718.45 FEET TO THE S.W. CORNER OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 26; THENCE N 00°07'13" E, A DISTANCE OF 1333.96 FEET TO THE N.W. CORNER OF SAID SOUTH 1/2 OF THE N.W. 1/4; THENCE S 89°13'01" E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE N.W. 1/4, A DISTANCE OF 841.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°13'01" E, ALONG SAID NORTH LINE, A DISTANCE OF 1825.77 FEET; THENCE S 00°47'00" W, A DISTANCE OF 112.21 FEET; THENCE S 25°00'00" W, A DISTANCE OF 73.20 FEET; THENCE S 57°30'00" W, A DISTANCE OF 121.76 FEET; THENCE S 75°10'00" W, A DISTANCE OF 125.92 FEET; THENCE S 50°50'00" W, A DISTANCE OF 118.99 FEET; THENCE S 31°16'00" W, A DISTANCE OF 118.88 FEET; THENCE S 22°20'00" W, A DISTANCE OF 240.22 FEET; THENCE S 16°06'00" E, A DISTANCE OF 120.00 FEET; THENCE S 02°46'00" E, A DISTANCE OF 184.99 FEET; THENCE S 16°06'00" E, A DISTANCE OF 60.00 FEET; THENCE S 73°54'00" W, A DISTANCE OF 140.38 FEET; THENCE S 21°19'00" E, A DISTANCE OF 98.44 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°07'52", A DISTANCE OF 32.78 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 06°26'52" E, AT A DISTANCE OF 620.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°45'08", A DISTANCE OF 213.74 FEET; THENCE N 03°56'00" W, A DISTANCE OF 365.14 FEET; THENCE N 70°10'00" W, A DISTANCE OF 112.36 FEET; THENCE S 67°40'00" W, A DISTANCE OF 33.20 FEET; THENCE N 19°20'00" W, A DISTANCE OF 175.89 FEET; THENCE N 04°04'35" E, A DISTANCE OF 54.48 FEET TO A POINT ON THE ARC OF A CURVE LEFT WHOSE RADIUS POINT BEARS N 19°20'00" W, AT A DISTANCE OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°17'03", A DISTANCE OF 14.09 FEET; THENCE N 19°20'00" W, A DISTANCE OF 129.46 FEET; THENCE S 70°40'00" W, A DISTANCE OF 117.82 FEET; THENCE S 83°31'00" W, A DISTANCE OF 58.74 FEET; THENCE N 86°43'00" W, A DISTANCE OF 58.74 FEET; THENCE N 76°45'00" W, A DISTANCE OF 61.14 FEET; THENCE N 66°35'00" W, A DISTANCE OF 61.14 FEET; THENCE N 56°37'00" W, A DISTANCE OF 58.74 FEET; THENCE N 47°04'08" W, A DISTANCE OF 60.20 FEET; THENCE N 04°17'35" E, A DISTANCE OF 121.54 FEET; THENCE N 16°54'00" W, A DISTANCE OF 85.42 FEET; THENCE N 25°43'00" W, A DISTANCE OF 84.58 FEET; THENCE N 38°25'00" W, A DISTANCE OF 84.58 FEET; THENCE N 47°56'00" W, A DISTANCE OF 84.72 FEET; THENCE N 62°44'00" W, A DISTANCE OF 180.76 FEET; THENCE N 00°46'59" E, A DISTANCE OF 7.33 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 23.21 ACRES, MORE OR LESS.



LOCATION MAP

SCALE: 1" = 1/2 MILE

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 27, PAGES 181, 182, 183, 184, 185 AND 186, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 21<sup>ST</sup> DAY OF January, 1994.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 18<sup>TH</sup> DAY OF January, 1994.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

*Stan Stephens*  
CHAIRMAN

ATTEST:

*R.B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "VIRGINIA WATER, A SUBDIVISION," AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 18<sup>TH</sup> DAY OF December, 1993.

NORTHERN CAPITAL GROUP  
BY: NORTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

*James R. Schier*  
BY: JAMES R. SCHIER, AS PRESIDENT

WITNESSES:

*Pamela R. Young* (SIGNATURE) *Muelone L. Laballe* (SIGNATURE)  
*Pamela R. Young* (PRINT NAME) *Muelone L. Laballe* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>TH</sup> DAY OF December, 1993, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Sharon K. Greene*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

SHARON K. GREENE  
Notary Public in and for the State of Florida  
My Commission Expires Dec. 20, 1994  
Commission No. CC 030208

MY COMMISSION EXPIRES: \_\_\_\_\_

(STAMP)

*Sharon K. Greene*

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

# VIRGINIA WATER A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 C, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NOVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1" ("CHURSTON LANE"), TRACT "NR2" ("VIRGINIA CROSSING"), AND TRACT "NR3" ("PRESTWICK COURT") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR VIRGINIA WATER" (THE "VIRGINIA WATER RESTRICTIONS").
6. TRACTS "VWA", "VWB", "VWC", "VWE" AND "VWF", BEING OPEN SPACE AREAS, AND TRACT "VWG" (KNOWN AS "VIRGINIA WATER COMMONS"), BEING A RECREATIONAL AND OPEN SPACE AREA, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR VIRGINIA WATER SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE VIRGINIA WATER RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE VIRGINIA WATER RESTRICTIONS.
7. EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE, NO DEVELOPMENT, AS DEFINED IN THE CODE, SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER".
8. TRACT "UPA", BEING AN OPEN SPACE AREA, IS PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY THE UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL SIDE AND REAR LOT LINES AND TEN (10) FEET IN WIDTH, ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

NORTHERN CAPITAL GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN VIRGINIA WATER SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("CHURSTON LANE"), TRACT "NR2" ("VIRGINIA CROSSING"), AND TRACT "NR3" ("PRESTWICK COURT"), AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("CHURSTON LANE"), TRACT "NR2" ("VIRGINIA CROSSING"), AND TRACT "NR3" ("PRESTWICK COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 12-10-93

SIGNATURE: [Signature]  
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

Inst. Number: 202341098401 Page 232 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

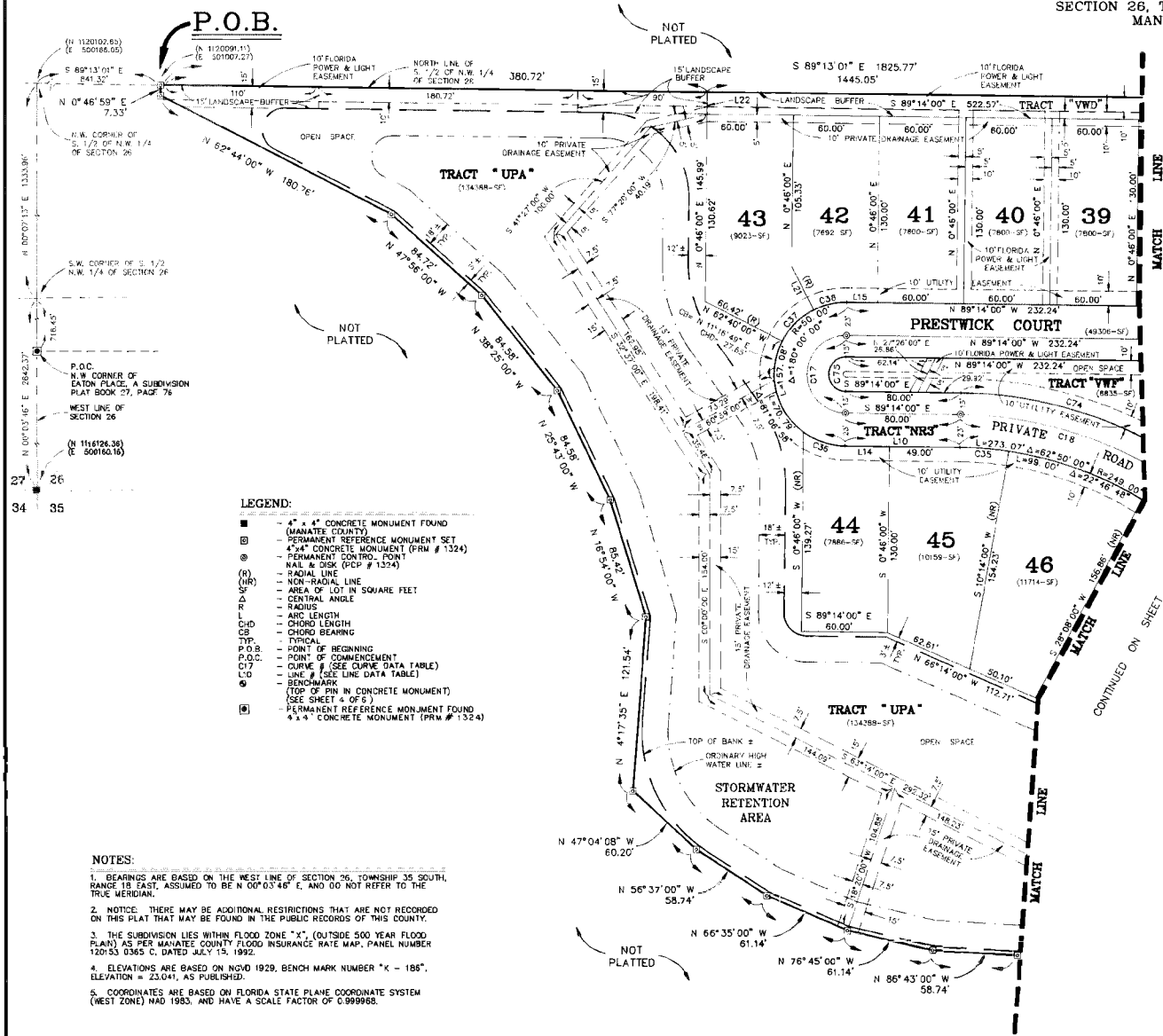


# VIRGINIA WATER

## A SUBDIVISION

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

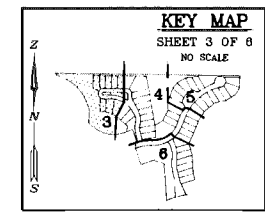
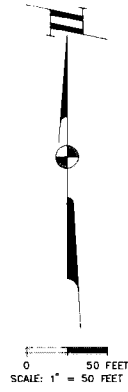
CURVE AND LINE DATA							
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH	
C17	84.92	180°00'00"	22.00	54.00	S 0°46'00" W		80.00
C18	298.29	62°50'00"	275.00	283.56	S 57°49'00" E	166.14	
C35	34.10	7°50'48"	249.00	LINE	BEARING	DISTANCE	
C38	30.84	35°27'02"	50.00	L10	S 89°14'00" E	80.00	
C37	31.42	36°00'00"	50.00	L14	N 89°14'00" W	31.00	
C38	23.93	27°28'00"	50.00	L15	S 89°14'00" E	21.24	
C74	167.30	32°12'08"	287.00	L21	N 26°40'00" W	34.13	
C75	37.70	180°00'00"	12.00	L22	N 00°46'00" E	15.37	



P.O.B.

- LEGEND:**
- 4" x 4" CONCRETE MONUMENT FOUND (MANATEE COUNTY)
  - PERMANENT REFERENCE MONUMENT SET
  - ⊙ 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊙ PERMANENT CONTROL POINT
  - ⊙ NAIL & DISK (PCP # 1324)
  - RADIAL LINE
  - (R) NON-RADIAL LINE
  - (HR) AREA OF LOT IN SQUARE FEET
  - SF AREA OF LOT IN SQUARE FEET
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - ChD CHORD LENGTH
  - DB CHORD BEARING
  - TYP TYPICAL
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - C17 CURVE # (SEE CURVE DATA TABLE)
  - L10 LINE # (SEE CURVE DATA TABLE)
  - ⊙ BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT)
  - ⊙ (SEE SHEET 4 OF 6)
  - ⊙ PERMANENT REFERENCE MONUMENT FOUND
  - ⊙ 4" x 4" CONCRETE MONUMENT (PRM # 1324)

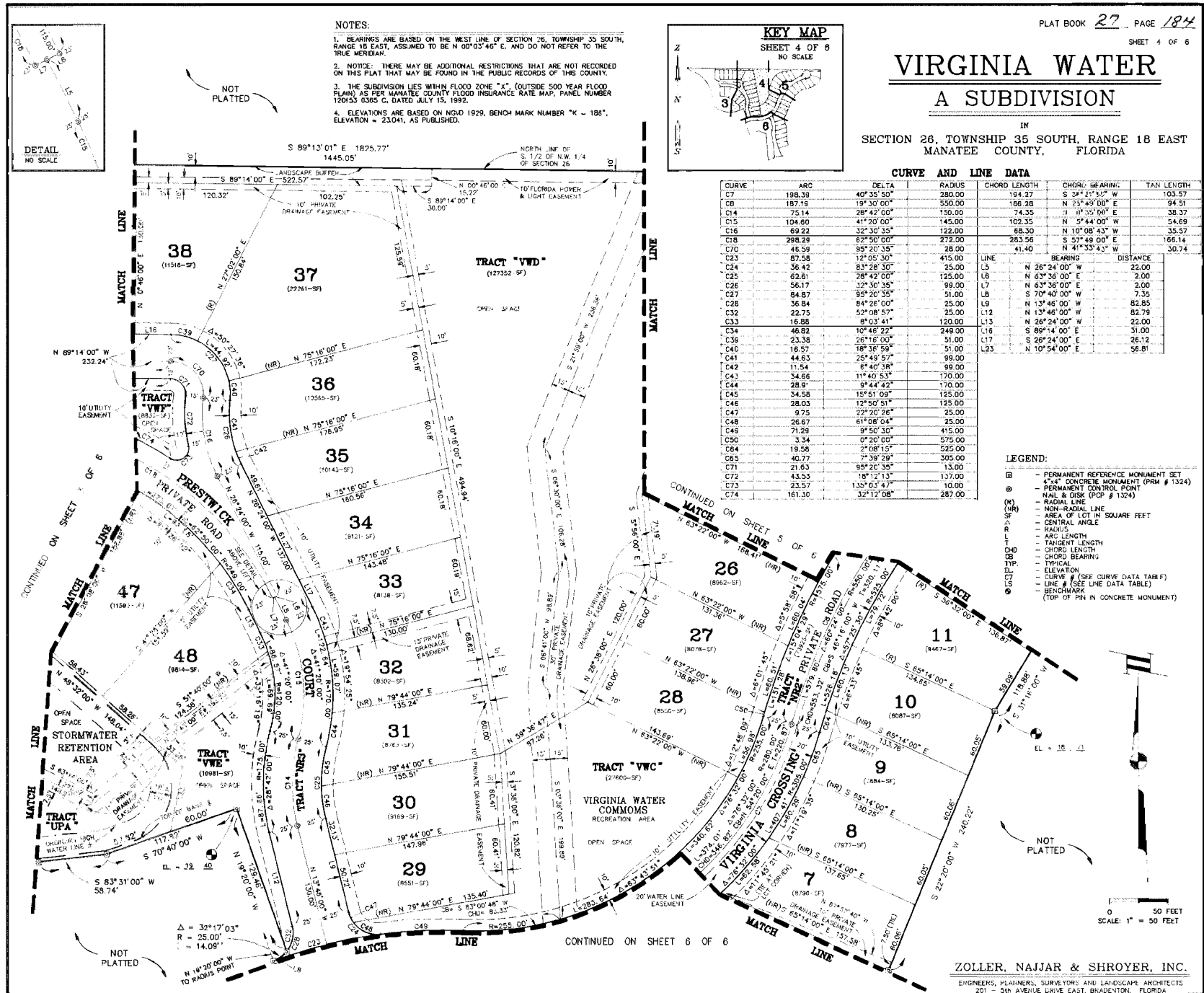
- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NOV 1929 BENCH MARK NUMBER "K - 185", ELEVATION = 23.041, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) HAD 1983, AND HAVE A SCALE FACTOR OF 0.999995.



ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

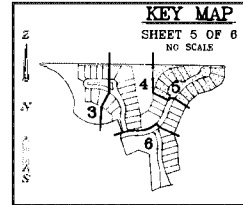
Inst. Number: 202341098401 Page 233 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 234 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

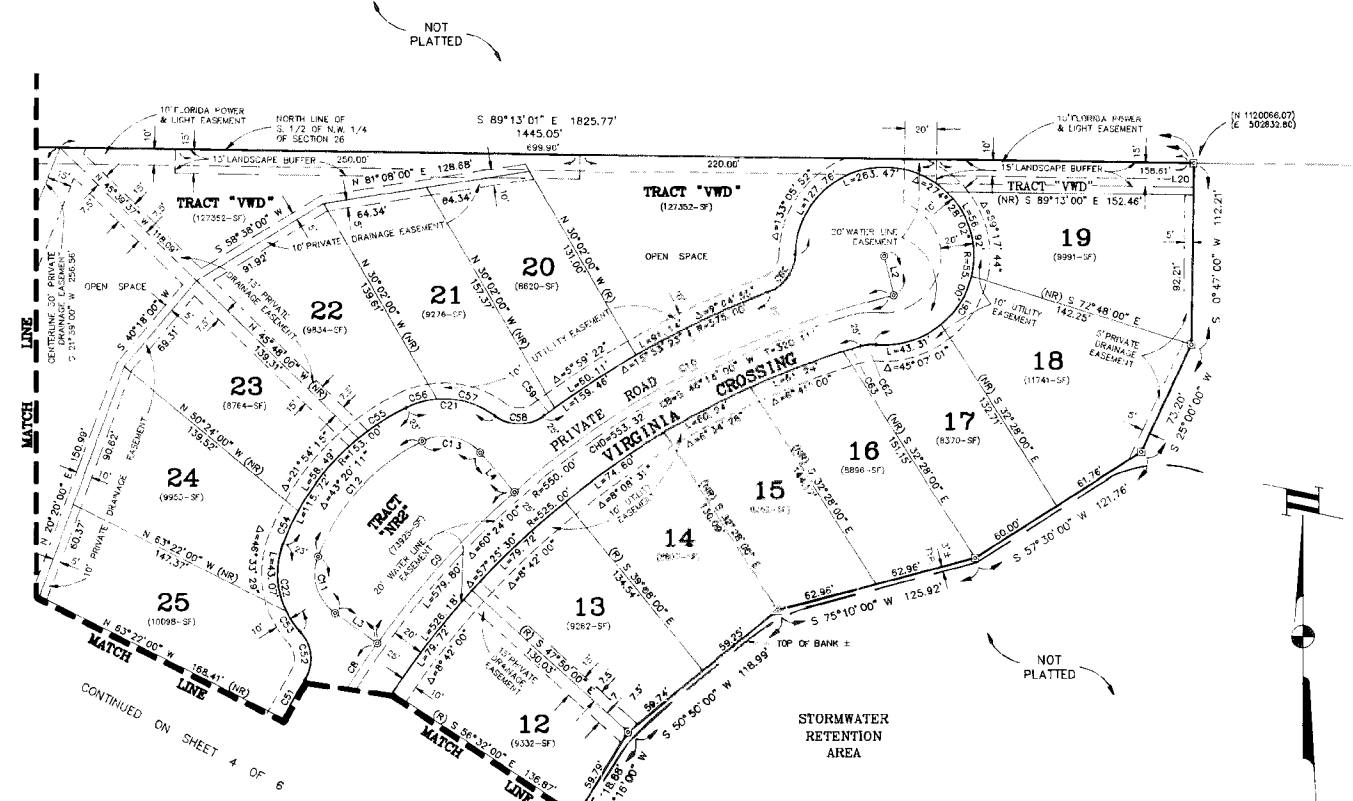


# VIRGINIA WATER A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "A", (OUTSIDE 500 YEAR FLOOD PLANS) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 13, 1992.
  - ELEVATIONS ARE BASED ON NGVD '92S, BENCH MARK NUMBER "K - 18E", ELEVATION = 23.041, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) MAD 1983, AND HAVE A SCALE FACTOR OF 0.999965.



**CURVE AND LINE DATA**

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C8	187.19	19°30'00"	550.00	186.28 N 25°49'00" E	94.51
C9	126.39	13°10'00"	355.00	126.11 N 42°09'00" E	63.48
C10	266.22	27°44'00"	545.00	263.63 N 62°36'00" E	135.77
C11	39.23	74°54'55"	30.00	38.49 N 16°58'33" W	22.96
C12	98.33	43°20'11"	130.00	96.00 N 42°09'00" E	51.85
C13	39.23	74°54'55"	30.00	36.49 S 78°43'22" E	22.98
C21	58.20	62°55'11"	53.00	LINE BEARING DISTANCE	
C22	58.20	62°55'11"	53.00	L2 N 13°32'00" W	25.00
C51	27.39	2°45'46"	575.00	L3 N 54°28'00" W	32.00
C52	32.10	73°34'45"	25.00	L4 S 41°16'00" E	32.00
C53	15.13	16°21'42"	53.00	L20 N 0°47'00" E	20.00
C54	22.32	8°21'27"	153.00		
C55	34.81	13°04'28"	153.00		
C56	20.01	21°37'49"	53.00		
C57	38.19	41°17'22"	53.00		
C58	32.10	73°34'45"	25.00		
C59	8.21	0°49'06"	575.00		
C60	29.72	68°07'14"	25.00		
C61	35.48	36°57'25"	55.00		
C62	9.58	21°54'13"	25.00		
C63	11.23	11°31'31"	525.00		

- LEGEND:**
- ⊕ PERMANENT REFERENCE MONUMENT SET
  - ⊙ 4"X6" CONCRETE MONUMENT (FORM # 132-4)
  - ⊙ PERMANENT CONTROL POINT
  - ⊙ NAIL & DISK (TOP # 132-4)
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - △ AREA OF LOT IN SQUARE FEET
  - ∠ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - T TANGENT LENGTH
  - CHD CHORD LENGTH
  - CB CHORD BEARING
  - TYP. TYPICAL
  - EL ELEVATION
  - CL CURVE # (SEE CURVE DATA TABLE)
  - LS LINE # (SEE LINE DATA TABLE)
  - ⊕ BENCHMARK
  - TOP OF PIN IN CONCRETE MONUMENT (SEE SHEET 4 OF 6)

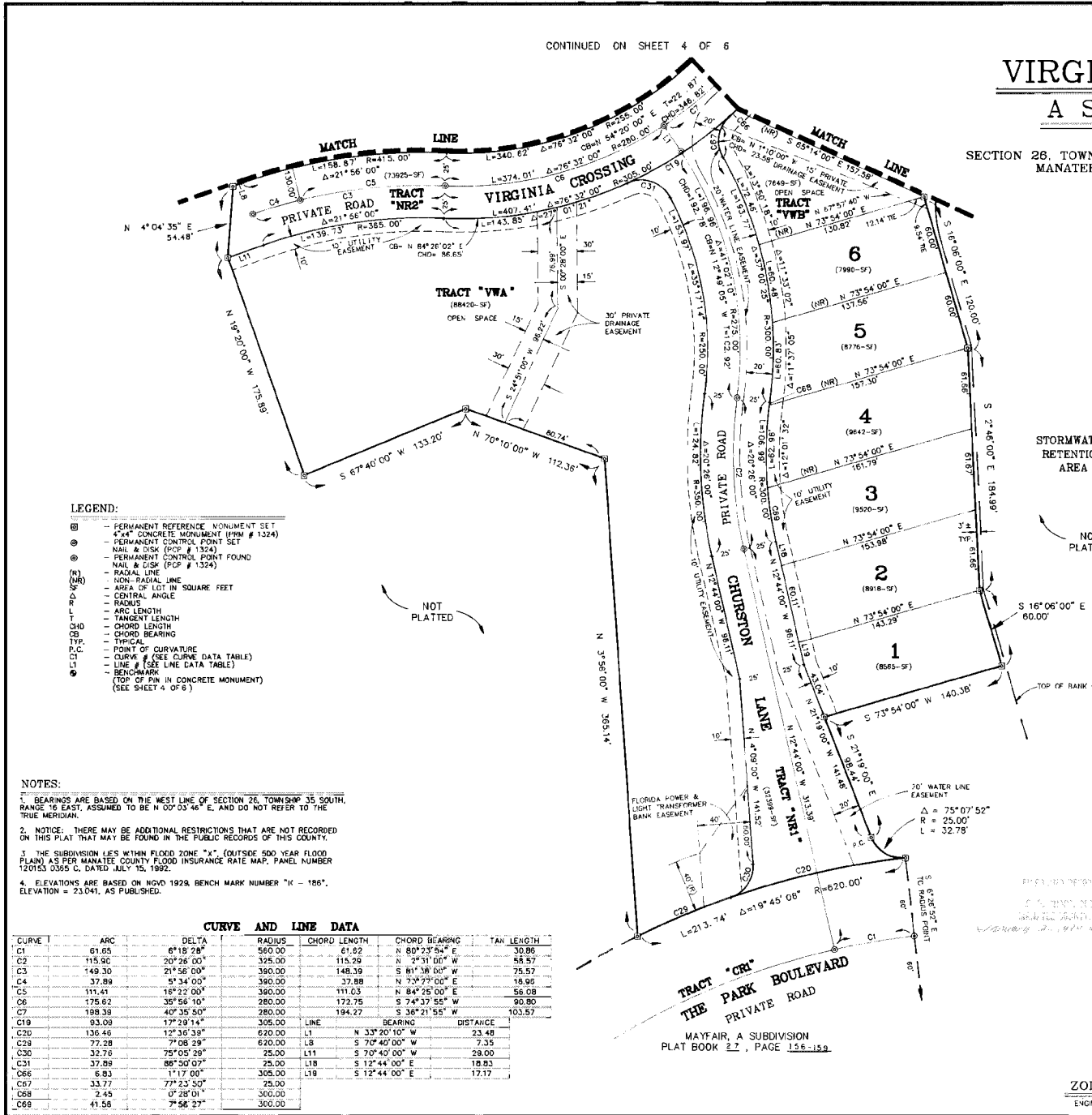
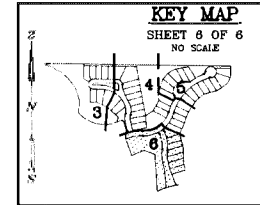


ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 235 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# VIRGINIA WATER A SUBDIVISION

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



- LEGEND:**
- ⊙ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - NAIL & DISK (PRP # 1324)
  - ⊙ - PERMANENT CONTROL POINT FOUND
  - ⊙ - NAIL & DISK (PRP # 1324)
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - ⊠ - AREA OF LOT IN SQUARE FEET
  - ∠ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - TY - TYPICAL
  - P.C. - POINT OF CURVATURE
  - C - CURVE # (SEE CURVE DATA TABLE)
  - LI - LINE # (SEE LINE DATA TABLE)
  - ⊙ - BENCHMARK
  - ⊙ - TOP OF FIN IN CONCRETE MONUMENT (SEE SHEET 4 OF 6)

**NOTES:**

- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	61.65	6°18'28"	560.00	61.82	N 80°23'54" E	30.86
C2	115.90	20°26'00"	325.00	115.29	N 2°31'00" W	58.57
C3	149.30	21°58'00"	390.00	148.39	S 81°38'00" W	75.57
C4	37.89	5°54'00"	390.00	37.88	N 73°27'00" E	18.95
C5	111.41	18°22'00"	360.00	111.03	N 84°25'00" E	58.08
C6	175.62	35°56'10"	280.00	172.75	S 74°37'55" W	90.80
C7	198.38	40°25'50"	280.00	194.27	S 36°21'55" W	103.57
C19	93.08	17°29'14"	305.00	93.08	LINE BEARING DISTANCE	
C20	136.45	12°58'38"	620.00	136.45	L1 N 33°20'10" W 23.48	
C28	77.28	7°08'29"	620.00	77.28	LB S 70°40'00" W 7.35	
C30	32.76	75°05'28"	25.00	32.76	L11 S 70°40'00" W 29.00	
C31	37.89	86°50'07"	25.00	37.89	L18 S 12°44'00" E 18.83	
C68	6.93	1°17'00"	305.00	6.93	L19 S 12°44'00" E 17.17	
C67	33.77	7°23'50"	25.00	33.77		
C68	2.45	0°28'01"	300.00	2.45		
C69	41.58	7°58'27"	300.00	41.58		

STORMWATER RETENTION AREA

NOT PLATTED



ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
291 - 5th AVENUE DRIVE EAST, BRADFLORD, FLORIDA

Inst. Number: 202341098401 Page 236 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# 743825

# VIRGINIA WATER

## UNIT II

### A SUBDIVISION

IN  
MANATEE COUNTY, FLORIDA  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST

#### DESCRIPTION

COMMENCING AT THE S.W. CORNER OF TRACT "VWA" OF VIRGINIA WATER, A SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 181 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; RUN N 19°20'00" W, ALONG THE WEST LINE OF SAID TRACT "VWA", A DISTANCE OF 28.88 FEET FOR A POINT OF BEGINNING; THENCE S 7°16'00" W, A DISTANCE OF 65.59 FEET; THENCE S 6°26'00" W, A DISTANCE OF 74.14 FEET; THENCE S 82°46'00" W, A DISTANCE OF 74.25 FEET; THENCE S 89°07'00" W, A DISTANCE OF 70.10 FEET; THENCE S 43°48'00" W, A DISTANCE OF 109.36 FEET; THENCE S 19°54'00" W, A DISTANCE OF 60.76 FEET; THENCE S 67°40'00" W, A DISTANCE OF 511.79 FEET; THENCE N 02°01'00" E, A DISTANCE OF 33.13 FEET; THENCE N 86°16'00" W, A DISTANCE OF 10.00 FEET; THENCE N 20°05'00" W, A DISTANCE OF 180.44 FEET; THENCE N 67°32'00" W, A DISTANCE OF 132.43 FEET; THENCE N 89°54'00" W, A DISTANCE OF 125.67 FEET; THENCE S 58°14'00" W, A DISTANCE OF 70.66 FEET; THENCE N 89°54'00" W, A DISTANCE OF 194.99 FEET; THENCE N 00°06'00" E, A DISTANCE OF 124.27 FEET; THENCE S 89°54'00" E, A DISTANCE OF 89.41 FEET; THENCE N 78°54'00" E, A DISTANCE OF 79.88 FEET; THENCE N 70°05'00" E, A DISTANCE OF 60.15 FEET; THENCE N 85°49'00" E, A DISTANCE OF 226.41 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°47'00", A DISTANCE OF 93.66 FEET TO THE P.T. OF SAID CURVE; THENCE S 45°24'00" E, A DISTANCE OF 17.91 FEET; THENCE N 04°08'00" W, A DISTANCE OF 79.82 FEET; THENCE N 45°24'00" W, A DISTANCE OF 120.00 FEET; THENCE N 44°36'00" E, A DISTANCE OF 127.87 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 08°01'37" W, AT A DISTANCE OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°39'05", A DISTANCE OF 23.41 FEET; THENCE N 45°37'28" W, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 45°37'28" W, AT A DISTANCE OF 200.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'05", A DISTANCE OF 73.13 FEET; THENCE S 66°34'32" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 66°34'32" E, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°31'28", A DISTANCE OF 34.70 FEET TO THE P.T. OF SAID CURVE; THENCE S 56°06'00" E, A DISTANCE OF 9.58 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'16", A DISTANCE OF 11.47 FEET; THENCE N 61°22'00" E, A DISTANCE OF 137.57 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AFORESAID VIRGINIA WATER, A SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING ELEVEN COURSES: THENCE S 47°04'08" E, A DISTANCE OF 60.20 FEET; THENCE S 56°37'00" E, A DISTANCE OF 58.74 FEET; THENCE S 66°35'00" E, A DISTANCE OF 61.14 FEET; THENCE S 76°45'00" E, A DISTANCE OF 61.14 FEET; THENCE S 86°43'00" E, A DISTANCE OF 58.74 FEET; THENCE N 83°31'00" E, A DISTANCE OF 58.74 FEET; THENCE N 70°40'00" E, A DISTANCE OF 117.82 FEET; THENCE S 19°20'00" E, A DISTANCE OF 129.46 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 51°37'03" W, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°17'03", A DISTANCE OF 14.09 FEET; THENCE S 04°04'35" W, A DISTANCE OF 54.48 FEET; THENCE S 19°20'00" E, A DISTANCE OF 147.01 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

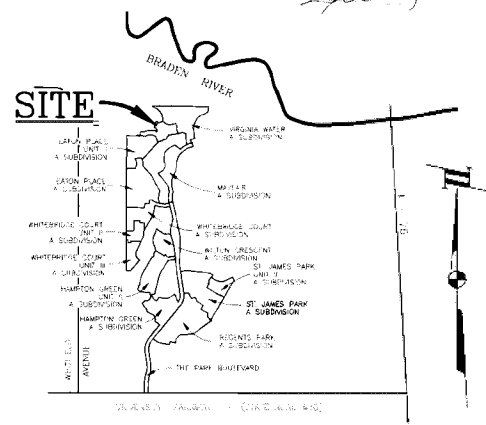
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 9.11 ACRES, MORE OR LESS.

#### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 28, PAGES 69, 70, 71, AND 72, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 23 DAY OF June, 1994.

*[Signature]*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA



LOCATION MAP  
0 2640 FEET

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DO HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "VIRGINIA WATER, UNIT II, A SUBDIVISION," AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 23 DAY OF June, 1994.

NORTHERN CAPITAL GROUP  
BY: NORTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

BY: *[Signature]*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*[Signature]* Murlone LaBarr (SIGNATURE) *[Signature]* Patricia L. Hunt (SIGNATURE)  
*[Signature]* Murlone LaBarr (PRINT NAME) *[Signature]* Patricia L. Hunt (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF June, 1994, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_ (STAMP)

#### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 23 DAY OF June, 1994.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:  
*[Signature]*  
R. B. SHORE, CLERK OF CIRCUIT COURT

*[Signature]*  
CHAIRMAN

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34205

Inst. Number: 202341098401 Page 237 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

**VIRGINIA WATER**  
**UNIT II**  
**A SUBDIVISION**

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°03'48" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 C, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR4" ("VIRGINIA CROSSING"), IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR VIRGINIA WATER" (THE "VIRGINIA WATER RESTRICTIONS").
6. TRACT "VWS", BEING AN OPEN SPACE AREA, IS PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR VIRGINIA WATER SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE VIRGINIA WATER RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE VIRGINIA WATER RESTRICTIONS.
7. TRACT "UPB", BEING AN OPEN SPACE AREA, IS PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY THE UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

INGRESS AND EGRESS OVER PRIVATE ROADS

NORTHERN CAPITAL GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN VIRGINIA WATER, UNIT II, SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR4" ("VIRGINIA CROSSING"), AS SHOWN ON THIS PLAT.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR4" ("VIRGINIA CROSSING"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".


PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: JUNE 27, 1994

SIGNATURE:   
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

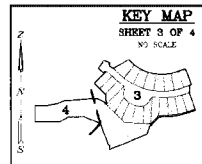
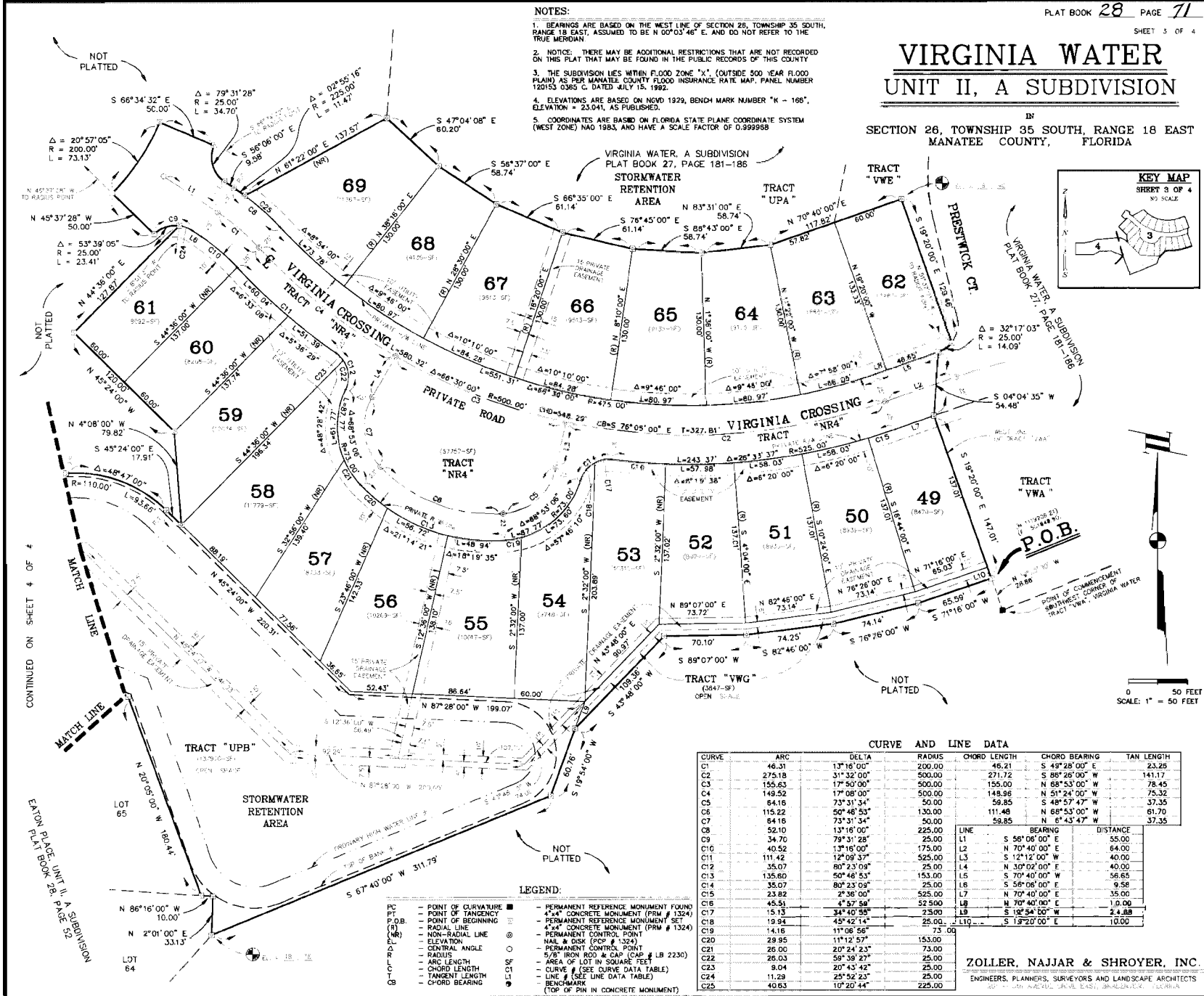
Inst. Number: 202341098401 Page 238 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 239 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# VIRGINIA WATER UNIT II, A SUBDIVISION

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 168", ELEVATION = 23.041, AS FURNISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999998.



0 50 FEET  
 SCALE: 1" = 50 FEET

- LEGEND:**
- PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - P.O.B. - POINT OF BEGINNING
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - ELEV. - ELEVATION
  - CL - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - CH - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - PM - PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - 5/8" - 5/8" IRON ROD & CAP (CAP # LB 2230)
  - 4"x4" - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PCP - PERMANENT CONTROL POINT
  - NAIL & DISK (PCP # 1324)
  - C20 - PERMANENT CONTROL POINT
  - C21 - CURVE
  - C22 - AREA OF LOT IN SQUARE FEET
  - C23 - CURVE
  - C24 - LINE # (SEE LINE DATA TABLE)
  - C25 - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT)

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	46.31	13°16'00"	200.00	46.21	S 49°28'00" E	23.25
C2	275.18	31°32'00"	500.00	271.72	S 89°26'00" W	141.17
C3	155.83	17°50'00"	500.00	155.00	N 68°53'00" W	78.45
C4	149.52	17°08'00"	500.00	148.96	N 51°24'00" W	73.32
C5	64.16	73°31'34"	50.00	59.85	S 48°57'47" W	37.35
C6	115.22	50°46'53"	130.00	111.48	N 68°53'00" W	61.70
C7	64.16	73°31'34"	50.00	59.85	N 6°43'47" W	37.35
C8	52.10	13°16'00"	225.00	52.00		
C9	34.70	79°31'28"	25.00	L1	S 56°06'00" E	55.00
C10	40.52	13°16'00"	175.00	L2	N 70°40'00" E	64.00
C11	111.42	12°09'37"	525.00	L3	S 12°12'00" W	40.00
C12	35.07	80°23'09"	25.00	L4	N 30°02'00" E	40.00
C13	135.60	50°46'53"	153.00	L5	S 70°40'00" W	56.65
C14	35.07	80°23'09"	25.00	L6	S 56°06'00" E	9.58
C15	23.82	2°36'00"	525.00	L7	N 70°40'00" E	35.00
C16	45.51	4°57'58"	525.00	L8	N 70°40'00" E	1.00
C17	15.13	34°40'55"	25.00	LB	S 14°54'00" W	2.488
C18	19.84	45°42'14"	25.00	LIQ	S 18°20'00" E	10.00
C19	14.16	11°06'56"	73.00			
C20	28.95	11°12'57"	153.00			
C21	26.00	20°24'23"	73.00			
C22	25.03	50°38'23"	25.00			
C23	8.04	20°43'40"	25.00			
C24	11.29	25°52'23"	25.00			
C25	40.63	10°20'44"	225.00			

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 501 W. 1st Avenue, Suite 100, St. Petersburg, Florida

# VIRGINIA WATER UNIT II, A SUBDIVISION

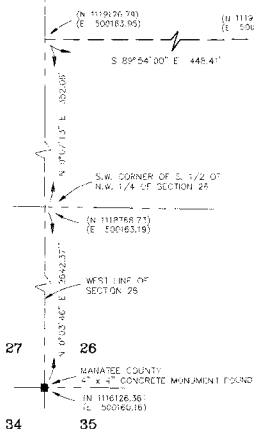
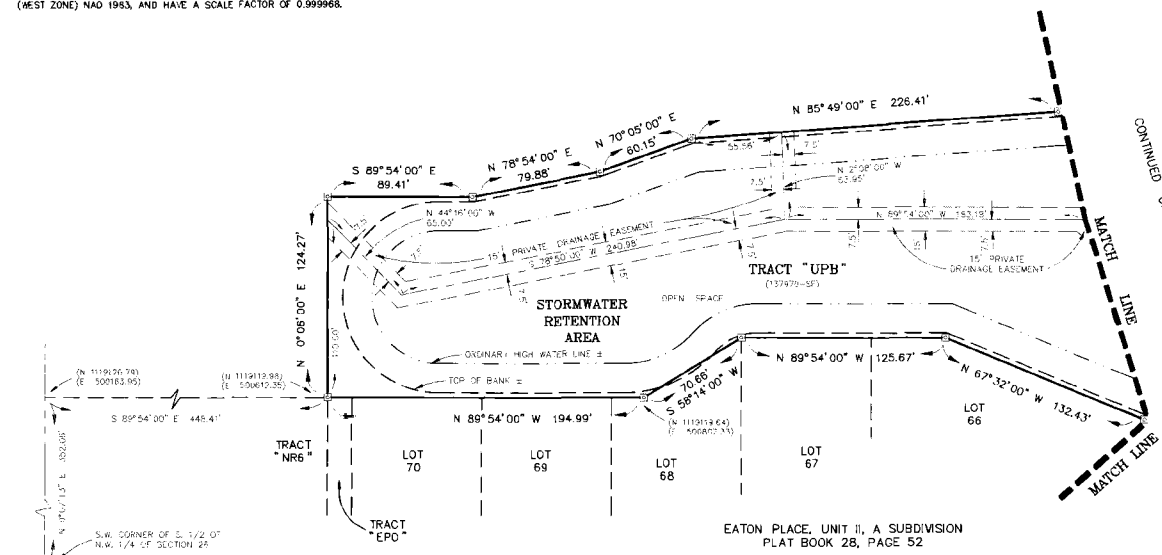
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES:

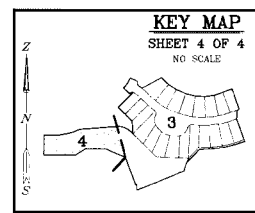
1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00° 03' 46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 185", ELEVATION = 23.041, AS PUBLISHED.
5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (BEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999968.

NOT PLATTED

FILED AND RECORDED  
7/15/2023 @ 9:12 am  
W. E. SHORE, CLERK  
MANATEE COUNTY, FLA.



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - ⊕ - PERMANENT REFERENCE MONUMENT SET
  - ⊙ - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - SF - AREA OF LOT IN SQUARE FEET



Inst. Number: 202341098401 Page 240 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# VIRGINIA WATER

## UNIT III

### A SUBDIVISION

# 770268

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

IN  
MANATEE COUNTY, FLORIDA  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DO HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "VIRGINIA WATER, UNIT III, A SUBDIVISION," AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 27 DAY OF Sept, 1994.

NORTHERN CAPITAL GROUP  
BY: NORTHERN CAPITAL ASSOCIATES, INC., AS GENERAL PARTNER

BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
Ramona R. Young (SIGNATURE) Muriene L. Barr (SIGNATURE)  
Ramona R. Young (PRINT NAME) Muriene L. Barr (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF September, 1994, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

Sharon K. Greene  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
Suzanne M. Freeman  
Notary Public, State of Florida  
480 Gadsden Boulevard, Tallahassee, Florida 32304  
My Comm. Exp. 01-31-99

MY COMMISSION EXPIRES: \_\_\_\_\_ (STAMP)

#### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 1st DAY OF August, 1994.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

ATTEST:  
MB  
R. B. SHORE  
CLERK OF CIRCUIT COURT

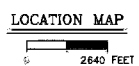
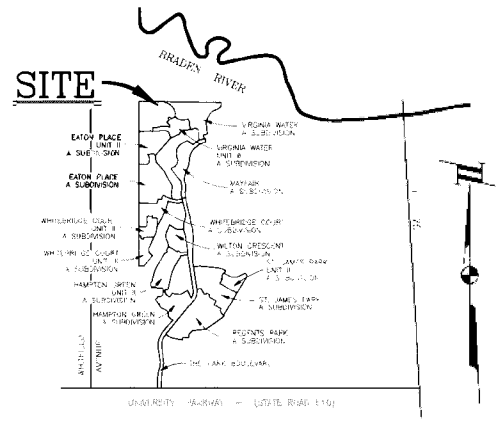
Stan Stephens  
CHAIRMAN

ZOLLER, NAJJAR & SHROYER, INC.  
300 - 300 MANATEE DRIVE EAST, HERRINGSPRING, FLORIDA 34709

#### DESCRIPTION

BEGIN AT THE N.W. CORNER OF LOT 74 OF EATON PLACE, UNIT II, A SUBDIVISION, AS RECORDED IN PLAT BOOK 28, PAGE 92 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; RUN N 0°07'13" E, ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, A DISTANCE OF 981.90 FEET TO THE N.W. CORNER OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 26; THENCE S 89°13'01" E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE N.W. 1/4, A DISTANCE OF 841.32 FEET TO THE N.W. CORNER OF TRACT "UPA" OF VIRGINIA WATER, A SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 181 OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "UPA" THE FOLLOWING SEVEN COURSES: S 0°46'59" W, A DISTANCE OF 7.33 FEET; THENCE S 62°44'00" E, A DISTANCE OF 180.76 FEET; THENCE S 47°56'00" E, A DISTANCE OF 84.72 FEET; THENCE S 38°25'00" E, A DISTANCE OF 84.58 FEET; THENCE S 25°43'00" E, A DISTANCE OF 84.58 FEET; THENCE S 16°54'00" E, A DISTANCE OF 65.42 FEET; THENCE S 4°17'35" W, A DISTANCE OF 121.54 FEET; THENCE S 61°22'00" W, LEAVING SAID WESTERLY LINE, A DISTANCE OF 137.57 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 36°49'16" W, AT A DISTANCE OF 225.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°55'16", A DISTANCE OF 11.47 FEET TO THE P.T. OF SAID CURVE; THENCE N 56°06'00" W, A DISTANCE OF 9.58 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°31'28", A DISTANCE OF 34.70 FEET; THENCE N 66°34'32" W, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 66°34'33" W, AT A DISTANCE OF 200.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°57'05", A DISTANCE OF 73.13 FEET; THENCE S 45°37'28" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 45°37'28" E, AT A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°39'05", A DISTANCE OF 23.41 FEET; THENCE S 44°36'00" W, A DISTANCE OF 127.87 FEET; THENCE S 45°24'00" E, A DISTANCE OF 120.00 FEET; THENCE S 4°08'00" E, A DISTANCE OF 79.82 FEET; THENCE N 45°24'00" W, A DISTANCE OF 17.91 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°47'00", A DISTANCE OF 93.86 FEET TO THE P.T. OF SAID CURVE; THENCE S 85°49'00" W, A DISTANCE OF 226.41 FEET; THENCE S 70°05'00" W, A DISTANCE OF 60.15 FEET; THENCE S 78°54'00" W, A DISTANCE OF 79.88 FEET; THENCE N 89°54'00" W, A DISTANCE OF 89.41 FEET; THENCE S 0°06'00" W, A DISTANCE OF 124.27 FEET TO THE NORTH LINE OF SAID EATON PLACE, UNIT II; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR COURSES: N 89°54'00" W, A DISTANCE OF 65.00 FEET; THENCE N 0°06'00" E, A DISTANCE OF 27.00 FEET; THENCE S 71°27'00" W, A DISTANCE OF 84.43 FEET; THENCE N 89°54'00" W, A DISTANCE OF 303.41 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 21.32 ACRES, MORE OR LESS.



#### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 28, PAGES 122, 123, 124, 125, 126, 127, AND 128, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS THE 1st DAY OF November, 1994.

MB  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

Inst. Number: 202341098401 Page 241 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

**VIRGINIA WATER**  
**UNIT III**  
**A SUBDIVISION**

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°07'13" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 C, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR5" ("VICTORIA CIRCLE") AND TRACT "NR6" ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE UNIVERSITY PARK COVENANTS), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR VIRGINIA WATER" (THE "VIRGINIA WATER RESTRICTIONS").
6. TRACTS "VWH", "VM", "VWJ", "VWK", "VWL", "VWM", AND "VWN", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR VIRGINIA WATER SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE VIRGINIA WATER RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE VIRGINIA WATER RESTRICTIONS.
7. TRACTS "UPD", "UPD", AND "UPE", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY THE UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

INGRESS AND EGRESS OVER PRIVATE ROADS

NORTHERN CAPITAL GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN VIRGINIA WATER, UNIT III, SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR5" ("VICTORIA CIRCLE") AND TRACT "NR6", AS SHOWN ON THIS PLAT.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR5" ("VICTORIA CIRCLE") AND TRACT "NR6", AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 9.29.94

SIGNATURE:   
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

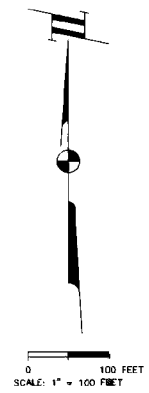
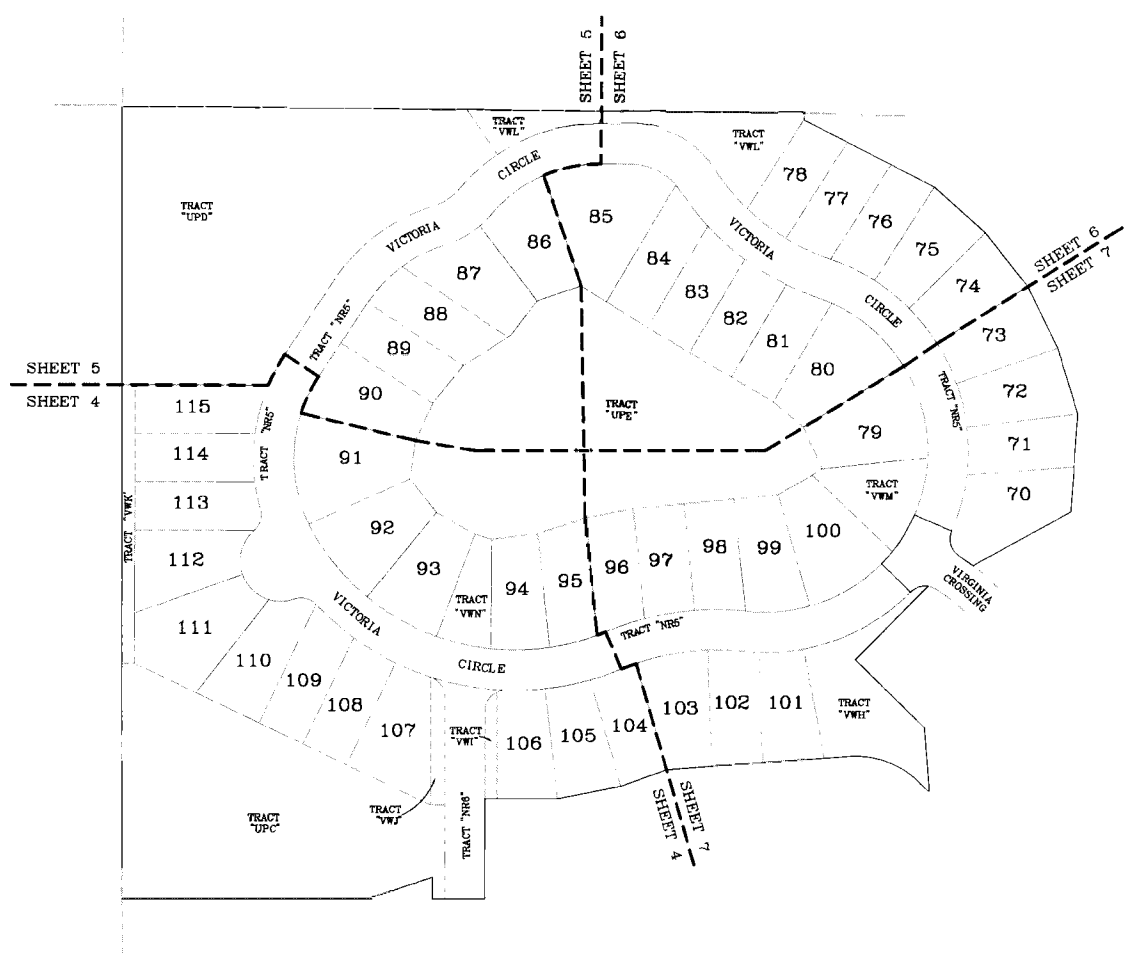
ZOLLER, NAJJAR & SHROYER, INC.

REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS  
1000 N. GULF BLVD., SUITE 200, TAMPA, FL 33602  
TEL: 813-288-1111 FAX: 813-288-1112

# VIRGINIA WATER UNIT III, A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP



ZOLLER, NAJJAR & SHROYER, INC.  
REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS  
1000 10TH AVENUE, SUITE 100, TAMPA, FLORIDA 33604  
TEL: 813-288-1111 FAX: 813-288-1112

Inst. Number: 202341098401 Page 243 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Inst. Number: 202341098401 Page 244 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

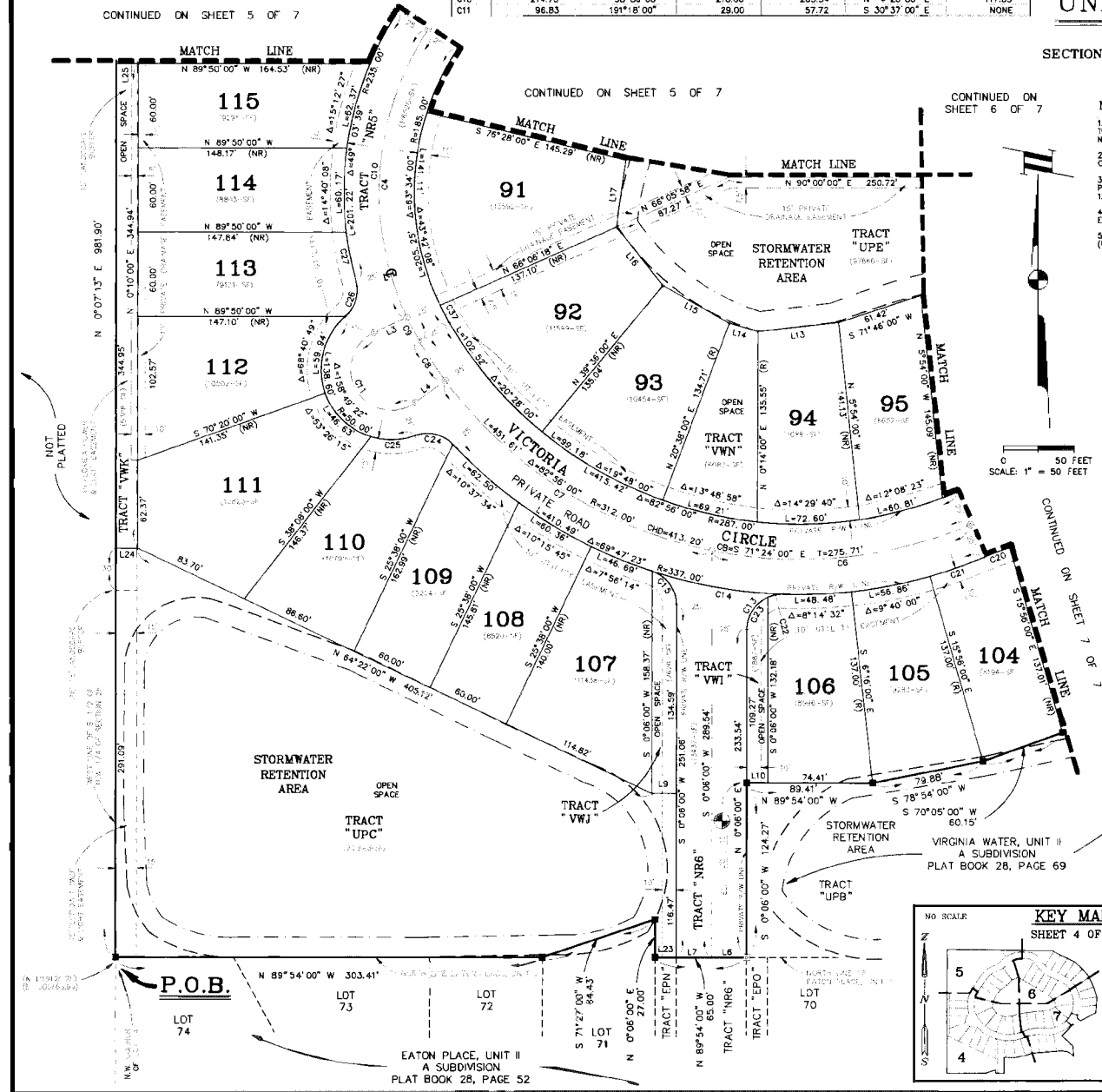
# VIRGINIA WATER

## UNIT III, A SUBDIVISION

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

**CENTERLINE CURVE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C4	232.98	63°34'00"	210.00	221.22	S 1°51'00" W	130.12
C6	187.32	34°24'00"	312.00	184.52	S 84°20'00" W	96.58
C7	229.80	42°12'00"	312.00	224.64	N 57°22'00" W	120.39
C8	34.49	6°20'00"	312.00	34.47	N 33°08'00" W	17.25
C9	18.20	4°58'00"	210.00	18.20	N 27°27'00" W	9.11
C10	214.78	58°36'00"	210.00	205.54	N 4°20'00" E	117.85
C11	96.83	191°18'00"	29.00	57.72	S 30°37'00" E	NONE



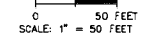
- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF N.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°07'13" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120193 0385 C, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999968.

**CURVE AND LINE DATA**

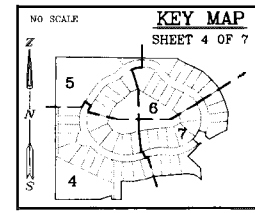
CURVE	ARC	DELTA	RADIUS
C13	46.08	91°52'32"	25.00
C14	84.82	16°07'18"	337.00
C15	31.42	72°00'10"	25.00
C20	19.40	3°41'33"	307.00
C21	46.78	6°56'00"	337.00
C22	11.11	25°27'13"	25.00
C23	28.88	66°25'19"	25.00
C24	29.12	66°43'56"	25.00
C25	32.03	36°42'18"	50.00
C26	28.12	64°26'28"	25.00
C27	35.17	8°34'30"	235.00
C37	13.84	4°13'28"	185.00

LINE	BEARING	DISTANCE
L3	S 65°02'00" W	25.71
L4	N 53°44'00" E	26.20
L6	N 89°54'00" W	25.00
L7	N 89°54'00" W	25.00
L9	S 89°54'00" E	17.28
L10	N 89°54'00" W	15.00
L13	S 83°36'00" W	57.69
L14	N 73°47'00" W	21.22
L15	N 80°18'00" W	54.24
L16	N 38°24'00" W	52.82
L17	N 7°54'00" E	48.33
L23	N 89°54'00" W	15.00
L24	S 89°52'47" E	15.48
L25	S 89°50'00" E	15.78



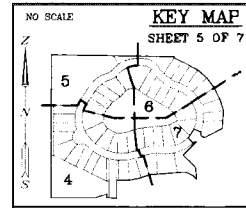
- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - - PERMANENT REFERENCE MONUMENT SET
  - - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - - PERMANENT CONTROL POINT
  - SP - NAL & DISK (PRM # 1124)
  - C4 - AREA OF LOT IN SQUARE FEET
  - CURVE # - SEE CURVE DATA TABLE
  - L# - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.C.P.C. - POINT OF CURVATURE
  - P.T.P.T. - POINT OF TANGENCY
  - P.B.S. - POINT OF BEGINNING
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - ELEVATION
  - ∠ - CENTRAL ANGLE
  - R - RADIUS
  - ∠ - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - DEMONES: P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ - BENCHMARK (TOP OF IRN IN CONCRETE MONUMENT) (ALSO SEE SHEET 8 OF 7)
  - EXISTING TOP OF BANK
  - - - EXISTING URBAN HIGH WATER LINE ±
  - CENTERLINE



EATON PLACE, UNIT II  
 A SUBDIVISION  
 PLAT BOOK 28, PAGE 52

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 291 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C2	57.01	32° 40' 00"	100.00	56.25	S 59° 32' 00" W	29.31
C3	136.95	39° 14' 00"	200.00	134.29	S 53° 15' 00" W	71.28
C12	42.78	32° 40' 00"	75.00			
C16	71.27	32° 40' 00"	125.00			
C28	43.51	10° 36' 34"	235.00	L19	N 37° 13' 00" E	53.56
C29	33.05	25° 15' 01"	75.00	L20	N 71° 20' 00" E	57.47
C30	5.71	7° 24' 59"	75.00	L25	S 89° 50' 00" E	15.76
C35	20.54	9° 24' 44"	125.00	L26	S 37° 24' 00" E	55.23
C36	50.50	15° 38' 24"	185.00	L28	N 57° 10' 00" E	4.38



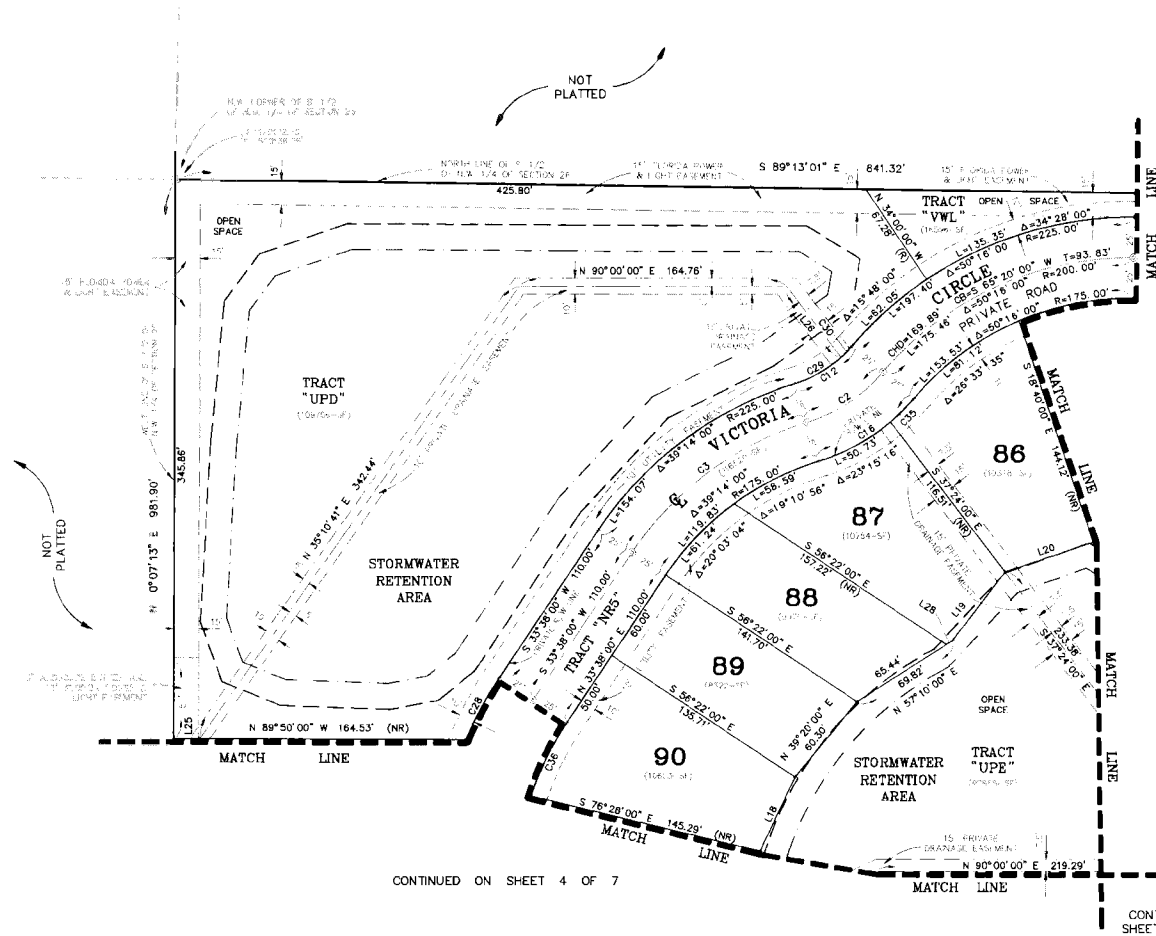
# VIRGINIA WATER

## UNIT III, A SUBDIVISION

IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**NOTES:**

1. BEARINGS ARE BASED ON THE WEST LINE OF N.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00° 07' 13" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120155 0365 C, DATED JULY 15 1992.
4. ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.941, AS PUBLISHED.
5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999988.



CONTINUED ON SHEET 6 OF 7

CONTINUED ON SHEET 4 OF 7

CONTINUED ON SHEET 7 OF 7

- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT CONTROL POINT SET
  - NAIL & DISK (POP # 1324)
  - SP AREA OF LOT IN SQUARE FEET
  - C2 CURVE # (SEE CURVE DATA TABLE)
  - L18 LINE # (SEE LINE DATA TABLE)
  - P.I.C. POINT OF INTERSECTION
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF CURVATURE
  - P.C.I. POINT OF INTERSECTION
  - P.C.T. POINT OF TANGENCY
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - Δ CENTRAL ANGLE
  - R RADIUS
  - ARC ARC LENGTH
  - C CHORD LENGTH
  - T TANGENT LENGTH
  - CB CHORD BEARING
  - C CHORD
  - ± BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEETS 4 AND 6 OF 7)
  - - - EXISTING TOP OF BANK ±
  - - - EXISTING ORDINARY HIGH WATER LINE ±
  - ± CENTERLINE

0 50 FEET  
SCALE: 1" = 50 FEET

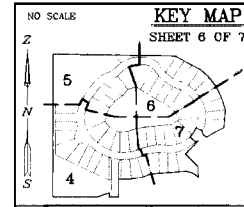
**ZOLLER, NAJJAR & SHROYER, INC.**  
MANATEE COUNTY, FLORIDA

Inst. Number: 202341098401 Page 245 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angeline "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

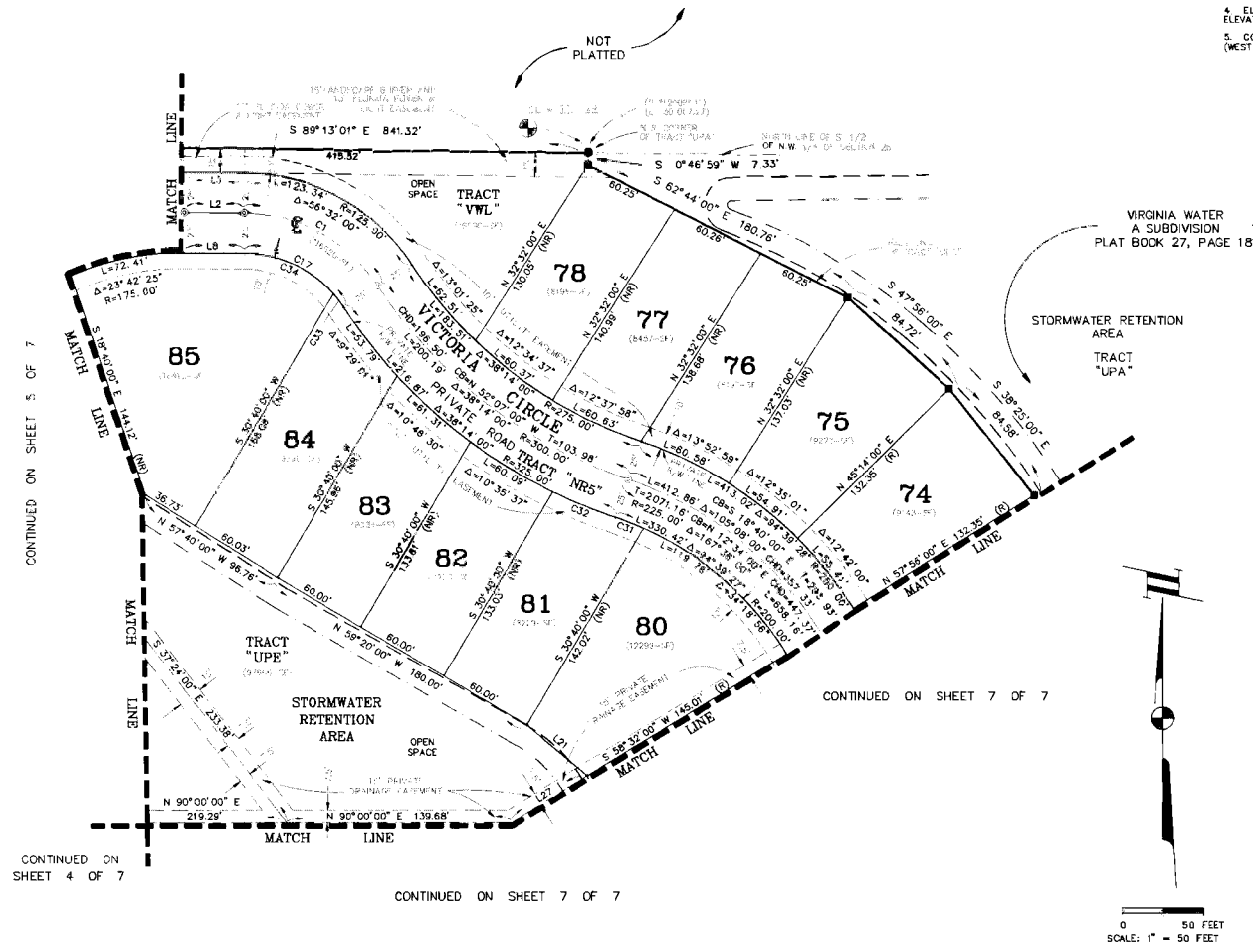
# VIRGINIA WATER UNIT III, A SUBDIVISION

IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

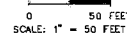
CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	98.67	56°32'00"	100.00	94.72	N 61°16'00" W	53.77
C17	74.00	56°32'00"	75.00			
C31	19.03	5°27'04"	200.00			
C32	41.68	7°20'52"	325.00			
C33	10.85	8°17'21"	75.00			
C34	63.15	48°14'39"	75.00			



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF N.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 00°07'13" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NODD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999968.



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - - PERMANENT REFERENCE MONUMENT SET
  - - PERMANENT CONTROL POINT
  - - NAIL & DISK (POP # 1324)
  - SF - AREA OF LOT IN SQUARE FEET
  - C1 - CURVE # (SEE CURVE DATA TABLE)
  - L2 - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF RADIAL CURVATURE
  - P.C.C. - POINT OF TANGENCY
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - EL - ELEVATION
  - ∠ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - C - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - DB - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - BM - BENCHMARK
  - ⊕ - (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 4 OF 7)
  - - EXISTING TOP OF BANK ±
  - - - - EXISTING ORDINARY HIGH WATER LINE ±
  - o - CENTERLINE



ZOLLER, NAJJAR & SHROYER, INC.  
 ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPERS  
 254 - 351 - 0000 (CALL) 813-842-1133 (FLORIDA)

Inst. Number: 202341098401 Page 246 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

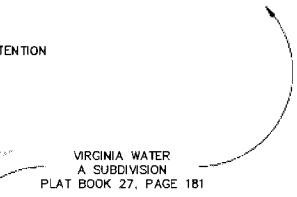
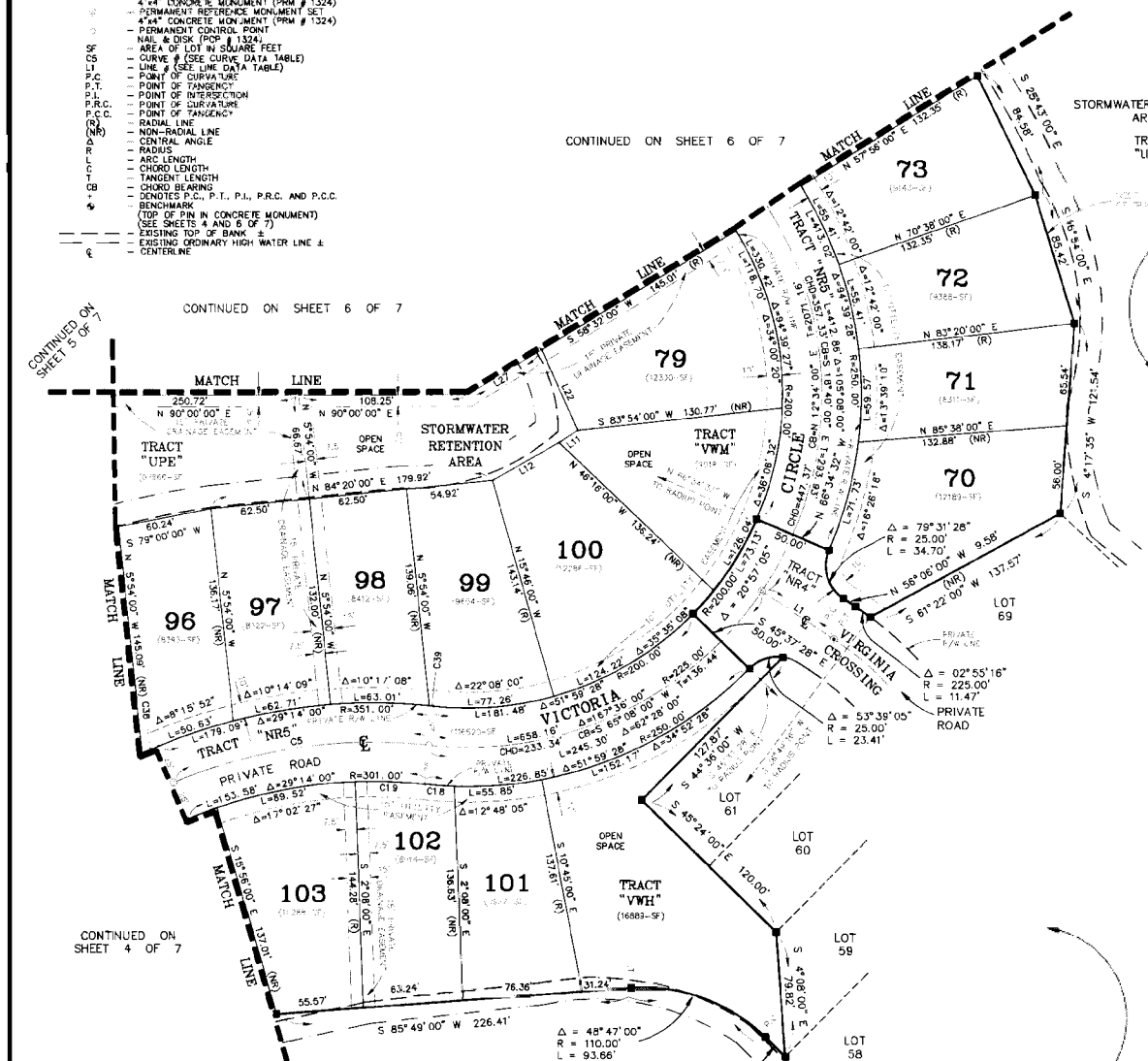
VIRGINIA WATER UNIT III, A SUBDIVISION

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

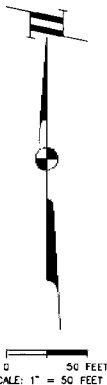
CURVE AND LINE DATA table with columns: CURVE, ARC, DELTA, RADIUS, CHORD LENGTH, CHORD BEARING, TAN LENGTH. Rows include C5, C18, C19, C38, C39.

LEGEND

- PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (PRM # 1324)
PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (PRM # 1324)
PERMANENT CONTROL POINT NAIL & DISK (PCP # 1324)
AREA OF LOT IN SQUARE FEET
CURVE # (SEE CURVE DATA TABLE)
LINE # (SEE LINE DATA TABLE)
POINT OF CURVATURE
POINT OF TANGENCY
POINT OF INTERSECTION
POINT OF CURVATURE
POINT OF TANGENCY
RADIAL LINE
NON-RADIAL LINE
CENTRAL ANGLE
RADIUS
ARC LENGTH
CHORD LENGTH
TANGENT LENGTH
CHORD BEARING
BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT)
EXISTING TOP OF BANK
EXISTING ORDINARY HIGH WATER LINE
CENTERLINE



VIRGINIA WATER A SUBDIVISION PLAT BOOK 27, PAGE 181



NOTES:
1. BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°07'13" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120183 0365 C, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.

ZOLLER, NAJJAR & SHROYER, INC.

Inst. Number: 202341098401 Page 247 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WARWICK GARDENS

A SUBDIVISION  
IN

SECTION 35 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

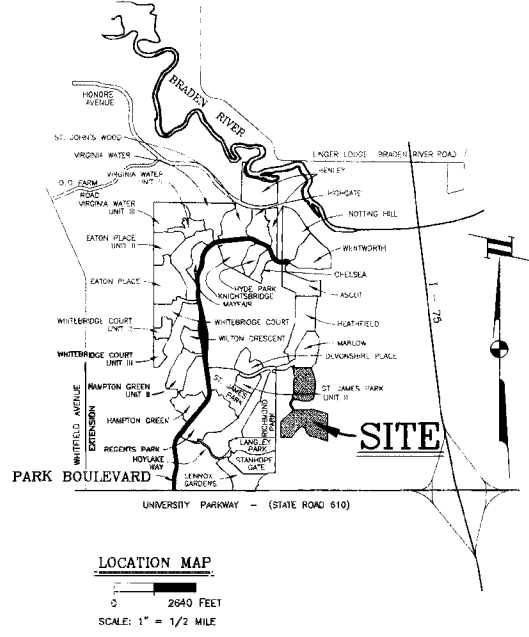
1409693

## CERTIFICATE OF OWNERSHIP AND DEDICATION

### DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF TRACT UPA, MARLOW, A SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 59 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 20°30'00" E, A DISTANCE OF 256.91 FEET; THENCE S 12°27'00" E, A DISTANCE OF 227.49 FEET; THENCE S 00°50'00" W, A DISTANCE OF 220.32 FEET; THENCE S 09°00'00" W, A DISTANCE OF 367.83 FEET; THENCE S 64°00'00" W, A DISTANCE OF 207.68 FEET; THENCE N 79°00'00" W, A DISTANCE OF 485.63 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 74°52'42" W, AT A DISTANCE OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°05'00", A DISTANCE OF 105.16 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°57'39", A DISTANCE OF 200.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°06'17", A DISTANCE OF 96.55 FEET; THENCE N 89°00'00" E, A DISTANCE OF 852.73 FEET; THENCE S 74°21'00" E, A DISTANCE OF 482.20 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 1461, PAGE 3023 OF SAID PUBLIC RECORDS; THENCE S 00°20'22" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 920.28 FEET; THENCE N 72°19'58" W, A DISTANCE OF 154.48 FEET; THENCE N 70°00'00" W, A DISTANCE OF 306.75 FEET; THENCE N 78°20'00" W, A DISTANCE OF 155.00 FEET; THENCE N 48°35'00" W, A DISTANCE OF 163.63 FEET; THENCE N 15°20'00" W, A DISTANCE OF 131.26 FEET; THENCE N 62°22'00" W, A DISTANCE OF 84.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°30'00", A DISTANCE OF 133.52 FEET TO A POINT OF TANGENCY; THENCE S 41°08'00" W, A DISTANCE OF 354.43 FEET; THENCE N 89°27'25" W, A DISTANCE OF 366.27 FEET TO THE INTERSECTION WITH THE EAST LINE OF A 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 996, PAGE 1979 OF SAID PUBLIC RECORDS; THENCE N 00°28'00" E, ALONG SAID EAST LINE, A DISTANCE OF 493.78 FEET; THENCE N 47°30'00" E, A DISTANCE OF 507.18 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 81°53'58" E, AT A DISTANCE OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'46", A DISTANCE OF 38.03 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°17'09", A DISTANCE OF 82.01 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°57'39", A DISTANCE OF 271.79 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°59'52", A DISTANCE OF 161.43 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°24'11", A DISTANCE OF 120.87 FEET; THENCE N 13°22'00" W, A DISTANCE OF 57.80 FEET; THENCE N 00°26'00" E, A DISTANCE OF 354.13 FEET; THENCE N 15°00'00" E, A DISTANCE OF 65.23 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 45°34'23" E, AT A DISTANCE OF 140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°54'58", A DISTANCE OF 129.30 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'02", A DISTANCE OF 73.77 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°11'36", A DISTANCE OF 38.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°08'17", A DISTANCE OF 40.01 FEET TO A POINT OF TANGENCY; THENCE N 17°44'00" W, A DISTANCE OF 41.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 96°38'49", A DISTANCE OF 42.17 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AFORESAID MARLOW, A SUBDIVISION AND A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 24°22'49" E, AT A DISTANCE OF 200.00 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°56'32", A DISTANCE OF 52.16 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 89.33 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°08'02", A DISTANCE OF 64.13 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 60°34'19" E, AT A DISTANCE OF 25.00 FEET; (3) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°09'41", A DISTANCE OF 24.94 FEET TO A POINT OF TANGENCY; (4) S 17°44'00" E, A DISTANCE OF 57.71 FEET; (5) S 90°00'00" E, A DISTANCE OF 546.88 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTIONS 35 AND 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD CONTAINING 45.35 ACRES, MORE OR LESS.



### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 36, PAGES 109 110 111 112 113 114 115 116 117 118 AND 118 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS 11th DAY OF October, 2000.



R. B. SHORE  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA



### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 11th DAY OF October, 2000.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

Stan Stephens  
CHAIRMAN

ATTEST:  
R. B. SHORE  
CLERK OF CIRCUIT COURT

R. B. SHORE  
CLERK OF CIRCUIT COURT

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 248 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# WARWICK GARDENS

A SUBDIVISION  
IN  
SECTION 35 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°20'22" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. 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.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED JUNE 30, 1999.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-185", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACTS "NR1" ("WARWICK GARDENS LANE") AND "NR2" ("CHATSWORTH COURT") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE COVERED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR WARWICK GARDENS" ("THE WARWICK GARDENS RESTRICTIONS").
6. TRACT "NR3" WILL INITIALLY BE AN OPEN SPACE AREA AND AS SUCH IT WILL BE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR WARWICK GARDENS SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE WARWICK GARDENS RESTRICTIONS. PURSUANT TO ARTICLE 4.3 OF THE WARWICK GARDENS RESTRICTIONS, ALL OR ANY PORTION OF TRACT "NR3" MAY BE DEVELOPED AS A ROADWAY, IN WHICH CASE TRACT "NR3" WOULD BE CONSIDERED A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS. TRACT "NR3" SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF TRACT "NR3" (AS EITHER AN OPEN SPACE OR A NEIGHBORHOOD ROAD) SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE WARWICK GARDENS RESTRICTIONS.
7. TRACTS "WGA", "WGB", "WGC", "WGD", "WGE", "WGF", "WGG", "WGH", "WGI", "WGJ", "WPK" AND "WGL", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR WARWICK GARDENS SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE WARWICK GARDENS RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE WARWICK GARDENS RESTRICTIONS.
8. TRACTS "UPA", "UPB", "UPC", "UPD", AND "UPE" ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
9. ACTIVITIES WITHIN ANY AREA DEPICTED ON THIS PLAT AS A "TERPC CONSERVATION AREA" SHALL BE RESTRICTED TO THE EXTENT SET FORTH IN THE DEVELOPMENT ORDER FOR THE SUBDIVISION RELATING TO AREAS UNDER THE JURISDICTION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL.
10. NO BUILDINGS, WALLS, OR OTHER STRUCTURES SHALL BE INSTALLED OR MAINTAINED ON ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER" UNLESS APPROVED BY THE SUBDIVIDER AND PERMITTED UNDER THE CODE.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

### INGRESS AND EGRESS OVER PRIVATE ROADS

THE SUBDIVIDER DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN WARWICK GARDENS, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("WARWICK GARDENS LANE"), AND TRACT "NR2" ("CHATSWORTH COURT"), AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC CABLE, TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("WARWICK GARDENS LANE"), AND TRACT "NR2" ("CHATSWORTH COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY AND THE SOUTHERN MANATEE FIRE AND RESCUE DISTRICT, A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES (INCLUDING BUT NOT LIMITED TO RESPONDING TO EMERGENCIES, TRAINING, AND SITE ORIENTATION) OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT".

### GOLF CART PATH EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A GOLF CART PATH AND FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE, IRRIGATION, AND UTILITY LINES AND FACILITIES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "GOLF CART PATH EASEMENT". THE SUBDIVIDER, INCLUDING ITS SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO REASONABLY RELOCATE SUCH EASEMENT PURSUANT TO THE PROVISIONS OF ARTICLE 12.4 OF THE WARWICK GARDENS RESTRICTIONS.

### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

### FORCE MAIN EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY, A NON-EXCLUSIVE FORCE MAIN EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF A SEWER FORCE MAIN AND EQUIPMENT AND IMPROVEMENTS APPURTENANT THERETO UNDER EACH AREA DEPICTED ON THIS PLAT AS A "FORCE MAIN EASEMENT".

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 9/15/00

SIGNATURE: *James N. Gatch, Jr.*  
JAMES N. GATCH, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB2230

## CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA) SS  
COUNTY OF MANATEE)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

*William K. Huff* 9/16/00  
WILLIAM K. HUFF, PLS 4040  
COUNTY SURVEYOR DATE



ZOLLER, NAJJAR & SHROYER, INC.

ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

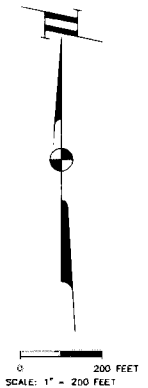
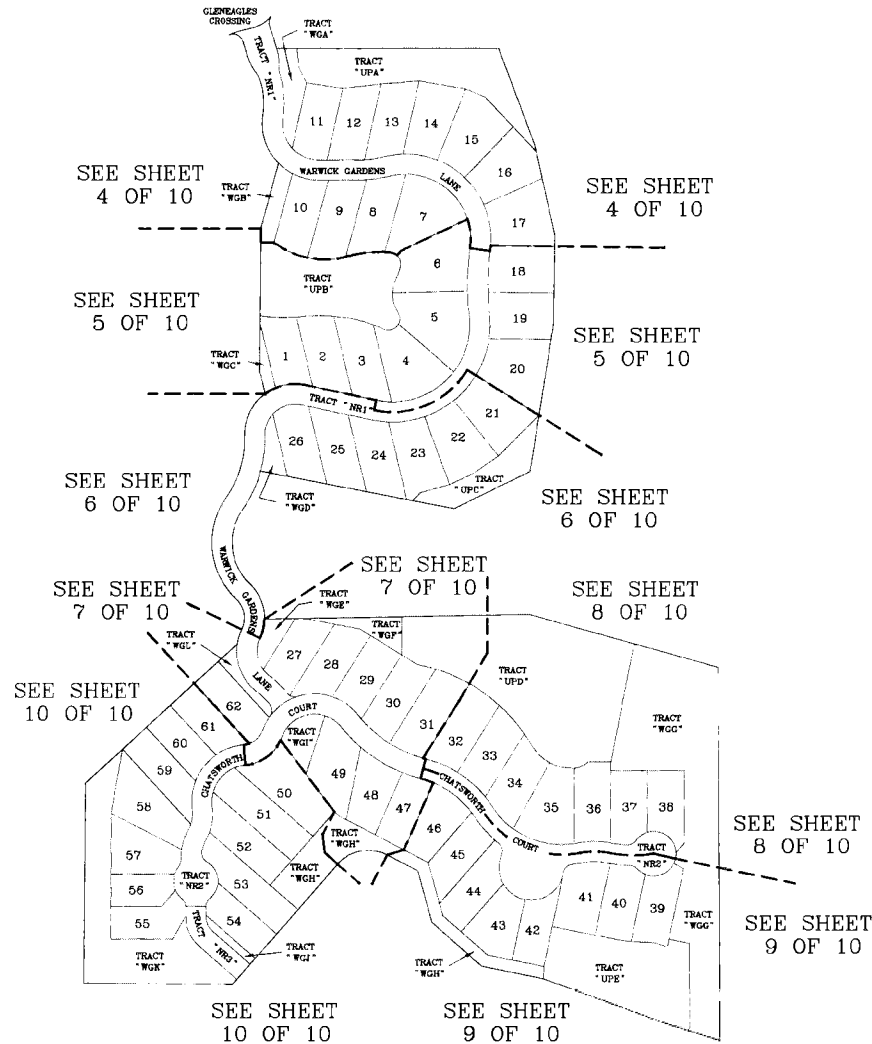
Inst. Number: 202341098401 Page 249 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WARWICK GARDENS

A SUBDIVISION  
IN

SECTIONS 35 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

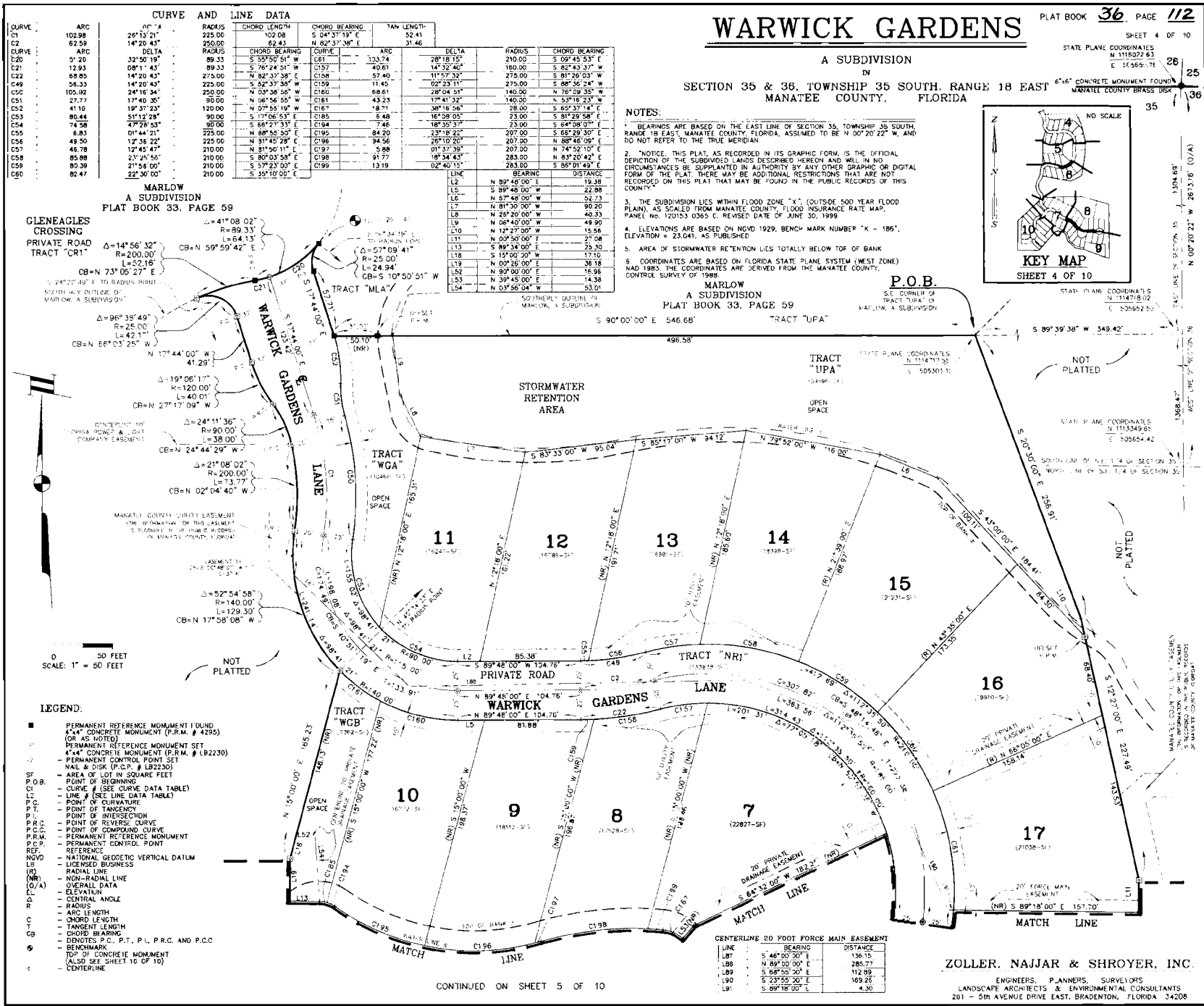
## KEY / IDENTIFICATION MAP



ZOLLER, NAJJAR & SHROYER, INC.

ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

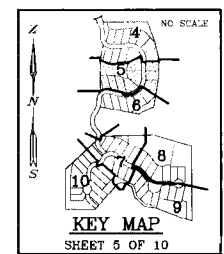
Inst. Number: 202341098401 Page 250 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# WARWICK GARDENS

A SUBDIVISION

SECTION 35 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



**NOTES:**

- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°20'22" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLAINED 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."
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, REVISED DATE OF JUNE 30, 1999.
- ELEVATIONS ARE BASED ON NAVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

**LEGEND:**

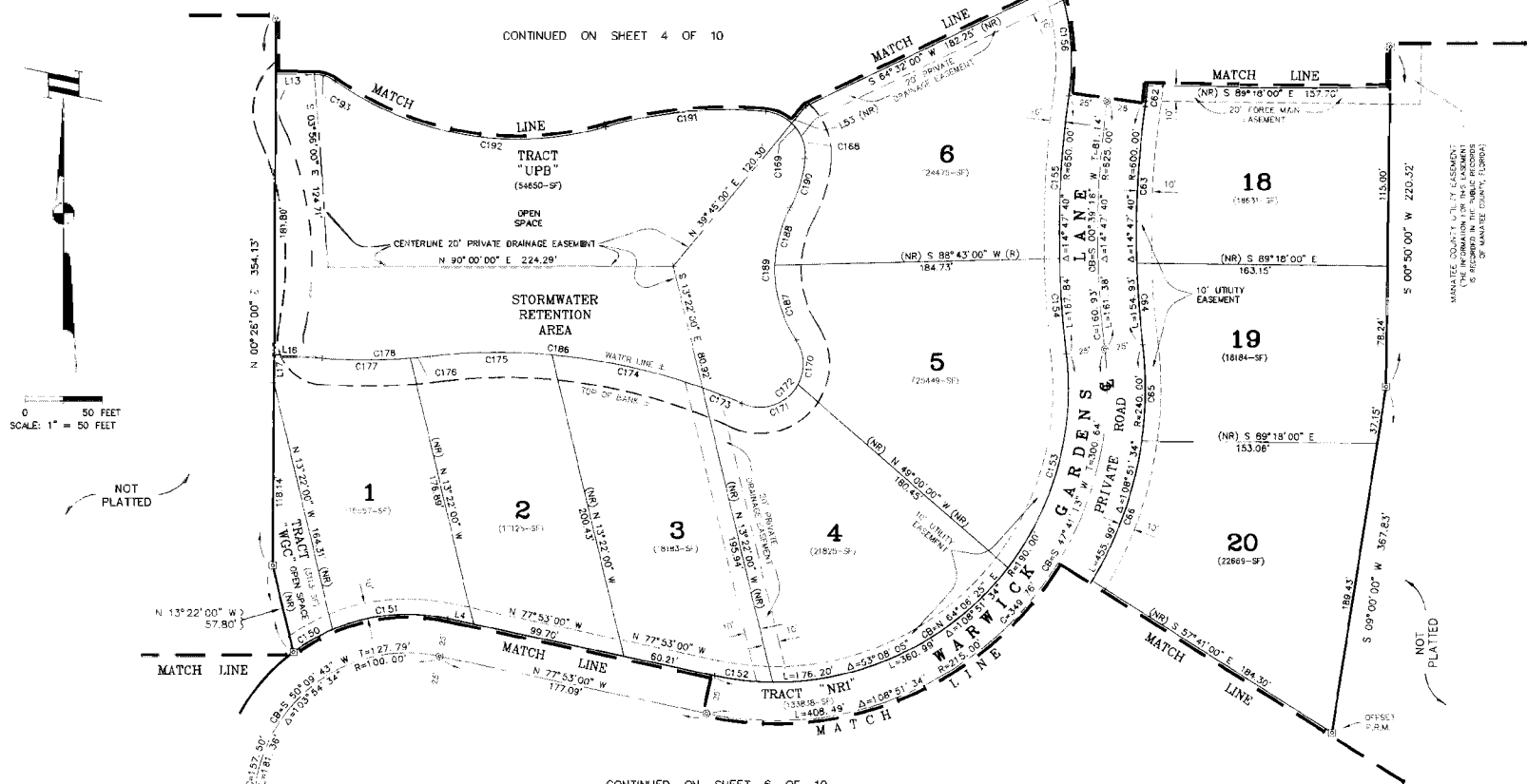
- PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB2220)
- PERMANENT CONTROL POINT SET NAIL & DISK (C.C.P. # LB2220)
- AREA OF LOT IN SQUARE FEET
- CURVE # (SEE CURVE DATA TABLE)
- LINE # (SEE LINE DATA TABLE)
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF INTERSECTION
- POINT OF REVERSE CURVE
- POINT OF COMPOUND CURVE
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- REFERENCE
- NATIONAL GEODESIC VERTICAL DATUM LICENSED BUSINESS
- RADIAL LINE
- NON-RADIAL LINE
- OVERALL DATA
- CENTRAL ANGLE
- RADIUS
- ARC LENGTH
- CHORD LENGTH
- TANGENT LENGTH
- CHORD BEARING
- NOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- BENCHMARK
- TOP OF CONCRETE MONUMENT (SEE SHEETS 4 & 10 OF 10)
- CENTRELINE

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C62	13.43	0°39'59"	210.00	S 06°13'11" W
C63	101.85	0°45'34"	600.00	S 03°11'59" W
C64	53.08	0°04'56"	600.00	S 04°12'31" E
C65	62.31	1°42'53"	240.00	S 00°41'43" W
C66	96.70	2°30'59"	240.00	S 19°40'53" W
C69	28.45	1°13'29"	125.00	N 60°21'14" E
C151	76.40	3°01'06"	125.00	N 84°36'26" E
C152	37.94	1°12'53"	190.00	S 83°36'7" E
C153	146.85	4°14'30"	190.00	N 15°23'54" E
C154	81.84	0°52'27"	650.00	N 04°00'47" W
C155	105.80	0°07'06"	650.00	N 11°23'53" E
C156	72.51	2°58'52"	160.00	N 04°45'20" W
C169	26.16	5°12'29"	28.00	S 20°40'02" E
C169	43.87	8°04'24"	28.00	S 5°04'30" E
C170	30.17	8°14'44"	28.00	S 0°04'10" E
C171	41.30	6°45'52"	28.00	S 71°00'13" W
C172	71.87	1°46'29'25"	28.00	S 60°00'31" W
C173	28.22	0°42'02'31"	400.00	N 88°32'02" W
C174	100.36	1°42'00'10"	400.00	N 77°43'25" W
C175	79.33	1°11'44"	400.00	S 89°25'30" W
C176	12.90	0°15'58"	383.00	S 84°42'39" W
C177	57.49	0°08'16"	383.00	S 89°58'31" W
C178	70.39	1°01'31'49"	383.00	S 89°00'38" W
C196	207.84	2°44'30"	400.00	N 81°23'02" W
C197	51.28	3°42'38"	84.00	S 10°40'53" E
C198	36.84	2°02'41"	84.00	S 15°03'16" W
C199	90.12	0°12'08'13"	84.00	S 02°26'02" E
C190	33.84	2°51'34"	83.00	S 16°41'25" W
C191	104.86	2°45'49"	283.00	N 84°40'49" E
C192	184.64	5°01'06'21"	207.00	S 80°23'29" E
C193	13.84	3°43'42"	23.00	S 72°12'09" E

LINE	BEARING	DISTANCE
L4	S 77°43'00" E	17.18
L13	N 89°34'00" W	25.30
L16	N 85°43'28" W	31.29
L17	N 09°25'00" E	18.01
L53	N 39°45'00" E	14.38

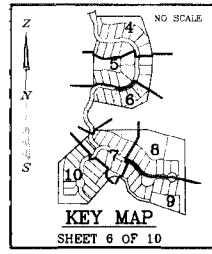


CONTINUED ON SHEET 6 OF 10

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

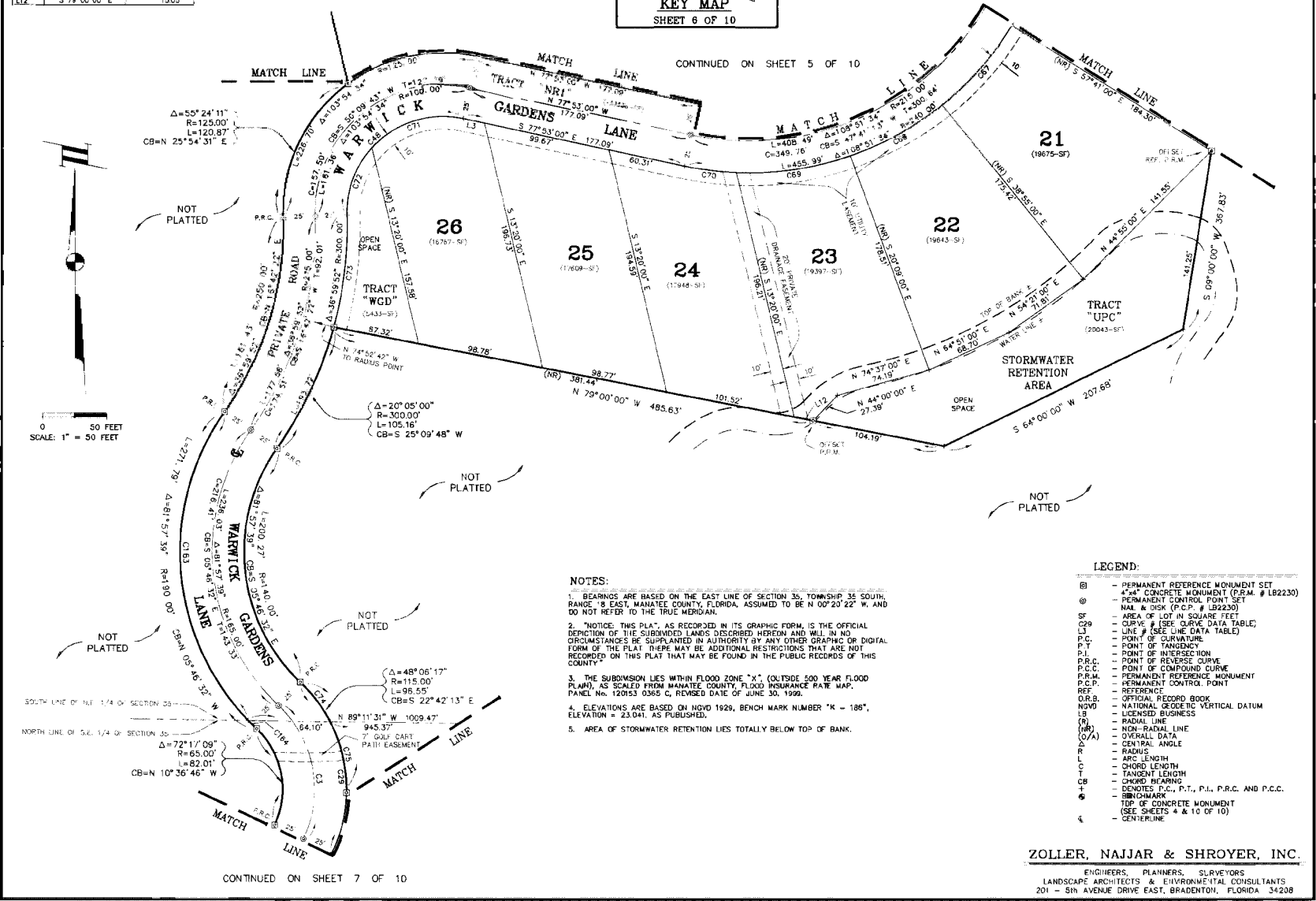
Inst. Number: 202341098401 Page 253 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C3	113.55	72°17'09"	90.00	106.18	S 10°35'48" E	65.73
C9	145.09	72°17'09"	90.00	106.18	S 10°35'48" W	65.73
C4B	136.02	103°54'34"	75.00	107.50	S 50°09'45" W	50.00
O67	83.10	18°50'19"	240.00	147.08	S 41°08'18" E	115.00
C5B	82.60	18°43'10"	240.00	146.35	S 40°35'58" E	114.00
O69	90.59	21°37'32"	240.00	151.51	S 31°58'23" W	100.00
O70	40.69	09°42'51"	240.00	76.24	S 08°44'23" W	50.00
O71	79.28	24°48'08"	75.00	84.12	S 24°12'58" W	50.00
O72	57.74	44°09'58"	75.00	62.15	S 26°15'59" W	50.00
O73	88.56	16°54'52"	300.00	148.39	S 08°39'55" E	100.00
O74	38.64	18°25'38"	115.00	65.52	S 18°53'22" E	50.00
O75	57.61	28°02'18"	115.00	65.52	S 28°02'18" E	50.00
O163	262.68	79°12'45"	190.00	304.24	N 04°24'05" W	190.00
O164	9.11	02°44'54"	190.00	10.45	N 45°22'54" W	190.00
TANGENT						
L3	N 77°53'00" W	17.11				
L12	S 79°02'00" E	15.05				



# WARWICK GARDENS

A SUBDIVISION  
 IN  
 SECTION 35 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

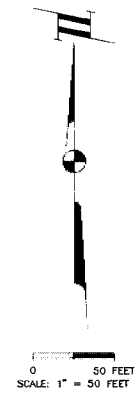


**NOTES:**

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- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NO. 120153 0365 C, REVISED DATE OF JUNE 30, 1999.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

- LEGEND:**
- ⊗ - PERMANENT REFERENCE MONUMENT SET
  - ⊕ - 4"x4" CONCRETE MONUMENT (P.F.M. # LB2230)
  - ⊙ - PERMANENT CONTROL POINT SET
  - ⊙ - NAL & DISK (P.C.P. # LB2230)
  - SF - AREA OF LOT IN SQUARE FEET
  - C# - CURVE # (SEE CURVE DATA TABLE)
  - L# - LINE # (SEE LINE DATA TABLE)
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - P.C.C. - POINT OF COMPOUND CURVE
  - P.P.M. - PERMANENT REFERENCE MONUMENT
  - P.C.P. - PERMANENT CONTROL POINT
  - REF. - REFERENCE
  - O.R.B. - OFFICIAL RECORD BOOK
  - NGVD - NATIONAL GEODETIC VERTICAL DATUM
  - LS - LICENSED BUSINESS
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - (O/A) - OVERALL DATA
  - ∠ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - C - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - H - DISTANCES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ - BENCHMARK
  - ⊕ - TOP OF CONCRETE MONUMENT (SEE SHEETS 4 & 10 OF 10)
  - - CENTERLINE

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
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 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208



SOUTH LINE OF 1/4 OF SECTION 35  
 NORTH LINE OF 5/8, 1/4 OF SECTION 35

CONTINUED ON SHEET 7 OF 10

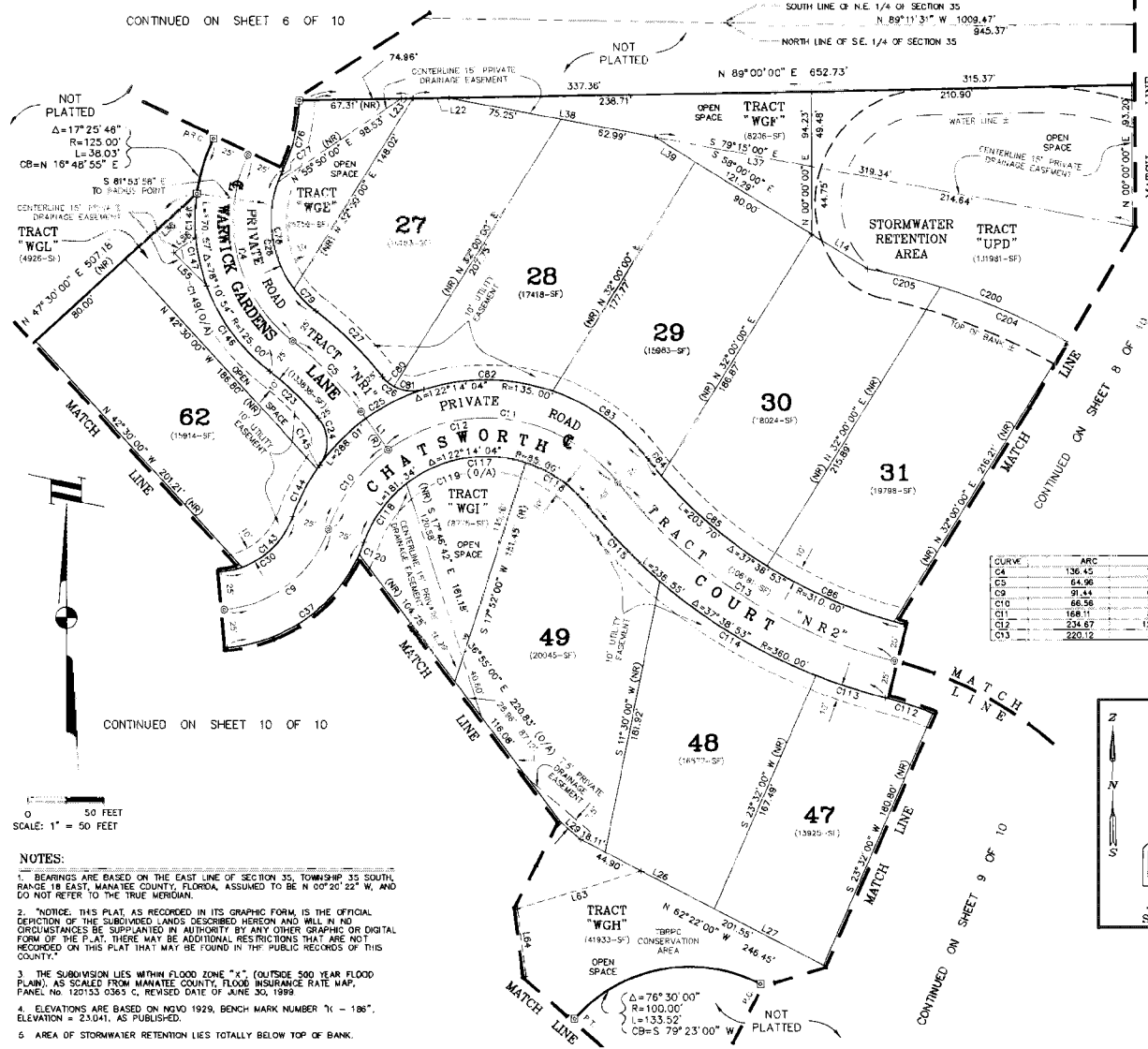
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Inst. Number: 202341098401 Page 254 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WARWICK GARDENS

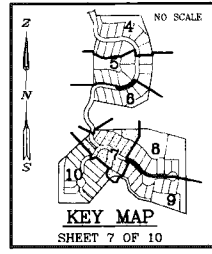
A SUBDIVISION  
 IN  
 SECTION 35 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C23	44.48	1° 04' 37"	195.00	S 46° 07' 02" E	C12	32.79	08° 20' 58"	225.00	N 71° 38' 39" W
C24	32.84	75° 29' 42"	25.00	S 01° 50' 07" E	C13	47.63	07° 34' 52"	360.00	N 72° 01' 43" W
C25	85.83	38° 28' 13"	135.00	N 54° 08' 50" E	C14	120.72	19° 07' 03"	360.00	N 58° 40' 45" W
C26	30.29	88° 23' 02"	25.00	N 72° 54' 32" W	C15	98.90	19° 56' 59"	360.00	N 43° 31' 44" W
C27	61.79	14° 27' 04"	245.00	N 45° 25' 33" W	C16	50.38	33° 57' 45"	85.00	N 50° 09' 08" W
C28	102.24	78° 10' 54"	75.00	N 13° 33' 39" W	C17	82.71	55° 45' 29"	85.00	S 79° 59' 16" W
C29	62.87	85° 29' 08"	55.00	S 52° 10' 23" W	C18	48.24	32° 30' 51"	85.00	S 30° 51' 06" W
C30	120.02	85° 29' 08"	105.00	N 52° 20' 23" E	C19	130.95	88° 16' 20"	85.00	S 63° 43' 50" W
C31	48.54	24° 10' 52"	115.00	S 13° 26' 22" W	C20	8.63	04° 42' 38"	105.00	S 21° 57' 00" W
C32	7.91	64° 02' 30"	75.00	S 22° 30' 33" W	C13	48.99	50° 23' 09"	55.00	N 44° 41' 15" E
C78	73.82	56° 23' 44"	75.00	S 08° 42' 34" E	C14	35.33	14° 59' 47"	135.00	N 27° 05' 34" E
C79	20.61	15° 44' 40"	75.00	S 44° 46' 40" E	C15	3.11	01° 19' 16"	135.00	N 35° 15' 05" E
C80	10.92	72° 47' 44"	25.00	S 49° 40' 53" E	C16	70.82	37° 37' 38"	125.00	N 36° 23' 14" E
C81	20.27	46° 21' 18"	25.00	S 84° 23' 26" E	C17	32.56	14° 52' 27"	125.00	N 24° 52' 43" W
C82	86.15	20° 33' 26"	135.00	S 89° 20' 14" E	C18	29.16	13° 22' 03"	125.00	N 01° 25' 01" E
C83	77.49	32° 53' 09"	135.00	S 54° 36' 50" E	C19	132.54	60° 40' 08"	125.00	N 22° 18' 32" E
C84	14.46	02° 00' 18"	310.00	S 38° 10' 24" E	C20	327.87	48° 56' 13"	419.00	N 24° 52' 43" W
C85	91.38	10° 53' 22"	310.00	S 49° 11' 14" E	C20A	91.15	12° 27' 50"	419.00	N 66° 21' 49" W
C86	91.25	18° 51' 56"	310.00	S 66° 09' 53" E	C20S	49.38	08° 45' 08"	419.00	N 75° 58' 17" W



- LEGEND:**
- ⊙ PERMANENT REFERENCE MONUMENT SET
  - ⊙ 4" x 4" CONCRETE MONUMENT (P.R.M. # LB2230)
  - ⊙ PERMANENT CONTROL POINT SET
  - ⊙ NAIL & DISK (P.C.P. # LB2230)
  - ⊙ AREA OF LOT IN SQUARE FEET
  - LI LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - NGVD NATIONAL GEODETIC VERTICAL DATUM
  - LB LICENSED BUSINESS
  - LS NON-RADIAL LINE
  - OV(A) OVERALL DATA
  - ∠ CENTRAL ANGLE
  - R RADIUS
  - L LENGTH
  - CL CHORD LENGTH
  - T TANGENT LENGTH
  - OB CHORD BEARING
  - TRPC TAMPA BAY REGIONAL PLANNING COUNCIL
  - ⊙ DENOTES P.C., P.T., P.R.C. AND P.C.C.
  - ⊙ BENCHMARK
  - ⊙ TOP OF CONCRETE MONUMENT (SEE SHEETS 4 & 10 OF 10)
  - CENTERLINE

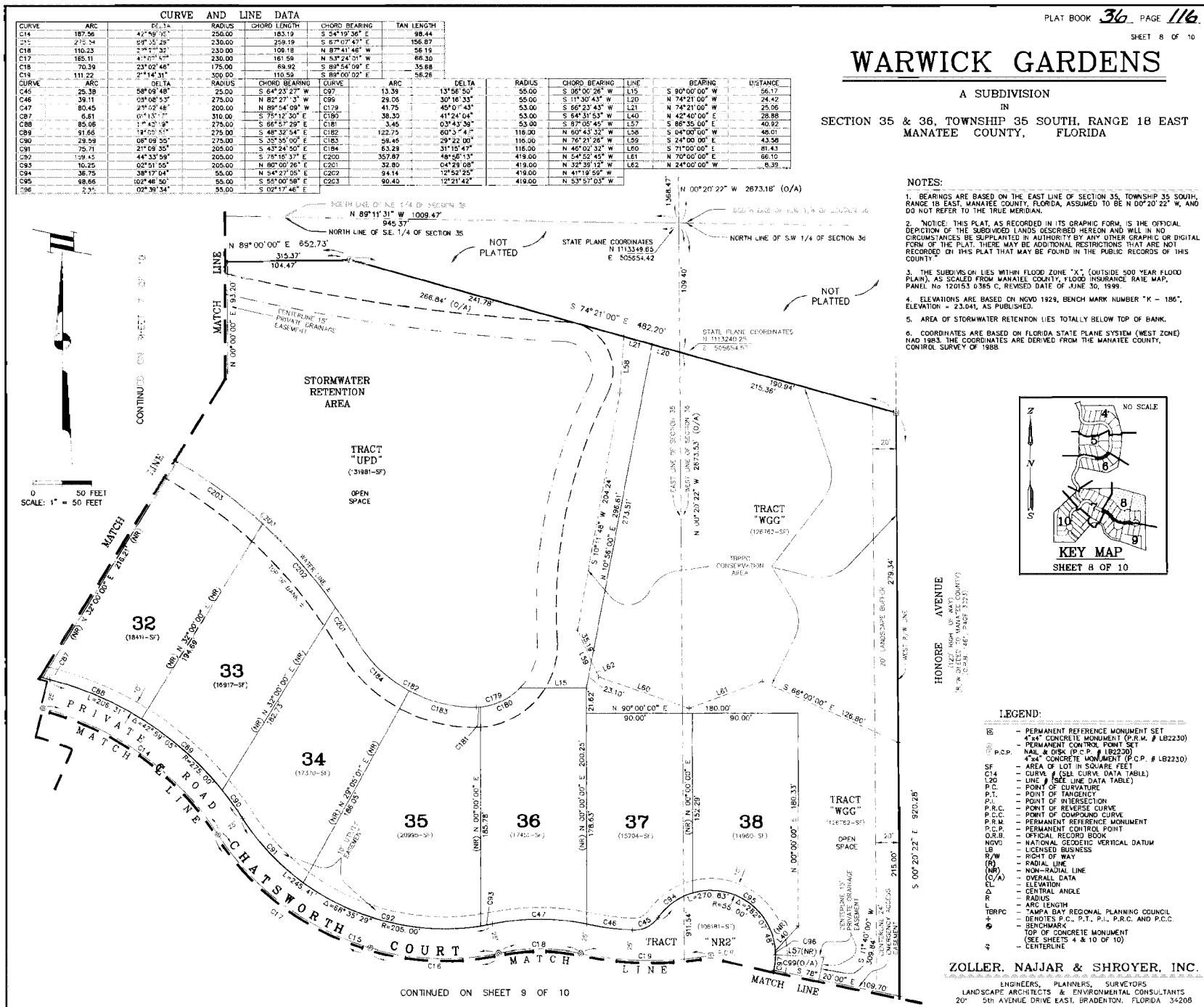
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD BEARING	TAN LENGTH
C4	136.45	78° 10' 54"	105.00	S 13° 33' 39" E	S 13° 33' 39" E	81.24
C5	64.96	16° 55' 05"	225.00	64.73	S 44° 11' 33" E	32.72
C9	91.44	65° 29' 26"	80.00	86.54	N 52° 20' 23" E	51.45
C10	86.58	34° 40' 19"	110.00	85.35	N 38° 55' 50" E	34.34
C11	168.11	87° 33' 42"	110.00	152.22	S 81° 57' 08" E	105.42
C12	234.67	122° 14' 04"	110.00	199.63	S 82° 42' 43" W	199.41
C13	220.12	37° 38' 53"	335.00	218.18	S 56° 59' 42" E	114.20
L1					S 35° 44' 00" E	30.45
L14					N 58° 00' 00" W	43.06
L23					S 89° 00' 00" W	23.69
L23					S 89° 00' 00" W	7.65
L25					S 62° 22' 00" E	80.74
L27					S 62° 22' 00" E	80.21
L29					N 48° 52' 00" W	16.70
L36					S 47° 30' 00" W	53.89
L37					N 79° 15' 00" W	104.70
L38					N 79° 15' 00" W	138.24
L39					N 58° 00' 00" W	31.29
L55					N 44° 40' 00" W	30.74
L58					N 55° 00' 00" W	17.47
L63					S 73° 00' 00" W	84.80
L64					S 07° 00' 00" E	44.92



**NOTES:**

- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00° 20' 22" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY, FLOOD INSURANCE RATE MAP, PANEL NO. 120153 0363 C, REVISED DATE OF JUNE 30, 1999.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER 71 - 186", ELEVATION = 2.0341, AS PUBLISHED.
- AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.

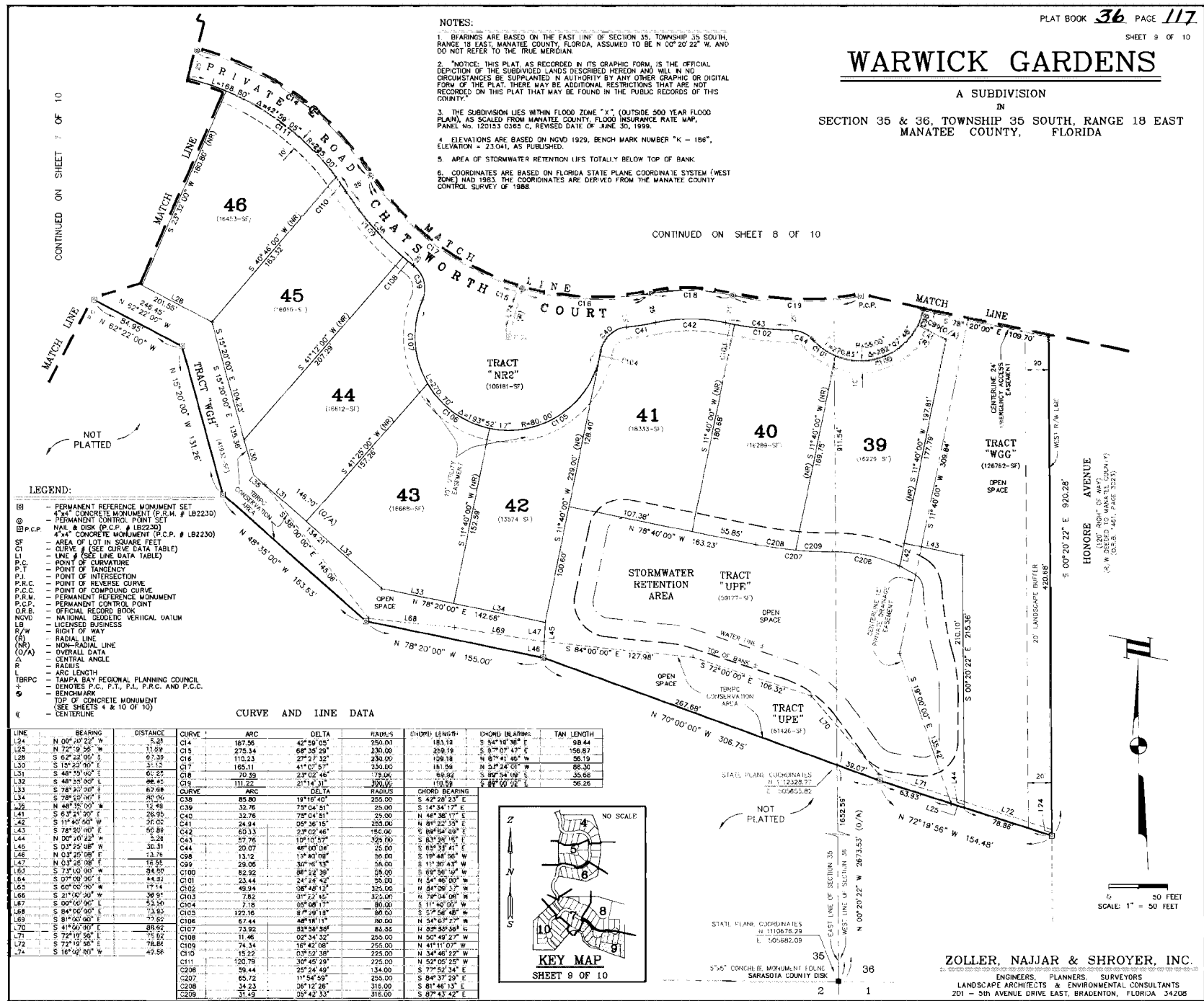
**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
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 201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208



# WARWICK GARDENS

A SUBDIVISION  
 IN  
 SECTION 35 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

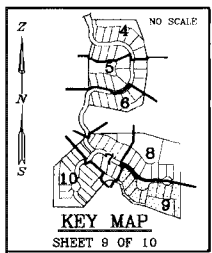
- NOTES:**
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  - ELEVATIONS ARE BASED ON MVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.041, AS PUBLISHED.
  - AREA OF STORMWATER RETENTION LIES TOTALLY BELOW TOP OF BANK.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) MAD 1983. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY CONTROL SURVEY OF 1988.



- LEGEND:**
- PERMANENT REFERENCE MONUMENT SET
  - CONCRETE MONUMENT (P.R.M. # LB2230)
  - PERMANENT CONTROL POINT SET
  - NAIL & DISK (P.C.C. # LB2230)
  - AREA OF LOT IN SQUARE FEET
  - 4" x 4" CONCRETE MONUMENT (P.C.P. # LB2230)
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF INTERSECTION
  - POINT OF REVERSAL CURVE
  - POINT OF COMPOUND CURVE
  - PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - OFFICIAL RECORD BOOK
  - NATIONAL GEOGRAPHIC VERTICAL UTM
  - LICENSED BUSINESS
  - RIGHT OF WAY
  - RADIAL LINE
  - NON-RADIAL LINE
  - OVERALL DATA
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - TAMPA BAY REGIONAL PLANNING COUNCIL
  - DENIES P.C., P.T., P.L., P.R.C. AND P.C.C.
  - BENCHMARK
  - TOP OF CONCRETE MONUMENT (SEE SHEETS 4 & 10 OF 10)
  - CENTERLINE

**CURVE AND LINE DATA**

LINE	BEARING	DISTANCE	CURVE	ARC	DELTA	RAID-S	STARTING LENGTH	ENDING BEARING	TAN LENGTH
L24	N 00° 20' 22" W	5.25	C14	167.56	42° 59' 05"	250.01	183.13	S 84° 18' 38" E	98.44
L25	N 72° 19' 55" W	11.99	C15	275.34	66° 35' 29"	230.00	259.19	S 87° 01' 47" E	156.87
L26	S 62° 23' 00" E	67.39	C16	110.23	110° 23'	230.00	129.18	N 87° 42' 46" W	56.19
L27	S 15° 23' 30" E	3.12	C17	165.11	41° 02' 57"	230.00	161.99	N 51° 24' 01" W	86.30
L31	S 48° 55' 00" E	65.25	C18	70.99	23° 02' 46"	79.00	89.92	S 89° 54' 18" E	35.68
L32	S 48° 55' 00" E	66.42	C19	111.22	21° 14' 31"	230.00	110.59	S 89° 54' 18" E	56.26
L33	S 78° 23' 30" E	62.68	C20	111.22	21° 14' 31"	230.00	110.59	S 89° 54' 18" E	56.26
L34	S 78° 23' 30" E	60.36	C38	85.80	19° 16' 40"	255.00	S 42° 28' 23" E		
L35	N 48° 15' 00" W	12.90	C39	32.76	75° 04' 51"	250.00	S 14° 34' 17" E		
L41	S 63° 21' 00" E	26.95	C40	32.76	75° 04' 51"	250.00	N 44° 58' 17" E		
L42	S 11° 40' 00" W	26.02	C41	24.94	05° 36' 15"	250.00	N 84° 22' 35" W		
L43	S 78° 23' 30" E	60.86	C42	60.33	23° 02' 46"	180.00	S 89° 54' 00" E		
L44	N 00° 20' 22" W	5.25	C43	171.76	10° 10' 57"	250.00	S 84° 18' 38" E		
L45	S 03° 25' 08" W	30.31	C44	20.07	48° 00' 04"	25.00	S 85° 33' 41" E		
L46	N 03° 25' 08" W	13.76	C98	13.76	13° 40' 09"	35.00	S 10° 48' 50" E		
L47	N 03° 25' 08" W	16.55	C99	29.06	30° 46' 13"	35.00	S 11° 38' 43" W		
L81	S 73° 00' 00" W	84.90	C100	82.92	88° 22' 38"	65.00	S 69° 50' 14" E		
L84	S 07° 00' 36" E	14.81	C101	23.44	24° 24' 43"	50.00	N 54° 00' 00" W		
L85	S 60° 00' 00" E	17.14	C102	49.94	36° 48' 13"	35.00	N 34° 00' 30" E		
L86	S 21° 00' 00" W	36.91	C103	7.82	32° 00' 42"	32.00	S 72° 00' 00" E		
L87	S 00° 00' 00" L	53.50	C104	7.18	05° 08' 17"	80.00	S 11° 40' 00" W		
L88	S 84° 00' 00" E	13.80	C105	122.36	8° 29' 13"	80.00	S 27° 56' 46" W		
L89	S 84° 00' 00" E	15.92	C106	63.44	48° 11' 15"	80.00	N 54° 00' 00" W		
L70	S 41° 50' 30" E	88.62	C107	73.92	81° 58' 58"	83.95	S 03° 59' 58" E		
L71	S 72° 19' 55" W	75.92	C108	11.46	02° 34' 32"	255.00	N 50° 49' 27" W		
L72	S 72° 19' 55" W	76.86	C109	74.34	16° 42' 08"	255.00	N 44° 01' 07" W		
L73	S 16° 52' 00" W	49.58	C110	15.22	13° 46' 22"	225.00	N 34° 52' 38" E		
C111				120.79	30° 45' 28"	225.00	N 52° 05' 25" W		
C206				59.44	25° 24' 49"	134.00	S 77° 52' 34" E		
C207				65.72	11° 54' 49"	235.00	S 84° 37' 22" E		
C208				34.23	06° 12' 26"	316.00	S 81° 48' 13" E		
C209				31.49	05° 42' 33"	316.00	S 87° 43' 42" E		



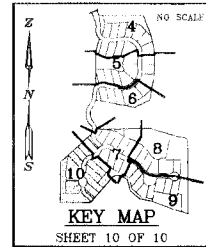
**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208



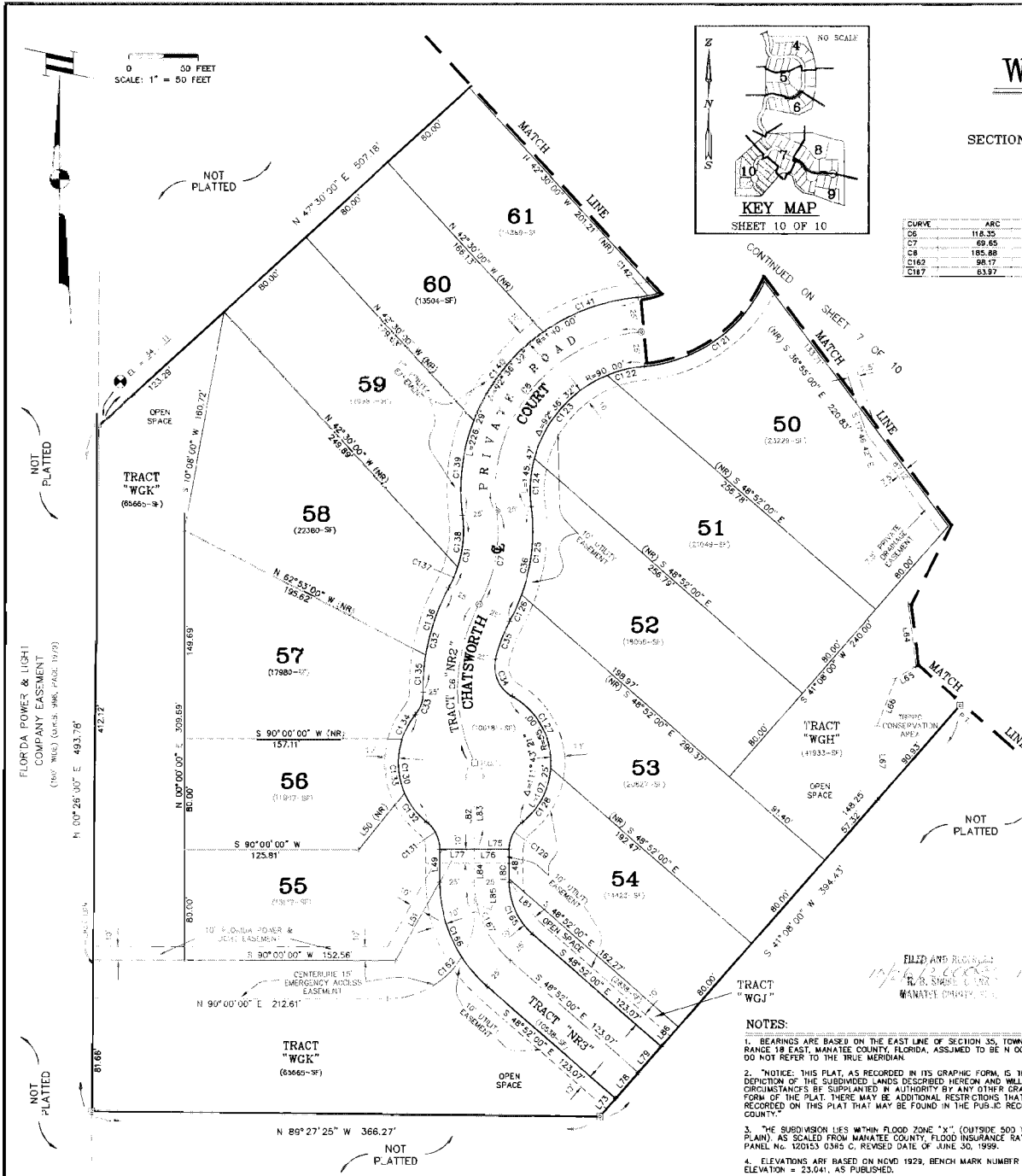
Inst. Number: 202341098401 Page 257 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WARWICK GARDENS

A SUBDIVISION  
 IN  
 SECTION 35 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



0 30 FEET  
 SCALE: 1" = 50 FEET



### CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN. LENGTH
C6	116.35	54°14'46"	123.00	113.88	N 01°38'00" E	64.83
C7	69.55	38°16'48"	150.00	68.50	N 10°36'59" E	36.64
C8	185.88	92°36'32"	115.00	166.29	N 38°46'51" E	120.36
C162	98.17	90°00'00"	61.50	98.99	N 45°00'00" E	62.60
C187	63.97	48°52'00"	75.00	62.05	N 24°28'00" W	34.07

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C31	53.82	35°16'48"	55.00	S 10°36'59" W
C32	78.20	29°52'12"	150.00	S 17°49'17" W
C33	17.52	40°09'21"	25.00	S 18°57'53" W
C34	31.55	72°33'33"	25.00	S 24°08'01" W
C35	29.01	16°13'08"	100.00	N 20°38'48" E
C36	85.48	35°18'48"	35.00	N 10°36'59" E
C121	111.39	60°46'46"	105.00	S 54°41'23" W
C122	27.57	1°33'13"	90.00	S 16°18'38" W
C123	89.90	52°46'32"	90.00	S 41°08'33" W
C124	35.00	22°16'43"	80.00	S 03°38'58" W
C125	84.57	27°24'14"	135.00	S 08°10'42" W
C126	20.81	08°50'44"	135.00	S 24°18'52" W
C127	81.70	64°16'12"	55.00	S 28°16'11" E
C128	45.55	47°27'06"	55.00	S 27°35'29" W
C129	23.30	41°19'04"	25.00	S 37°25'22" W
C130	86.74	90°21'39"	55.00	N 08°28'15" W
C131	22.39	51°19'04"	25.00	S 25°39'32" E
C132	28.69	27°48'03"	55.00	N 37°25'22" W
C133	40.01	41°40'34"	55.00	N 02°40'42" W
C134	20.04	20°53'00"	55.00	N 28°38'04" E
C135	26.89	10°15'15"	150.00	N 04°01'18" E
C136	51.31	19°30'52"	150.00	N 18°57'53" E
C137	16.20	10°58'03"	85.00	N 23°17'52" E
C138	37.82	25°21'45"	85.00	N 05°09'27" E
C139	68.89	28°30'03"	140.00	N 05°48'58" E
C140	82.31	33°41'12"	140.00	N 37°55'14" E
C141	74.09	30°18'17"	140.00	N 69°55'28" E
C142	14.28	14°55'17"	55.00	N 73°38'56" E
C165	43.68	48°52'00"	50.00	N 24°28'00" E
C166	85.29	48°52'00"	100.00	S 24°28'00" E

LINE	BEARING	DISTANCE
.48	S 00°00'00" E	21.38
.49	S 00°00'00" E	23.73
.50	S 39°00'00" W	52.64
.51	S 25°18'00" W	63.00
.64	S 07°00'00" E	44.82
.65	S 50°00'00" W	17.14
.66	S 2°00'00" W	36.84
.67	S 00°00'00" E	53.80
.73	S 4°08'00" W	17.31
.75	S 90°00'00" W	50.00
.76	S 90°00'00" W	25.00
.77	S 90°00'00" W	25.00
.78	S 4°09'00" W	25.00
.79	S 4°08'00" W	25.00
.80	S 00°00'00" E	23.73
.81	S 00°00'00" E	2.35
.92	S 00°00'00" E	07.86
.93	S 00°00'00" E	52.45
.84	S 00°00'00" E	23.73
.85	S 00°00'00" E	21.88
.86	S 4°08'00" W	18.67

- LEGEND:**
- WM PERMANENT REFERENCE MONUMENT SET
  - CM 4"x4" CONCRETE MONUMENT (P.R.M. # LB2230)
  - PCP PERMENT CONTROL POINT SET
  - NAL & DISK (P.C.P. # LB2230)
  - 4"x4" CONCRETE MONUMENT (P.C.P. # LB2230)
  - AREA OF LOT IN SQUARE FEET
  - SF CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - L48 POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMENT CONTROL POINT
  - REF. REFERENCE
  - O.R.B. OFFICIAL RECORD BOOK
  - NVD NATIONAL GEODETIC VERTICAL DATUM
  - LB LICENSED BUSINESS
  - RB RADIAL LINE
  - NR(N) NON-RADIAL LINE
  - (O/A) OVERALL DATA
  - EL ELEVATION
  - R RADIUS
  - AN ANGLE
  - L CHORD LENGTH
  - TRPC TAMPA BAY REGIONAL PLANNING COUNCIL
  - DNOTES F.C.P., P.I., P.C.C. AND P.C.P.
  - 5 BENCHMARK
  - 50' CONCRETE MONUMENT (ALSO SEE SHEET 4 OF 10)
  - 6 CENTERLINE

**NOTES:**

- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°20'22" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETENTION OF THE SUBMITTED LANDS DESCRIBED HEREON 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.
- THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0385 C, REVISED DATE OF JUNE, 1999.
- ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.

**ZOLLER, NAJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# WENTWORTH

## A SUBDIVISION

957255

IN  
MANATEE COUNTY, FLORIDA  
SECTION 25 & 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST

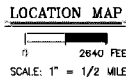
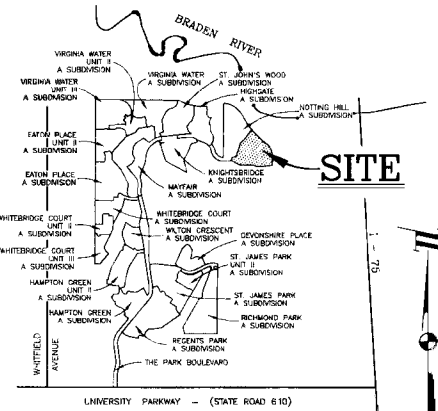
### CERTIFICATE OF OWNERSHIP AND DEDICATION

#### DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 02°45'45" E, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1900.60 FEET TO THE POINT OF BEGINNING; THENCE S 82°15'00" W, A DISTANCE OF 169.29 FEET; THENCE N 87°13'00" W, A DISTANCE OF 144.15 FEET; THENCE N 68°48'00" W, A DISTANCE OF 132.11 FEET; THENCE N 90°00'00" W, A DISTANCE OF 448.87 FEET; THENCE N 60°00'00" W, A DISTANCE OF 314.37 FEET TO THE SOUTHEAST CORNER OF THE PARK BOULEVARD, TRACT "CR1" AS SHOWN ON THE PLAT OF NOTTING HILL, A SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 23 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT THE FOLLOWING SIX COURSES: RUN N 10°14'30" E, A DISTANCE OF 82.23 FEET; THENCE N 70°19'04" E, A DISTANCE OF 161.85 FEET; THENCE N 17°00'00" E, A DISTANCE OF 443.38 FEET; THENCE N 47°49'00" E, A DISTANCE OF 179.42 FEET; THENCE N 37°00'00" E, A DISTANCE OF 322.88 FEET; THENCE N 49°16'00" E, A DISTANCE OF 74.46 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 49°16'00" E, AT A DISTANCE OF 2320.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°16'00", A DISTANCE OF 172.76 FEET TO THE P.T. OF SAID CURVE; THENCE S 45°00'00" E, A DISTANCE OF 316.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°47'52", A DISTANCE OF 247.94 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 52°41'04" W, AT A DISTANCE OF 660.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°04'41", A DISTANCE OF 461.67 FEET TO THE P.T. OF SAID CURVE; THENCE S 02°45'45" W, A DISTANCE OF 217.76 FEET; THENCE S 82°15'00" W, A DISTANCE OF 186.88 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 25 AND 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 22.94 ACRES, MORE OR LESS.



#### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 30, PAGES 173, 174, 175, 176, 177, AND 178, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 5th DAY OF NOVEMBER, 1996.

BY: R.B. Shore  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "WENTWORTH, A SUBDIVISION", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 5th DAY OF October, 1996.

NORTHERN CAPITAL GROUP  
BY: NORTHERN CAPITAL ASSOCIATES, INC.

BY: James R. Schier  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:

Jim M. Waters (SIGNATURE) Sharon K. Greene (SIGNATURE)  
Jim M. Waters (PRINT NAME) Sharon K. Greene (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF October, 1996, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF NORTHERN CAPITAL ASSOCIATES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF NORTHERN CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

SHARON K. GREENE  
Notary Public, State of Florida  
My Comm. Expires 09/30/98, 20 31-98  
Comm. No. CD-79746

Sharon K. Greene  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_ (STAMP)

#### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 5th DAY OF NOVEMBER, 1996.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:

R.B. Shore  
R. B. SHORE  
CLERK OF CIRCUIT COURT

BY: Stan Stephens  
CHAIRMAN

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 258 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WENTWORTH A SUBDIVISION

IN  
SECTION 25 & 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 02°45'45" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONES "AE" AND "X". (INSIDE AND OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, REVISED DATE FEBRUARY 5, 1994. (ALL LOTS ARE WITHIN ZONE "X", OUTSIDE 500 YEAR FLOOD PLAN).
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "NR1" ("SAINT GEORGE'S WAY") AND TRACT "NR2" ("WINDEMERE LANE") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR WENTWORTH" ("THE WENTWORTH RESTRICTIONS").
6. TRACTS "WVA", "WVB", "WVC" AND "WVD", BEING OPEN SPACE AREAS ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR WENTWORTH SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE WENTWORTH RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE WENTWORTH RESTRICTIONS.
7. TRACTS "UPA", "UPB" AND "UPC", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
8. EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE ("THE CODE"), NO DEVELOPMENT SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "CONSERVATION AREA". AS USED HEREIN, (A) THE "CODE" SHALL MEAN THE PROVISIONS OF THE CODE IN EFFECT AS OF THE DATE OF THE FILING OF THIS PLAT; AND (B) "DEVELOPMENT" SHALL HAVE THE MEANING AS SET FORTH IN THE DEFINITIONS SECTION OF THE CODE, WHICH ALSO SPECIFICALLY EXEMPTS CERTAIN OPERATIONS AND USES FROM THE DEFINITION OF "DEVELOPMENT".

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

NORTHERN CAPITAL GROUP, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN WENTWORTH, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("SAINT GEORGE'S WAY"), AND TRACT "NR2" ("WINDEMERE LANE") AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("SAINT GEORGE'S WAY"), AND TRACT "NR2" ("WINDEMERE LANE"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

#### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT".

#### EMERGENCY ACCESS EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO MANATEE COUNTY A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "EMERGENCY ACCESS EASEMENT".

#### ACCESS EASEMENT

THE SUBDIVIDER HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR ACCESS, UTILITIES, AND DRAINAGE, AND DOES HEREBY GRANT TO MANATEE COUNTY A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR USE BY MANATEE COUNTY PERSONNEL AND AGENTS (INCLUDING REPRESENTATIVES OF FIRE, POLICE, AND SHERIFF'S DEPARTMENTS AND HEALTH, POLLUTION CONTROL, AND EMERGENCY MEDICAL SERVICE PERSONNEL) WHILE IN PURSUIT OF THEIR DUTIES, OVER, UNDER, AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "ACCESS EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: OCTOBER 4, 1996

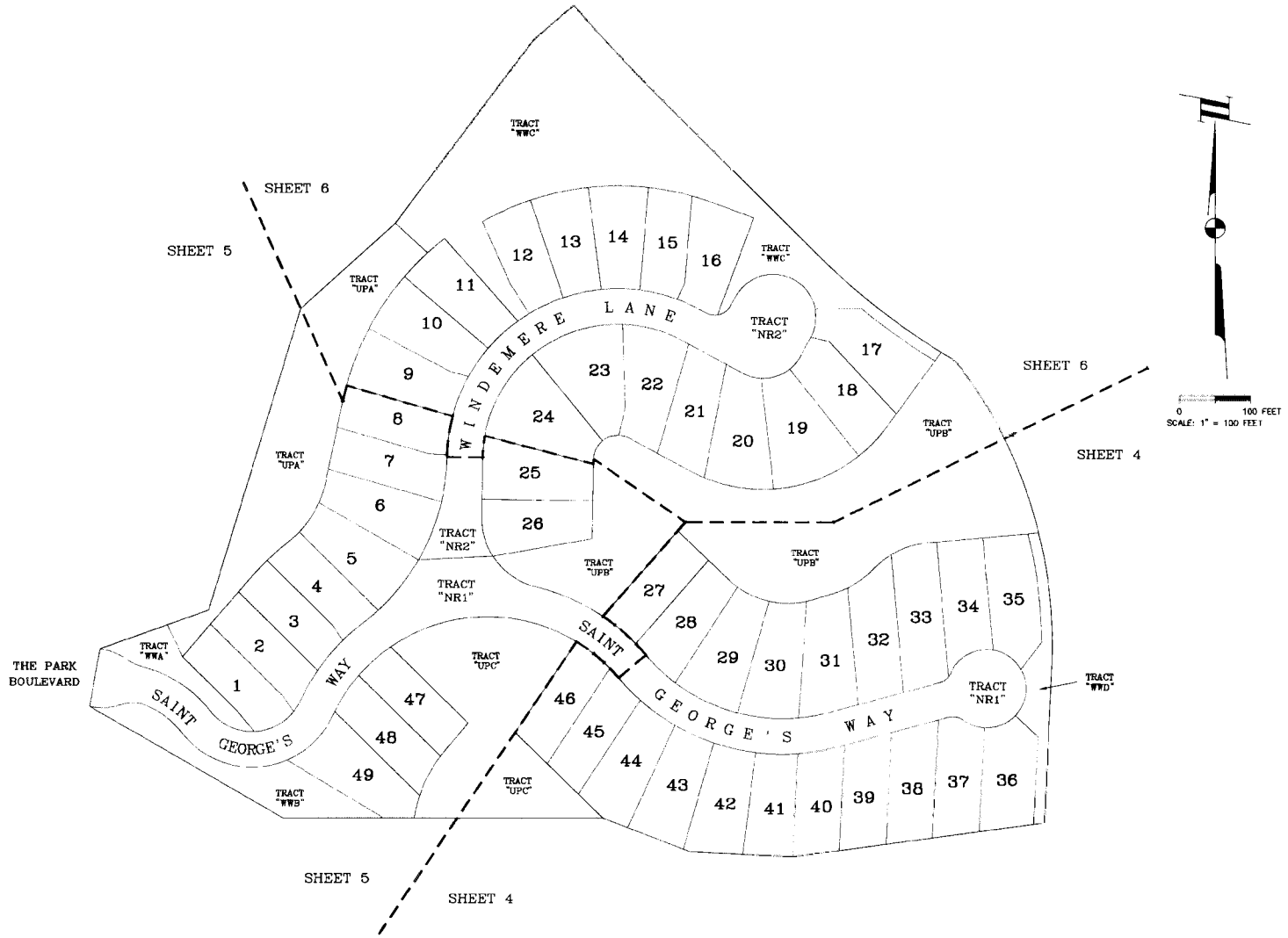
SIGNATURE: *L. E. Mercer*  
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

KEY / IDENTIFICATION MAP

WENTWORTH  
A SUBDIVISION

IN  
SECTION 25 & 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

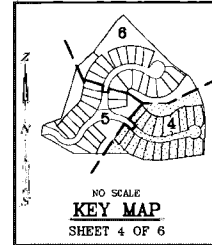


ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 260 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WENTWORTH A SUBDIVISION

SECTION 25 & 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

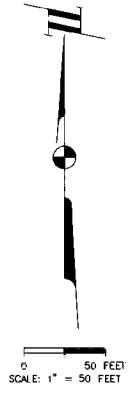
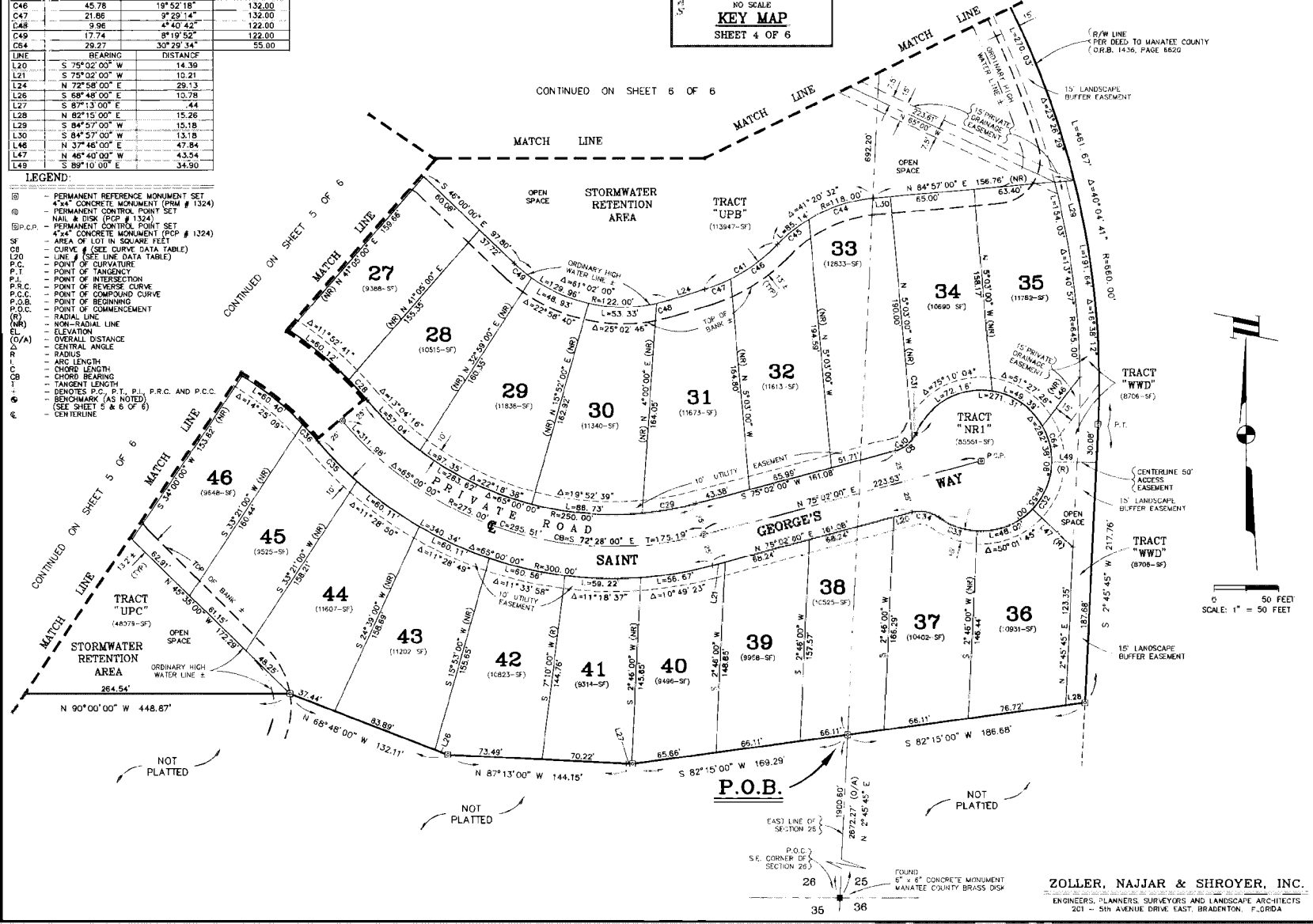


**NOTES:**  
1. BEARINGS ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 02° 45' 45" E, AND 00' NOT REFER TO THE TRUE MERIDIAN.  
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT COVERED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
3. THE SUBDIVISION LIES WITHIN FLOOD ZONES "AF" AND "X" (INSIDE AND OUTSIDE 500 YEAR FLOOD PLAIN) AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 12015 0305 C, REVISED DATE FEBRUARY 5, 1994. (ALL LOTS LIE WITHIN ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN)).  
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K - 186", ELEVATION = 23.04', AS PUBLISHED.

CURVE	ARC	DELTA	RADIUS
C8	22.39	51°19'04"	25.00
C28	21.28	4°12'18"	290.00
C29	42.50	9°44'27"	250.00
C30	15.31	37°22'41"	28.00
C31	6.08	13°56'23"	25.00
C32	40.80	42°30'00"	55.00
C33	31.67	32°59'19"	55.00
C34	23.38	51°19'04"	25.00
C35	43.67	9°20'23"	300.00
C36	17.99	4°17'39"	240.00
C41	57.64	29°21'32"	132.00
C44	53.65	28°03'07"	118.00
C45	31.49	15°17'25"	118.00
C46	45.78	19°52'18"	132.00
C47	21.66	9°29'14"	132.00
C48	9.96	4°40'42"	122.00
C49	17.74	8°19'52"	122.00
C54	29.27	30°23'34"	55.00

**LEGEND:**

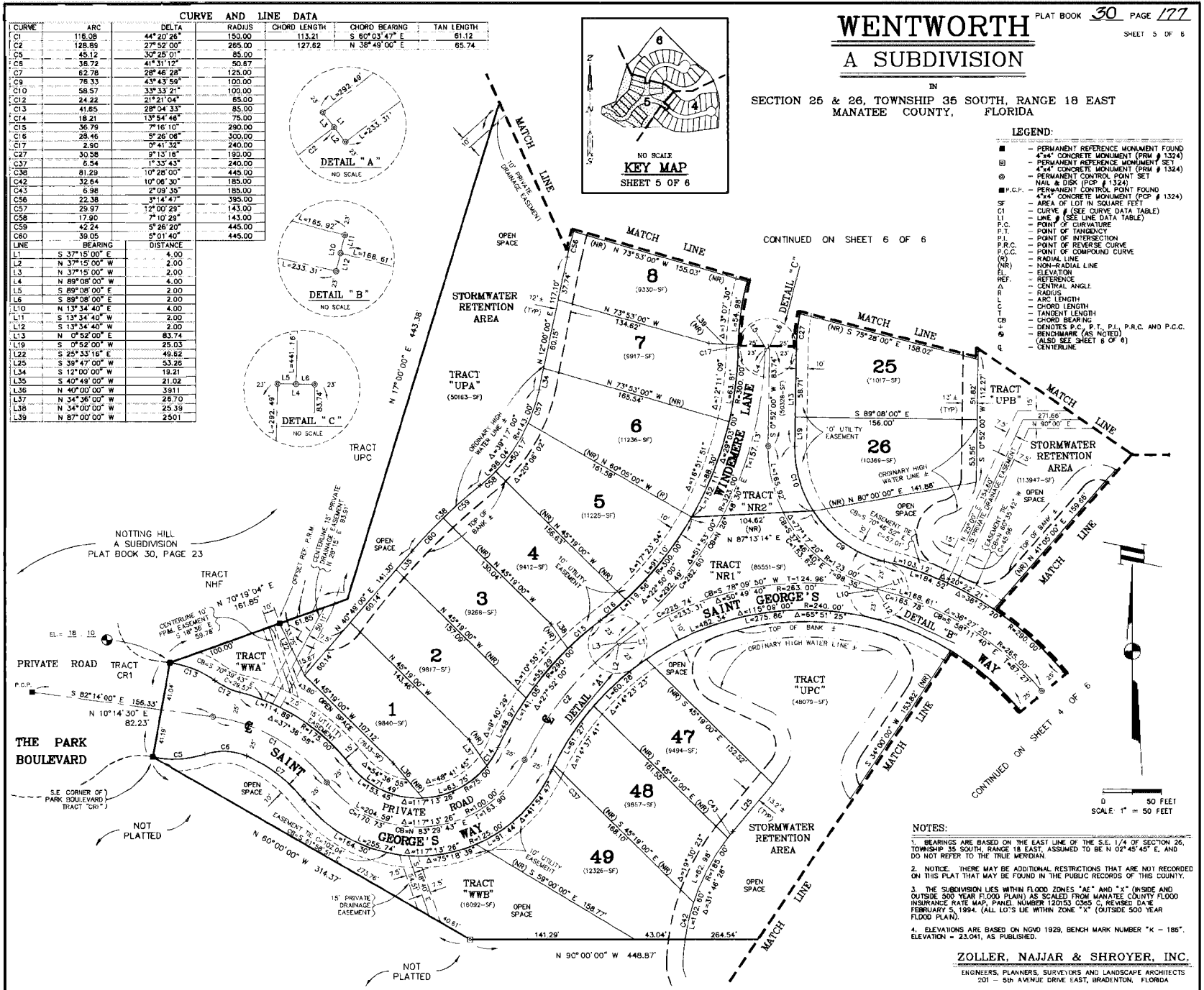
- (M) - PERMANENT REFERENCE MONUMENT SET
- (M) - 4"x4" CONCRETE MONUMENT (PRM # 1324)
- (M) - PERMANENT CONTROL POINT SET
- (M) - NAIL & DISK (PCP # 1324)
- (M) - PERMANENT CONTROL POINT SET
- (M) - 4"x4" CONCRETE MONUMENT (PCP # 1324)
- (M) - AREA OF LOT IN SQUARE FEET
- (M) - CURVE # (SEE CURVE DATA TABLE)
- (M) - LINE # (SEE LINE DATA TABLE)
- (M) - POINT OF CURVATURE
- (M) - POINT OF TANGENCY
- (M) - POINT OF INTERSECTION
- (M) - POINT OF REVERSE CURVE
- (M) - POINT OF COMPOUND CURVE
- (M) - POINT OF BEGINNING
- (M) - POINT OF COMMENCEMENT
- (M) - RADIAL LINE
- (M) - NON-RADIAL LINE
- (M) - ELEVATION
- (M) - OVERALL DISTANCE
- (M) - CENTRAL ANGLE
- (M) - RADIUS
- (M) - ARC LENGTH
- (M) - CHORD LENGTH
- (M) - CHORD BEARING
- (M) - TANGENT LENGTH
- (M) - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- (M) - BENCHMARK (AS NOTED)
- (M) - (SEE SHEET 5 & 6 OF 6)
- (M) - CENTERLINE

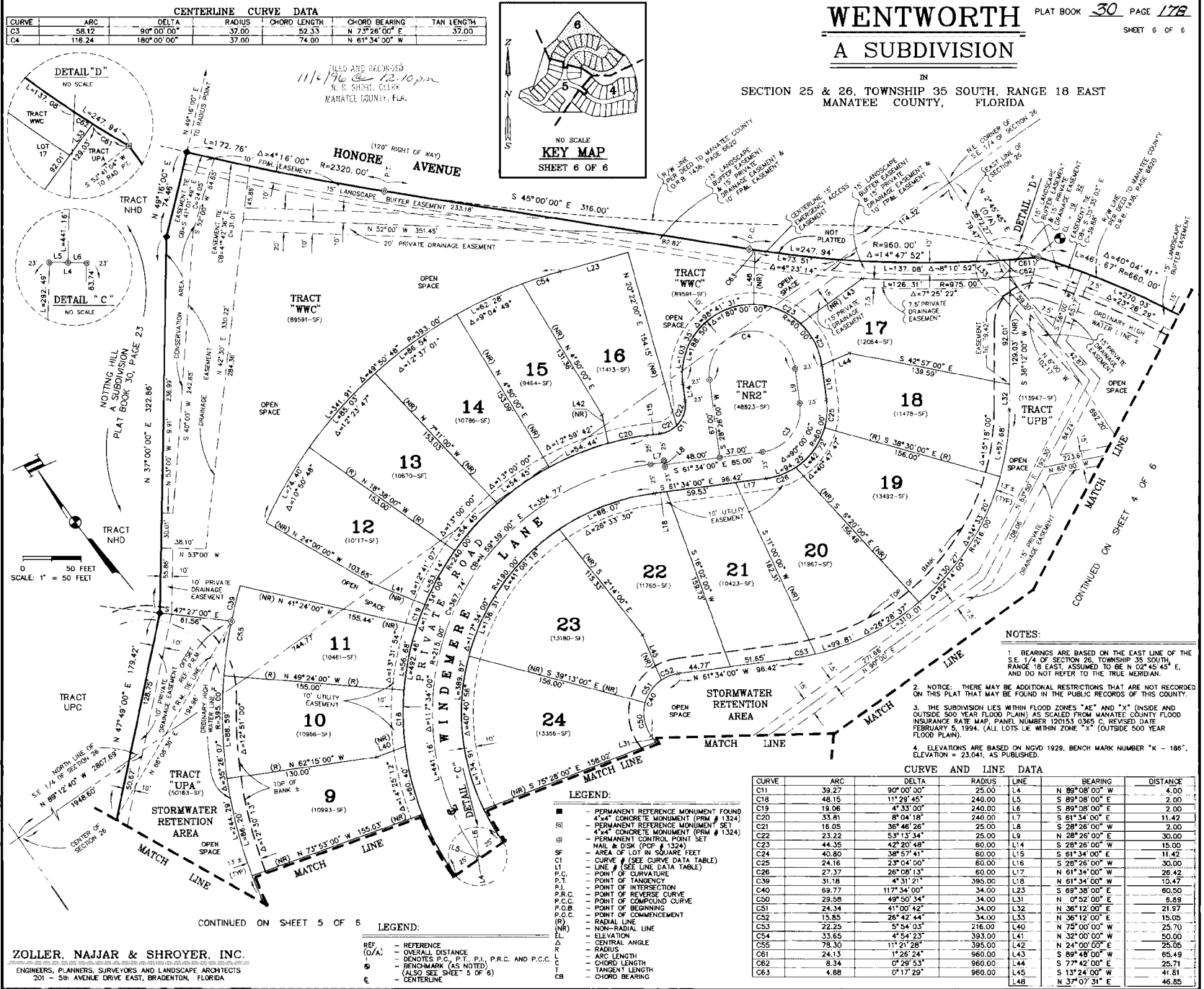


Inst. Number: 202341098401 Page 261 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 262 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Deed: 0.00





**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

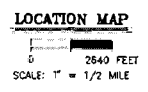
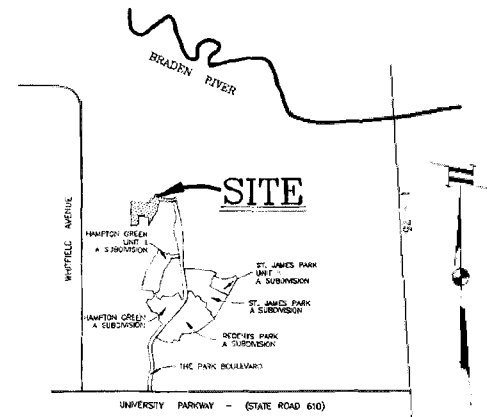
# WHITEBRIDGE COURT # 576763

## A SUBDIVISION

IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### DESCRIPTION

BEGIN AT THE N.W. CORNER OF TRACT "CR1" OF HAMPTON GREEN, A SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGE 95 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 13°14'00" E, ALONG THE WEST LINE OF SAID TRACT "CR1", A DISTANCE OF 150.08 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 76°46'00" W, AT A DISTANCE OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", A DISTANCE OF 38.51 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°17'49", A DISTANCE OF 464.91 FEET TO THE END OF SAID CURVE; THENCE S 12°13'00" W, A DISTANCE OF 175.31 FEET; THENCE S 14°37'00" W, A DISTANCE OF 133.26 FEET; THENCE S 28°35'00" W, A DISTANCE OF 599.16 FEET; THENCE N 00°01'00" W, A DISTANCE OF 261.41 FEET; THENCE S 89°59'00" W, A DISTANCE OF 147.00 FEET; THENCE N 00°01'00" W, A DISTANCE OF 56.50 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°04'12", A DISTANCE OF 13.15 FEET; THENCE S 89°59'00" W, A DISTANCE OF 189.72 FEET; THENCE S 00°01'00" E, A DISTANCE OF 320.00 FEET; THENCE S 49°58'00" W, A DISTANCE OF 21.59 FEET; THENCE S 70°23'48" W, A DISTANCE OF 37.65 FEET; THENCE S 89°59'00" W, A DISTANCE OF 199.66 FEET TO THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE N 00°00'58" W, A DISTANCE OF 116.33 FEET TO THE N.W. CORNER OF SAID SECTION 35; THENCE N 00°03'46" E, ALONG THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, A DISTANCE OF 660.59 FEET TO THE S.W. CORNER OF THE NORTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 26; THENCE S 88°59'30" E, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4, A DISTANCE OF 581.40 FEET; THENCE N 14°31'00" E, A DISTANCE OF 148.67 FEET; THENCE S 75°28'00" E, A DISTANCE OF 92.01 FEET; THENCE N 67°17'00" W, A DISTANCE OF 49.12 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 51°6'13" E, AT A DISTANCE OF 70.00 FEET; THENCE NORTHWESTERLY AROUND TO THE SOUTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 188°23'38", A DISTANCE OF 230.17 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°51'49", A DISTANCE OF 16.52 FEET TO THE P.C. OF SAID CURVE; THENCE S 68°12'00" E, A DISTANCE OF 107.69 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'39", A DISTANCE OF 402.08 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°07'21", A DISTANCE OF 40.20 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 26 AND 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.



SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 13.87 ACRES, MORE OR LESS.

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 27 DAY OF SEPTEMBER, 1992.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:  
*R. B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

*R. B. Shore*  
CHAIRMAN

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 27, PAGES 2, 3, 4 AND 5 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 30th DAY OF SEPTEMBER, 1992.

*R. B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "WHITEBRIDGE COURT, A SUBDIVISION," AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 11th DAY OF SEPTEMBER, 1992.

WOODLANDS COUNTRY CLUB ASSOCIATES  
BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*Margaret A. Olson* (SIGNATURE) *Ann M. Olson* (SIGNATURE)  
*Margaret A. Olson* (PRINT NAME) *Ann M. Olson* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF SEPTEMBER, 1992, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Margaret A. Olson*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES 3/15/96

(STAMP)

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 264 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Coloneso Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# WHITEBRIDGE COURT

## A SUBDIVISION

IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

### NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 0°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0363 B, JULY 13, 1992.
4. ELEVATIONS ARE BASED ON NGVD 1929, MEAN SEA LEVEL DATUM, ELEVATION OF 23.041, BENCH MARK "K-188", AS PUBLISHED, LOCATED AT SARASOTA-BRADENTON AIRPORT.
5. TRACT "CR1" ("SUNNINGDALE CROSSING") IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
6. TRACT "NR1" ("WHITEBRIDGE GLEN"), AND TRACT "NR2" ("WALTON HEATH PLACE") ARE "NEIGHBORHOOD ROADS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR WHITEBRIDGE COURT" (THE "WHITEBRIDGE COURT RESTRICTIONS").
6. TRACTS "WCA" AND "WOC", BEING OPEN SPACE AREAS, AND TRACT "WCB", BEING A RECREATIONAL AND OPEN SPACE AREA, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR WHITEBRIDGE COURT SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE WHITEBRIDGE COURT RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE WHITEBRIDGE COURT RESTRICTIONS.
7. EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE, NO DEVELOPMENT, AS DEFINED IN THE CODE, SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "WETLAND" OR "WETLAND BUFFER".
8. TRACTS "UPA" AND "UPB", BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.
9. PENDING THE FILING OF THE PLATS FOR WHITEBRIDGE COURT UNITS II AND III, A TEMPORARY EMERGENCY ACCESS ROAD IS PROVIDED FROM COUNTRY CLUB WAY TO THE SOUTH END OF WHITEBRIDGE GLEN OF THIS PLAT FOR THE USE OF EMERGENCY AND RESCUE VEHICLES.

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT AND SIDE LOT LINES, AND TEN (10) FEET ALONG ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

#### INGRESS AND EGRESS OVER PRIVATE ROADS

WOODLANDS COUNTRY CLUB ASSOCIATES, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN WHITEBRIDGE COURT SUBDIVISION, AND THEIR QUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "CR1" ("SUNNINGDALE CROSSING"), TRACT "NR1" ("WHITEBRIDGE GLEN"), AND TRACT "NR2" ("WALTON HEATH PLACE"), AS SHOWN ON THIS PLAT.

#### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "CR1" ("SUNNINGDALE CROSSING"), TRACT "NR1" ("WHITEBRIDGE GLEN"), AND TRACT "NR2" ("WALTON HEATH PLACE"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

#### FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT OF FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FPL FLORIDA POWER & LIGHT EASEMENT".

#### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

#### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: AUGUST 20, 1992

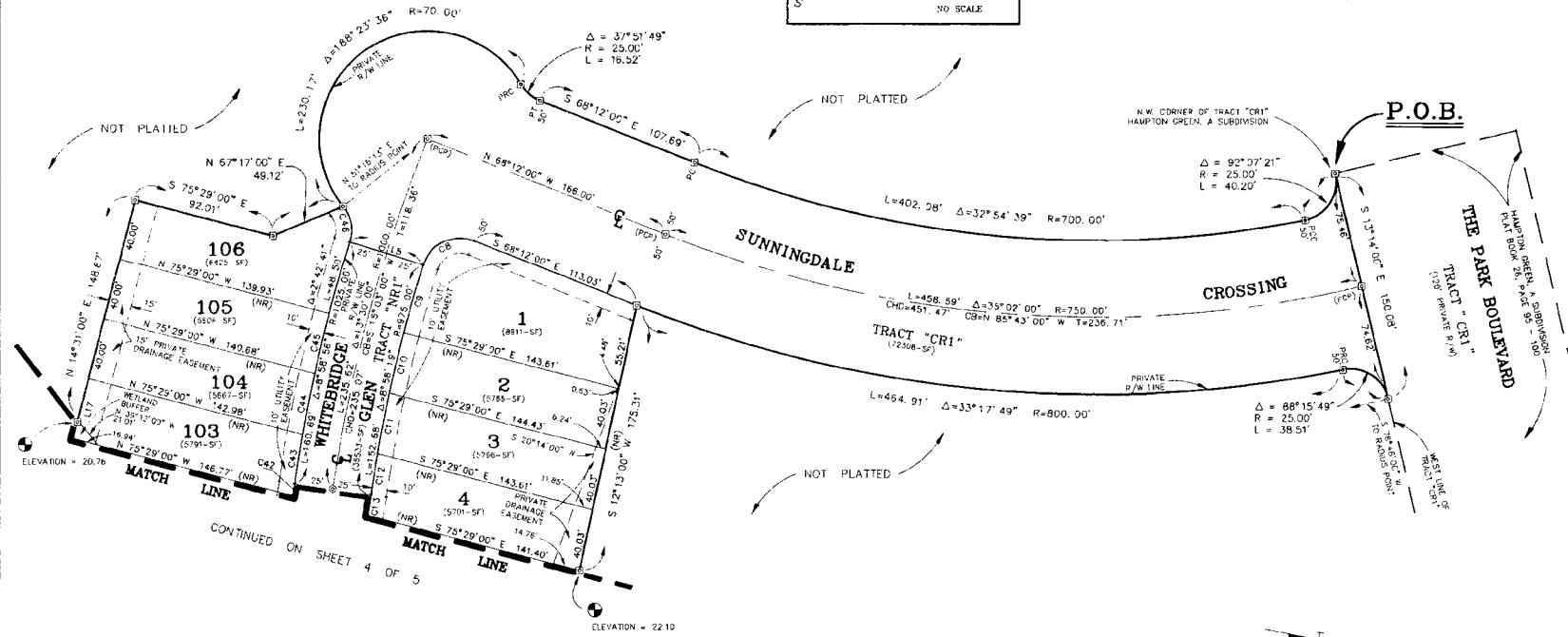
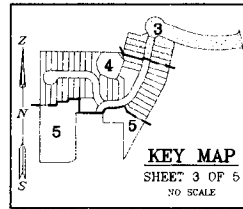
SIGNATURE: L. F. MERCER  
L. F. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

# WHITEBRIDGE COURT

## A SUBDIVISION

IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	LINE	BEARING	DISTANCE
C8	41.25	94°31'41"	25.00	L5	S 72°31'07" E	50.00
C9	45.92	2°41'54"	975.00	L17	S 14°31'00" W	40.00
C10	40.07	2°21'34"	975.00			
C11	40.08	2°21'38"	975.00			
C12	26.67	1°34'02"	975.00			
C13	13.51	1°28'28"	525.00			
C42	R.O.B.	0°58'27"	475.00			
C43	32.10	1°47'41"	1025.00			
C44	40.07	2°14'23"	1025.00			
C45	40.07	2°14'11"	1025.00			
C46	24.44	36°00'42"	25.00			



- LEGEND:**
- SP - PERMANENT REFERENCE MONUMENT SLT
  - 4"x4" CONCRETE MONUMENT (PRM # 1324)
  - PERMANENT CONTROL POINT
  - ⊙ - NAIL & DISK (PCP # 1324)
  - ⊙ (PCP) - 4"x4" CONCRETE MONUMENT (PCP # 1324)
  - PCP - PERMANENT CONTROL POINT
  - (NR) - NON-RADIAL LINE
  - AREA OF LOT IN SQUARE FEET
  - Δ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - CHD - CHORD LENGTH
  - T - TANGENT LENGTH
  - CB - CHORD BEARING
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PCRC - POINT OF REVERSE CURVE
  - PCIC - POINT OF COMPOUND CURVE
  - CS - CURVE # (SEE CURVE DATA TABLE)
  - LS - LINE # (SEE LINE DATA TABLE)
  - P.O.B. - POINT OF BEGINNING
  - CL - CENTER LINE
  - Ⓣ - BENCHMARK
  - TOP OF IRN IN CONCRETE MONUMENT
  - (ALSO SEE SHEET 4 OF 5)

- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE IN T.0°03'46" E. AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 C365 B, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON MVD 1929, MEAN SEA LEVEL DATUM, BENCHMARK "A-186", ELEVATION = 23.041, AS PUBLISHED.



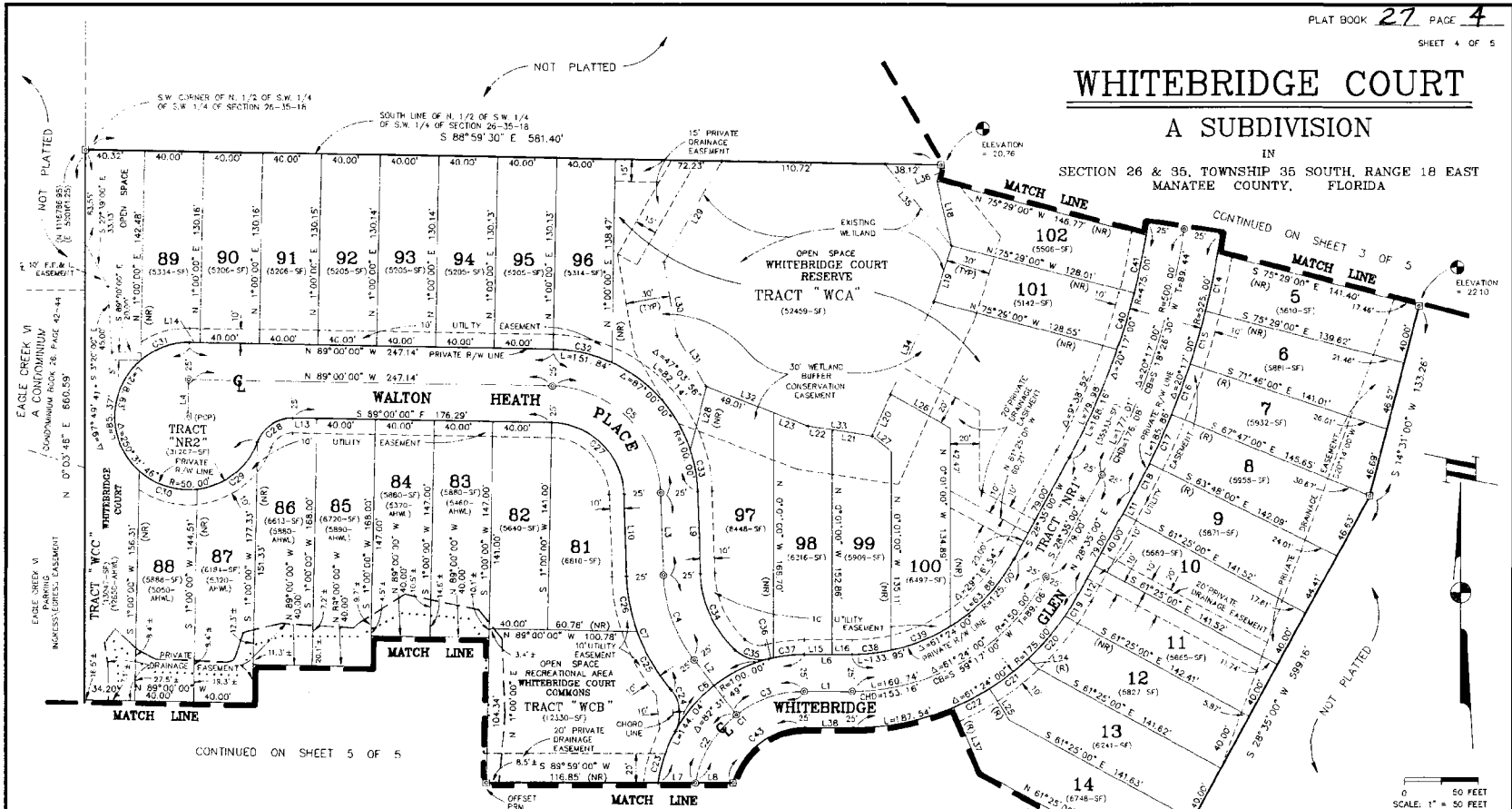
**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 266 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WHITEBRIDGE COURT

## A SUBDIVISION

IN SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



CONTINUED ON SHEET 5 OF 5

CONTINUED ON SHEET 5 OF 5

**CURVE AND LINE DATA**

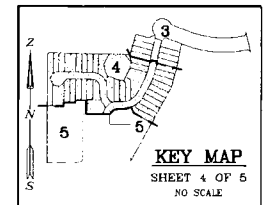
CURVE	ARC	DELTA	RADIUS	LINE	BEARING	DISTANCE
C1	104.74	80°01'06"	75.00	L1	S 89°58'00" W	32.50
C2	55.29	42°14'06"	75.00	L2	N 37°48'00" W	47.00
C3	48.46	37°47'00"	75.00	L3	S 7°00'00" W	58.00
C4	62.48	35°48'00"	100.00	L4	S 1°00'00" W	25.00
C5	113.88	87°00'00"	75.00	L5	S 89°58'00" W	32.50
C6	82.67	47°21'52"	100.00	L7	N 89°58'00" E	25.29
C7	84.24	38°36'41"	125.00	L8	N 89°58'00" E	25.58
C8	40.05	4°23'15"	525.00	L9	S 1°00'00" W	58.00
C9	37.46	4°05'17"	525.00	L10	S 2°00'00" E	58.00
C10	36.50	3°55'00"	525.00	L11	S 28°35'00" W	16.67
C11	36.50	3°59'00"	525.00	L12	S 28°35'00" W	22.33
C12	21.84	2°23'00"	525.00	L13	N 89°00'00" W	16.29
C13	17.70	51°41'45"	175.00	L14	S 89°00'00" E	71.14
C14	38.04	12°27'15"	175.00	L15	S 89°58'00" E	18.36
C15	33.39	10°56'00"	175.00	L16	N 89°58'00" E	13.54
C16	27.54	8°01'00"	175.00	L18	S 12°52'36" E	45.65
C17	37.10	31°53'33"	100.00	L19	S 17°17'00" W	40.65
C18	30.25	18°19'24"	25.00	L20	S 23°58'00" W	31.00
C19	45.57	20°53'10"	125.00	L21	N 8°21'00" W	27.10
C20	38.67	17°43'30"	125.00	L22	N 8°21'00" W	16.90
C21	75.92	87°00'00"	50.00	L23	N 68°46'00" W	24.99
C22	30.91	70°51'02"	25.00	L24	S 43°10'00" E	8.16
C23	54.38	62°19'06"	50.00	L25	S 32°14'02" E	25.31
C24	43.02	48°17'47"	50.00	L26	N 60°24'00" W	46.70
C25	35.85	41°05'12"	50.00	L27	N 50°40'00" W	14.08
C26	41.15	23°34'41"	100.00	L28	N 14°10'00" E	44.52
C27	78.55	65°21'27"	100.00	L29	S 29°46'00" W	79.00
C28	58.45	44°33'22"	75.00	L30	S 9°57'00" E	5.00
C29	24.99	57°16'02"	25.00	L31	S 29°58'00" F	40.00
C30	3.07	1°45'37"	100.00	L32	S 68°46'00" E	74.00
C31	21.20	29°08'47"	100.00	L33	S 87°21'00" E	44.00
C32	78.66	74°14'11"	175.00	L34	N 28°00'00" E	69.50
C33	43.41	9°53'53"	125.00	L35	N 38°12'30" W	7.70
C34	40.04	4°49'45"	475.00	L36	N 14°31'00" E	11.33
C35	40.06	4°49'56"	475.00	L37	N 23°13'00" W	47.62
C36	65.39	74°55'48"	50.00	L38	S 89°58'00" W	32.50

**LEGEND:**

- ⊕ PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (PRM # 1324)
- ⊙ PERMANENT CONTROL POINT
- MAIL & DISK PERMANENT CONTROL POINT
- ⊕ 4"x4" CONCRETE MONUMENT (PCP # 1324)
- (R) RAILROAD LINE
- (NR) NON-RADIAL LINE
- ⊙ PERMANENT CONTROL POINT
- PCP PERMANENT REFERENCE MONUMENT
- SF AREA OF LOT IN SQUARE FEET
- AHWL AREA OF LOT ABOVE HIGH WATER LINE
- C CENTRAL ANGLE
- R RADIUS
- CHD CHORD LENGTH
- CHL CHORD LENGTH
- T TANGENT LENGTH
- CB CHORD BEARING
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- C1 CURVE # (SEE CURVE DATA TABLE)
- LINE # (SEE LINE DATA TABLE)
- (TYP) TYPICAL
- F.P. & L. FLORIDA POWER AND LIGHT COMPANY
- C CENTER LINE
- ⊕ BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 3 OF 5)
- EXISTING HIGH BANK (APPROXIMATE)
- ..... EXISTING HIGH WATER LINE (APPROXIMATE)

**NOTES:**

- BEARINGS ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 0°00'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 150153 0365 B, DATED JULY 5, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, MEAN SEA LEVEL DATUM, BENCHMARK "K-186", ELEVATION = 23.041, AS PUBLISHED.
- COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999868.



**CENTERLINE CURVE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	104.74	80°01'06"	75.00	44.00	N 89°58'00" W	63.95
C2	55.29	42°14'06"	75.00	54.04	N 37°04'57" E	28.97
C3	48.46	37°47'00"	75.00	48.57	N 71°05'30" E	25.67
C4	62.48	35°48'00"	100.00	61.47	N 18°54'00" W	32.30
C5	113.88	87°00'00"	75.00	103.25	N 45°30'00" W	71.17

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
261 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 267 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# 576763

# WHITEBRIDGE COURT

## A SUBDIVISION

IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**NOTES:**

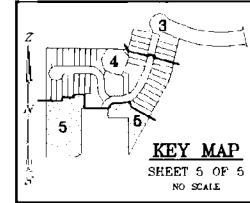
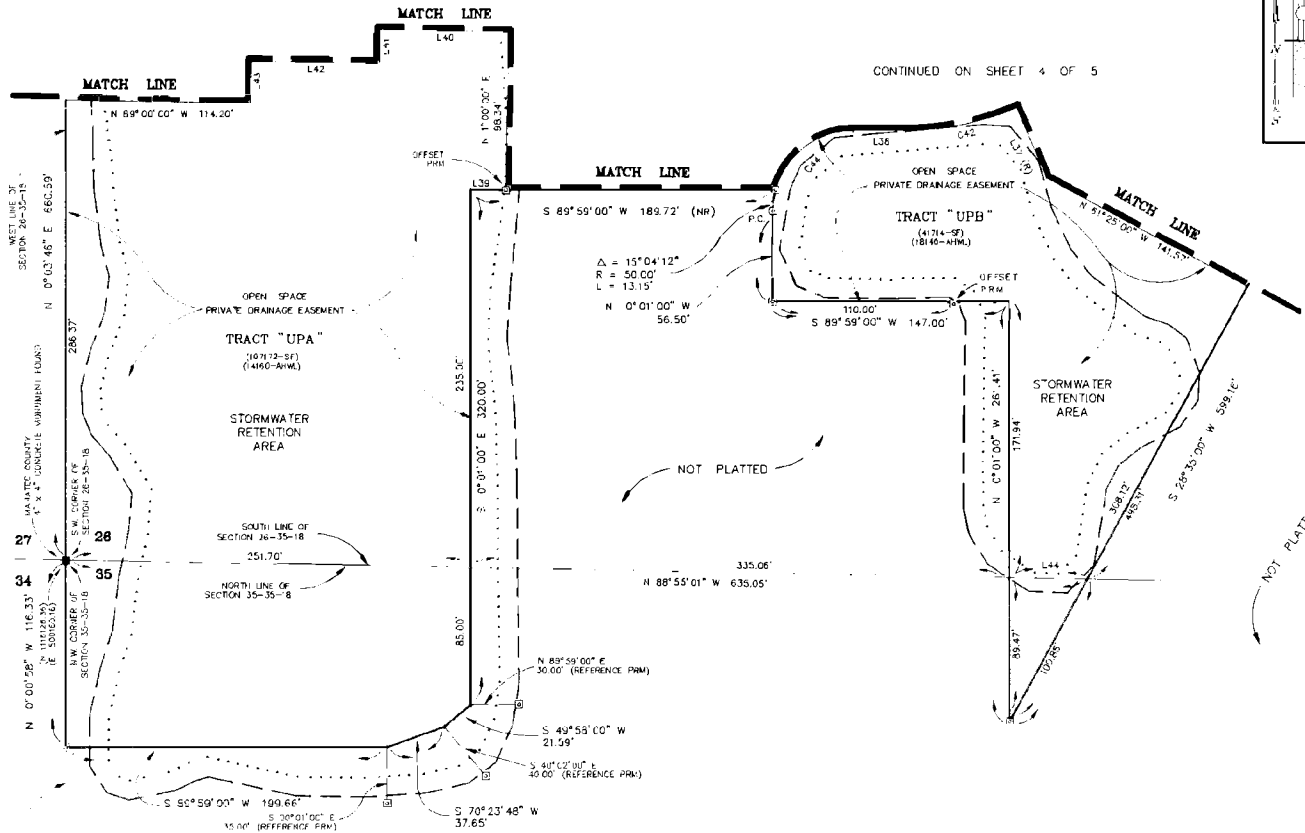
1. BEARINGS ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE N 0°03'46" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 B, DATED JULY 15, 1992.
4. ELEVATIONS ARE BASED ON NOAA 1929, MEAN SEA LEVEL DATUM, BENCHMARK "M-160", ELEVATION = 23.041, AS PUBLISHED.
5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999988.

- LEGEND:**
- - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" - CONCRETE MONUMENT (PRM # 1324)
  - (NR) - NON-RADIAL LINE
  - (PRM) - PERMANENT REFERENCE MONUMENT
  - SF - AREA OF LOT IN SQUARE FEET
  - AHWL - AREA OF LOT ABOVE HIGH WATER LINE
  - A - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - PT - POINT OF TANGENCY
  - C44 - CURVE # (SEE CURVE DATA TABLE)
  - L37 - LINE # (SEE LINE DATA TABLE)
  - W - CENTER LINE
  - - - - EXISTING HIGH BANK (APPROXIMATE)
  - - - - EXISTING HIGH WATER LINE (APPROXIMATE)

Sept 30, 1992  
at 2:34 PM

CONTINUED ON SHEET 4 OF 5

CONTINUED ON SHEET 4 OF 5



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	LINE	BEARING	DISTANCE
C42	70.66	23°12'00"	175.00	L37	N 23°13'00" W	47.62
C44	76.54	80°00'00"	50.00	L38	S 89°59'00" W	32.50
				L39	N 68°58'00" E	21.99
				L40	N 68°00'00" W	60.00
				L41	S 1°00'00" W	21.00
				L42	N 88°00'00" W	80.00
				L43	S 1°00'00" W	26.00
				L44	S 68°55'01" E	45.25

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA

621679

# WHITEBRIDGE COURT

## DESCRIPTION

BEGIN AT THE S.W. CORNER OF TRACT "UFA" OF WHITEBRIDGE COURT, A SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 1 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 9 COURSES; N 89°59'00" E, A DISTANCE OF 199.66 FEET; THENCE N 70°23'48" E, A DISTANCE OF 37.65 FEET; THENCE N 49°58'00" E, A DISTANCE OF 21.59 FEET; THENCE N 00°01'00" W, A DISTANCE OF 323.00 FEET; THENCE N 89°59'00" E, A DISTANCE OF 189.72 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 74°58'48" E, AT A DISTANCE OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°04'12", A DISTANCE OF 13.15 FEET TO THE P.T. OF SAID CURVE; THENCE S 00°01'00" E, A DISTANCE OF 56.50 FEET; THENCE N 89°59'00" E, A DISTANCE OF 147.00 FEET; THENCE S 00°01'00" E, A DISTANCE OF 261.41 FEET; THENCE S 28°35'00" W, A DISTANCE OF 21.17 FEET; THENCE S 04°54'00" W, A DISTANCE OF 179.20 FEET; THENCE S 22°07'00" W, A DISTANCE OF 67.84 FEET; THENCE S 25°53'00" W, A DISTANCE OF 104.08 FEET; THENCE S 89°59'00" W, A DISTANCE OF 359.99 FEET; THENCE S 00°01'00" E, A DISTANCE OF 43.40 FEET; THENCE S 89°59'00" W, A DISTANCE OF 87.05 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 80°54'11" E, AT A DISTANCE OF 275.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'47", A DISTANCE OF 43.58 FEET TO THE P.T. OF SAID CURVE; THENCE N 00°01'00" W, A DISTANCE OF 50.00 FEET; THENCE S 89°59'00" W, A DISTANCE OF 59.66 FEET TO THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE N 00°00'58" W, ALONG SAID WEST LINE, A DISTANCE OF 288.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 26 AND 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERMANENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 6.73 ACRES, MORE OR LESS.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT AND SIDE LINES, AND TEN (10) FEET FROM ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

### INGRESS AND EGRESS OVER PRIVATE ROADS

WOODLANDS COUNTRY CLUB ASSOCIATES, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN WHITEBRIDGE COURT UNIT II SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR3" ("WHITEBRIDGE GLEN"), AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR3" ("WHITEBRIDGE GLEN"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CONSERVATION EASEMENT

EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE, NO DEVELOPMENT, AS DEFINED IN THE CODE, SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "WETLAND BUFFER".

## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

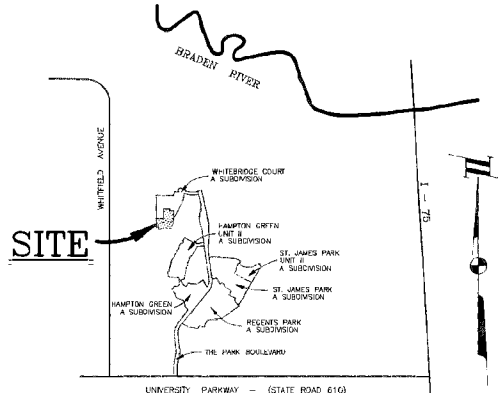
STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 27, PAGES 69 AND 70, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 04 DAY OF April, 1993.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

# UNIT II A SUBDIVISION

IN  
SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



### LOCATION MAP

0 2640 FEET  
SCALE: 1" = 1/2 MILE

## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 04 DAY OF April, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

ATTEST:

*R.B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: FEBRUARY 04, 1993

*L.E. Mercer*  
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "WHITEBRIDGE COURT, UNIT II, A SUBDIVISION," AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 15 DAY OF January, 1993.

WOODLANDS COUNTRY CLUB ASSOCIATES  
BY: WOODLANDS COUNTRY CLUB MANAGEMENT, INC., AS GENERAL PARTNER

*James R. Schier*  
BY: JAMES R. SCHIER, AS PRESIDENT

WITNESSES:

*S.T. Russell* (SIGNATURE) *James R. Schier* (SIGNATURE)  
S. T. RUSSELL (PRINT NAME) JAMES R. SCHIER (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF January, 1993, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Ann M. Olson*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: June 7, 1997

(STAMP)

## NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 0°00'58" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0385 C, JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.341, AS PUBLISHED.
- TRACT "NR3" ("WHITEBRIDGE GLEN"), IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR WHITEBRIDGE COURT" (THE "WHITEBRIDGE COURT RESTRICTIONS").
- TRACT "WCD", BEING OPEN SPACE AREA, IS PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR WHITEBRIDGE COURT UNIT II SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE WHITEBRIDGE COURT RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE WHITEBRIDGE COURT RESTRICTIONS.

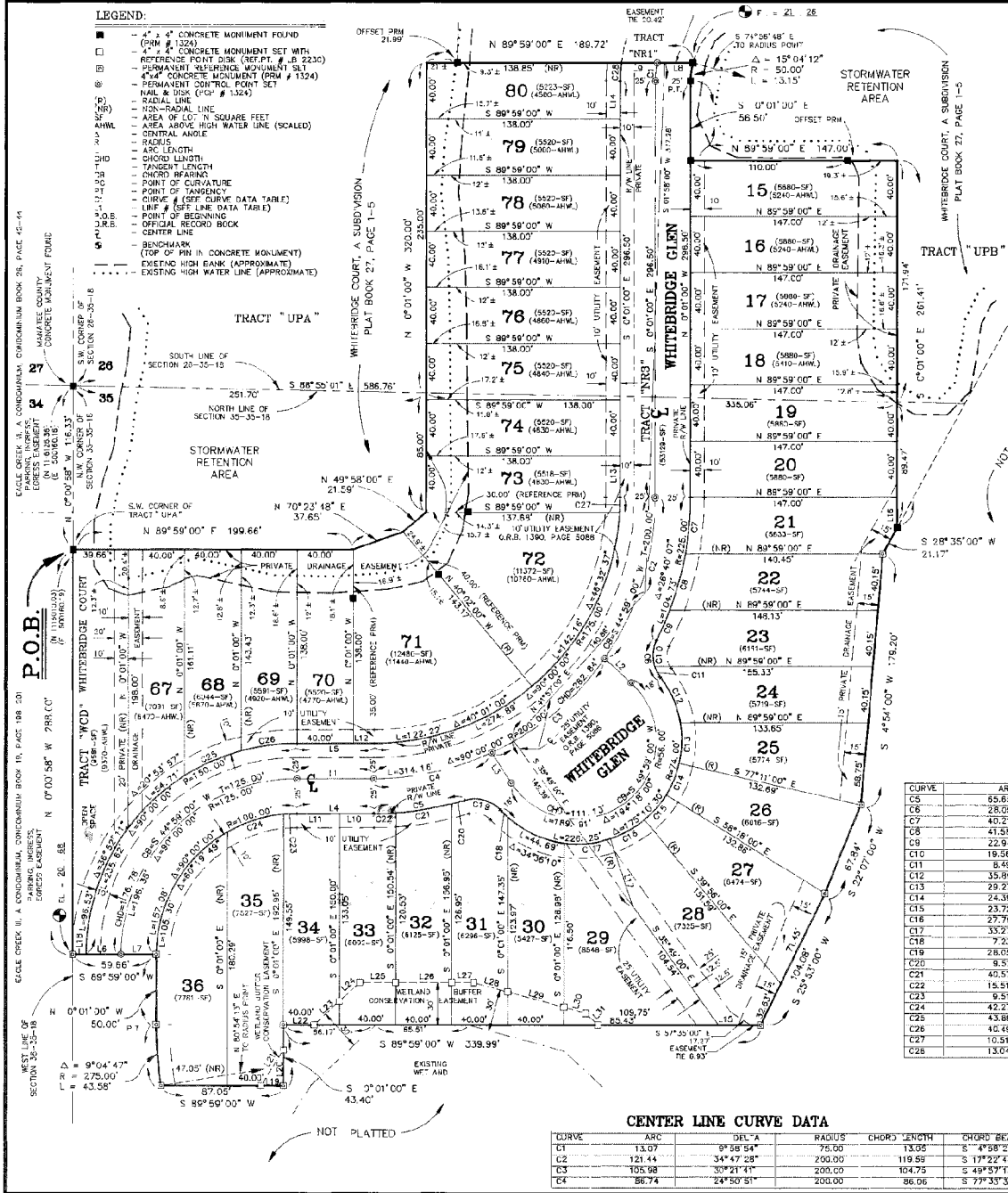
*Kathy W. Cates*  
ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
207 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206

Inst. Number: 202341098401 Page 269 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

- LEGEND:**
- 4" x 4" CONCRETE MONUMENT FOUND (P.M. # 1324)
  - 4" x 4" CONCRETE MONUMENT SET WITH REFERENCE POINT DISK (REF.PT. # S 2230)
  - PERMANENT REFERENCE MONUMENT SLT # 4" x 4" CONCRETE MONUMENT (P.M. # 1324)
  - PERMANENT CONTROL POINT SET
  - NAIL & USE (P.C.P. # 1324)
  - RADIAL LINE
  - NON-RADIAL LINE
  - AREA OF 10' x 10' SQUARE FEET AREA ABOVE HIGH WATER LINE (SCALED)
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - CHORD LENGTH
  - TANGENT LENGTH
  - CHORD BEARING
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE LINE DATA TABLE)
  - POINT OF BEGINNING
  - OFFICIAL RECORD BOOK
  - CENTER LINE
  - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) EXTENDING HIGH BANK (APPROXIMATE)
  - EXISTING HIGH WATER LINE (APPROXIMATE)

# WHITEBRIDGE COURT UNIT II A SUBDIVISION

IN  
 SECTION 26 & 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



FILED AND RECORDED  
 4-9-23 (18 23 11)  
 R. B. SHORE, CLERK  
 MANATEE COUNTY, FLA.



- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE A C 0°00'00" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X2" (OUTSIDE 500 YEAR PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 G, DATED JULY 15, 1992.
  4. ELEVATIONS ARE BASED ON NVD 1929, BENCH MARK "K-186", ELEVATION = 242.41, AS PUBLISHED.
  5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999988.

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	LINE	BEARING	DISTANCE
C5	65.65	16°43'07"	225.00	L1	S 89°59'00" W	55.00
C6	28.05	6°48'52"	25.00	L2	S 47°10'00" E	25.67
C7	40.21	10°14'25"	225.00	L3	N 32°52'00" W	25.62
C8	41.55	10°35'14"	225.00	L4	N 89°59'00" E	35.00
C9	22.94	5°50'28"	225.00	L5	S 89°59'00" W	55.00
C10	19.56	4°49'53"	25.00	L6	N 89°59'00" E	25.00
C11	8.49	1°28'59"	25.00	L7	N 89°59'00" E	25.00
C12	35.89	2°47'12"	74.00	L8	S 89°59'00" W	25.56
C13	29.27	2°24'30"	74.00	L9	S 89°59'00" W	25.29
C14	24.36	1°28'53"	74.00	L10	S 89°59'00" W	24.50
C15	23.72	1°28'22"	74.00	L11	S 89°59'00" W	30.50
C16	27.79	2°15'00"	74.00	L12	N 89°59'00" E	15.00
C17	33.27	2°48'40"	74.00	L13	N 0°01'00" E	29.50
C18	7.23	5°15'55"	74.00	L14	N 0°01'00" W	27.00
C19	28.05	6°48'52"	25.00	L15	N 89°59'00" E	30.24
C20	9.57	2°28'17"	225.00	L16	N 0°01'00" W	21.41
C21	42.57	10°18'49"	225.00	L17	S 18°28'00" E	49.92
C22	15.51	3°57'01"	225.00	L18	N 89°59'00" E	9.86
C23	9.51	5°27'05"	100.00	L19	N 89°59'00" E	15.95
C24	42.27	24°13'08"	100.00	L20	N 0°01'00" W	25.34
C25	43.69	18°45'54"	150.00	L21	N 52°11'43" E	29.95
C26	45.48	15°27'58"	150.00	L22	N 89°59'00" E	20.63
C27	10.51	3°28'23"	175.00	L23	N 48°47'31" E	25.73
C28	13.04	7°28'11"	100.00	L24	N 48°47'31" E	19.82
C25				L25	N 89°59'00" E	25.09
C26				L26	N 89°59'00" E	40.00
C27				L27	N 89°59'00" E	15.89
C28				L28	S 74°46'33" E	28.19
C29				L29	S 74°46'33" E	41.46
C30				L30	S 74°46'33" E	16.36
C31				L31	S 46°54'28" E	12.08

CENTER LINE CURVE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	13.07	13.07	9°59'54"	75.00	S 4°58'24" W	8.55
C2	121.44	121.44	34°47'38"	200.00	S 119°59'59" W	83.66
C3	105.98	105.98	30°21'41"	200.00	S 49°57'18" W	54.27
C4	86.74	86.74	24°50'51"	200.00	S 77°35'33" W	44.08

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 271 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WHITEBRIDGE COURT

# 725053

## DESCRIPTION

BEGIN AT THE S.W. CORNER OF TRACT "WCD" OF WHITEBRIDGE COURT, UNIT II, A SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 69, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SIX COURSES: N 89° 59' 00" E, A DISTANCE OF 59.66 FEET; THENCE S 00° 01' 00" E, A DISTANCE OF 50.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 04' 47", A DISTANCE OF 43.58 FEET; THENCE N 89° 59' 00" E, A DISTANCE OF 87.05 FEET; THENCE N 00° 01' 00" W, A DISTANCE OF 43.40 FEET; THENCE N 89° 59' 00" E, A DISTANCE OF 339.99 FEET; THENCE S 25° 53' 00" W, A DISTANCE OF 419.56 FEET; THENCE S 00° 01' 00" E, A DISTANCE OF 64.58 FEET; THENCE S 20° 54' 00" E, A DISTANCE OF 78.75 FEET; THENCE S 47° 49' 00" E, A DISTANCE OF 137.67 FEET; THENCE S 40° 08' 00" W, A DISTANCE OF 451.93 FEET; THENCE S 89° 59' 00" W, A DISTANCE OF 145.55 FEET TO THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE N 00° 00' 58" W, ALONG SAID WEST LINE, A DISTANCE OF 1003.49 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 7.56 ACRES, MORE OR LESS.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL REAR AND SIDE LOT LINES, AND TEN (10) FEET ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

### INGRESS AND EGRESS OVER PRIVATE ROADS

WOODLANDS COUNTRY CLUB ASSOCIATES, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN WHITEBRIDGE COURT, UNIT III, SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR4" ("WHITEBRIDGE GLEN"), AS SHOWN ON THIS PLAT.

### UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR4" ("WHITEBRIDGE GLEN"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

### PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

### PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

### CONSERVATION EASEMENT

EXCEPT FOR ACTIVITIES PERMITTED UNDER THE PROVISIONS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE, NO DEVELOPMENT, AS DEFINED IN THE CODE SHALL OCCUR IN ANY AREA DEPICTED ON THIS PLAT AS A "WETLAND BUFFER".

## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

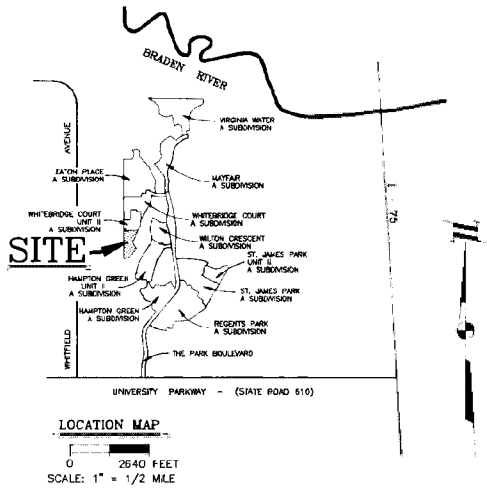
STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 28, PAGES 42, 43 AND 44, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 12th DAY OF May, 1994.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

## UNIT III A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 28th DAY OF APRIL, 1994.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA  
*Stan Stephens*  
CHAIRMAN

ATTEST:

*R.B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: FEB 25th 1994

SIGNATURE: *L.E. Mercer*  
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "WHITEBRIDGE COURT, UNIT III, A SUBDIVISION," AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HERON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 24th DAY OF March, 1994.

WOODLANDS COUNTRY CLUB ASSOCIATES  
BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*Huriana Saban* (SIGNATURE) *Camela R Young* (SIGNATURE)  
*Muriene LaBarre* (PRINT NAME) *Camela R Young* (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF March, 1994, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Diana L. Jain*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
DIANA L. JAIN  
Notary Public, State of Florida  
My Comm. Expires Dec. 8, 1996  
Comm. No. CC 242490

MY COMMISSION EXPIRES: Dec. 8, 1996

(STAMP)

NOTARY PUBLIC  
STATE OF FLORIDA  
*Diana L. Jain*  
107 ...

## NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 0° 00' 58" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL # 120153 D365 C, REVISED DATE OF JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1928, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
- TRACT "NR4" ("WHITEBRIDGE GLEN"), IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR WHITEBRIDGE COURT" (THE "WHITEBRIDGE COURT RESTRICTIONS").
- TRACTS "WCE", "WCF", AND "WCG", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR WHITEBRIDGE COURT, UNIT III, SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE WHITEBRIDGE COURT RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE WHITEBRIDGE COURT RESTRICTIONS.

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

# WHITEBRIDGE COURT

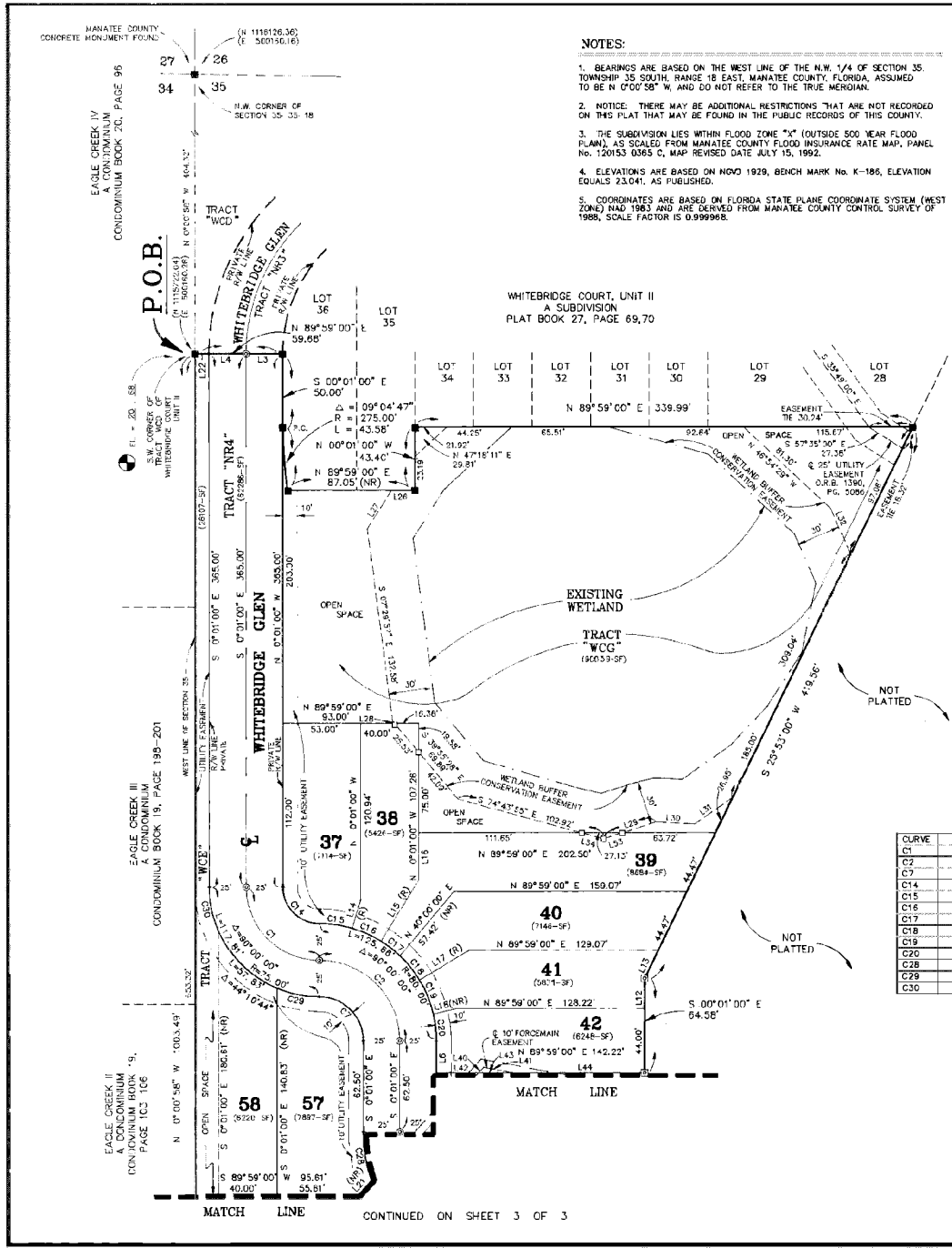
## UNIT III

### A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**NOTES:**

- BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 0°00'58" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0365 C, MAP REVISED DATE JULY 15, 1992.
- ELEVATIONS ARE BASED ON NOV 1929, BENCH MARK No. K-186, ELEVATION EQUALS 23.041, AS PUBLISHED.
- COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) HAD 1983 AND ARE DERIVED FROM MANATEE COUNTY CONTROL SURVEY OF 1988, SCALE FACTOR IS 0.999998.



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT FOUND
  - - 4" x 4" CONCRETE MONUMENT (FRM # 1324)
  - ⊕ - REFERENCE POINT DISK (REF. PT. # LB 2230)
  - ⊙ - PERMANENT REFERENCE MONUMENT SET
  - ⊗ - 4" x 4" CONCRETE MONUMENT (FRM # 1324)
  - ⊙ - PERMANENT CONTROL POINT
  - ⊙ - NAIL & DISK (POP # 1324)
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - SF - AREA OF LOT IN SQUARE FEET
  - ∠ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - C1 - CURVE # (SEE CURVE DATA TABLE)
  - L1 - LINE # (SEE LINE DATA TABLE)
  - ⊙ - BENCHMARK
  - ⊙ (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 3 OF 3)
  - ⊙ - DENOTES P.C., P.T., P.I., P.R.C.
  - ⊙ - CENTERLINE

CURVE AND LINE DATA			
CURVE	ARC	DELTA	CHORD BEARING
C1	78.34	90°00'00"	S 45°01'00" E
C2	86.39	90°00'00"	S 45°01'00" E
C3	55.00	90°00'00"	S 45°01'00" E
C7	47.12	90°00'00"	LINE
C14	39.27	90°00'00"	L3 S 89°59'00" W
C15	22.69	16°15'00"	L4 S 89°59'00" W
C16	21.69	15°32'00"	L6 S 0°01'00" E
C17	16.37	11°43'29"	L12 N 0°01'00" W
C18	21.42	15°20'31"	L13 N 23°53'00" E
C19	20.10	17°58'47"	L14 N 16°14'00" E
C20	18.39	13°01'13"	L15 N 31°45'00" E
C28	33.31	19°05'04"	L16 S 0°01'00" E
C29	29.78	22°44'50"	L17 N 58°50'00" E
C30	30.20	23°04'26"	L18 N 76°48'00" E
L21		N 42°11'00" E	13.23
L22		S 89°59'00" W	3.66
L26		S 89°59'00" W	15.95
L27		S 32°11'43" W	3.21
L28		S 39°55'28" E	2.27
L29		N 72°14'00" E	37.23
L30		S 81°18'08" E	28.85
L31		N 54°43'02" E	31.51
L32		N 23°40'58" W	34.67
L40		N 42°11'00" E	5.23
L41		S 79°27'00" E	21.17
L42		N 89°59'00" E	28.62
L43		N 89°59'00" E	24.28
L44		N 89°59'00" E	89.32
L53		N 72°14'00" E	13.12
L54		S 74°43'55" E	15.17

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 272 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CONTINUED ON SHEET 3 OF 3



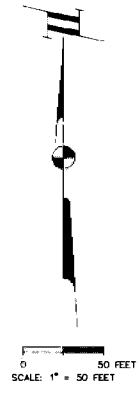
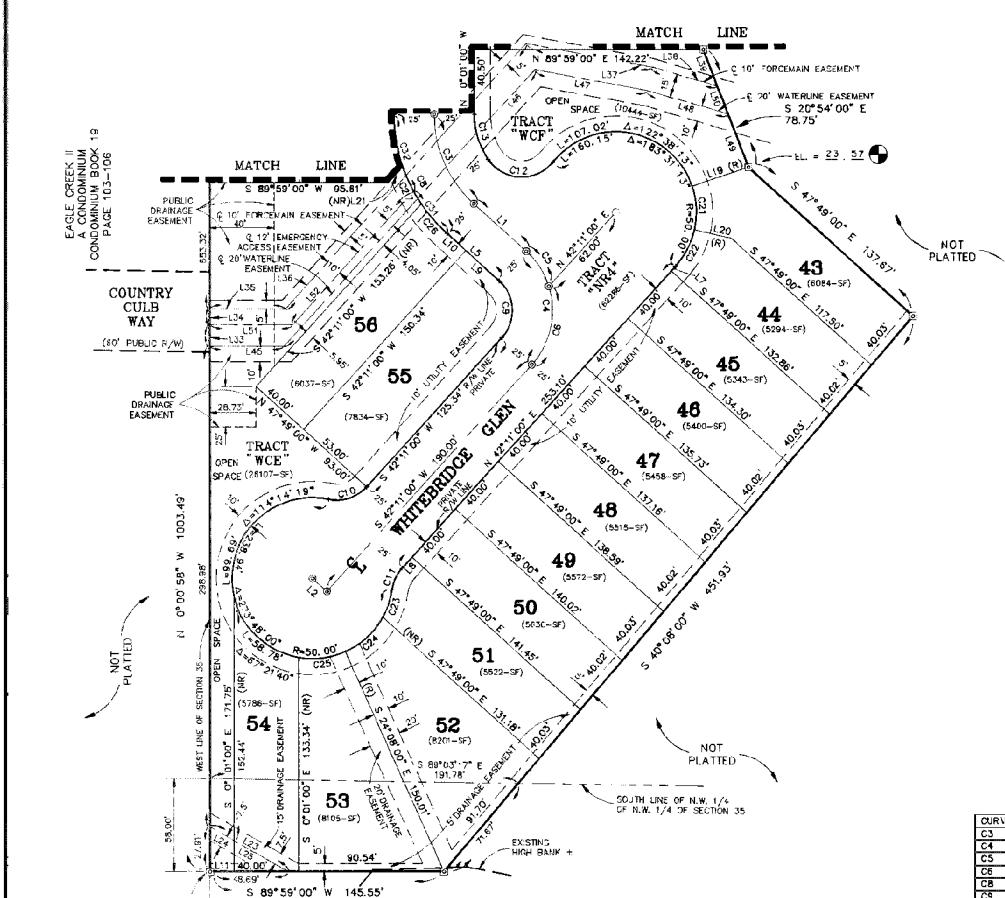
Inst. Number: 202341098401 Page 273 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

FILED AND RECORDED  
 5/17/23 BY #5847  
 T.S. SHROVER  
 MANATEE COUNTY, FLA

# WHITEBRIDGE COURT UNIT III A SUBDIVISION

SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

CONTINUED ON SHEET 2 OF 3



- NOTES:**
- BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 0°00'58" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR FLOOD PLAIN), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 20053 0285 G, MAP REVISED DATE: JULY 15, 1982.
  - ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK No. K-186, ELEVATION EQUALS 23.041, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983 AND ARE DERIVED FROM MANATEE COUNTY CONTROL SURVEY OF 1988. SCALE FACTOR IS 0.999968.

**15' DRAINAGE EASEMENT  
 CENTERLINE DATA**

LINE	BEARING	DISTANCE
L23	N 60°11'34" W	58.12
L24	N 60°11'34" W	17.29
L25	N 60°11'34" W	36.83

**10' FORCEMAIN EASEMENT  
 CENTERLINE DATA**

LINE	BEARING	DISTANCE
L35	N 89°59'02" E	47.00
L36	N 42°11'00" E	223.00
L37	S 89°57'00" E	60.21
L38	S 73°22'00" E	41.69

**20' WATERLINE EASEMENT  
 CENTERLINE DATA**

LINE	BEARING	DISTANCE
L45	N 89°59'02" E	46.15
L46	N 42°11'00" E	232.44
L47	S 78°27'00" E	71.03
L48	S 73°22'00" E	52.41

**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C3	62.57	47°48'00"	75.00	60.77	S 23°55'00" E	33.24
C4	78.54	90°00'00"	30.00	70.71	S 2°49'00" E	50.00
C5	26.18	30°00'00"	50.00	25.88	S 32°48'00" E	13.40
C6	52.36	60°00'00"	50.00	50.00	S 12°11'00" W	28.87
C8	83.43	47°48'00"	100.00			
C8	39.27	80°00'00"	25.00	L1	S 47°49'00" E	44.00
C10	25.89	59°33'29"	25.00	L2	N 47°48'00" W	12.00
C11	14.84	34°14'32"	25.00	L5	S 47°48'00" E	44.00
C12	46.72	107°04'23"	25.00	L7	S 42°11'00" W	4.00
C13	28.88	34°14'50"	50.00	L8	S 42°11'00" W	9.10
C21	27.49	31°30'00"	50.00	L9	N 47°48'00" W	28.00
C22	25.64	29°23'00"	50.00	L10	N 47°48'00" W	18.00
C23	18.48	21°10'44"	50.00	L11	N 89°58'00" E	15.00
C24	32.07	36°44'47"	50.00	L16	N 71°18'00" E	36.59
C25	29.91	34°16'30"	50.00	L20	S 77°12'00" E	23.37
C26	24.24	1°55'22"	100.00	L21	N 42°11'00" E	13.23
C27	25.88	14°49'44"	100.00	L33	N 09°00'58" W	13.27
C31	33.68	19°17'48"	100.00	L34	N 09°00'58" W	10.00
C32	48.75	28°30'12"	100.00	L39	S 20°54'00" E	24.38
				L49	S 20°54'00" E	35.45
				L50	S 20°54'00" E	18.99
				L51	N 89°58'00" E	51.43
				L52	N 42°11'00" E	112.18

- LEGEND:**
- ⊕ - PERMANENT REFERENCE MONUMENT SET
  - ⊕ - 4" x 4" CONCRETE MONUMENT (FROM # 1324)
  - ⊙ - PERMANENT CONTROL POINT
  - ⊙ - BENCH MARK (PCP # 1324)
  - (R) - RADIAL LINE
  - (NR) - NON-RADIAL LINE
  - S<sup>2</sup> - AREA OF LOT IN SQUARE FEET
  - ∠ - CENTRAL ANGLE
  - R - RADIUS
  - L - ARC LENGTH
  - P.C. - POINT OF CURVATURE
  - P.T. - POINT OF TANGENCY
  - P.I. - POINT OF INTERSECTION
  - P.R.C. - POINT OF REVERSE CURVE
  - C3 - CURVE # (SEE CURVE DATA TABLE)
  - L1 - LINE # (SEE LINE DATA TABLE)
  - ⊕ - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (A-30 SEE SHEET 2 OF 3)
  - ⊕ - P.C., P.T., P.I., P.R.C.
  - CENTERLINE
  - ⊕ - 3/8" IRON ROD CAP SET (#B \_B 2730)

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA

# WILTON CRESCENT

614366

## A SUBDIVISION

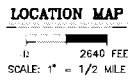
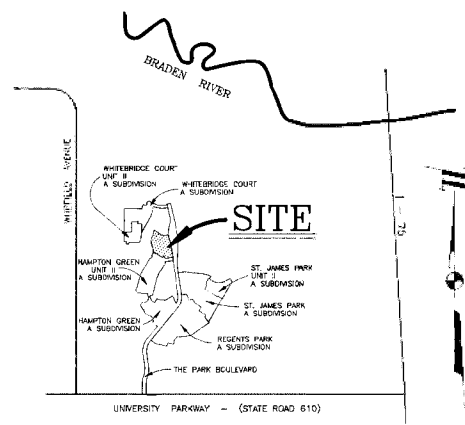
## CERTIFICATE OF OWNERSHIP AND DEDICATION

### DESCRIPTION

BEGIN AT THE N.W. CORNER OF LOT 71 OF HAMPTON GREEN, UNIT I, A SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGE 184, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 09°46'00" W, A DISTANCE OF 104.20 FEET; THENCE N 25°17'00" W, A DISTANCE OF 88.53 FEET; THENCE N 15°37'00" W, A DISTANCE OF 88.53 FEET; THENCE N 05°45'00" W, A DISTANCE OF 88.53 FEET; THENCE N 11°53'00" E, A DISTANCE OF 103.73 FEET; THENCE N 22°36'00" E, A DISTANCE OF 144.32 FEET; THENCE N 14°50'00" E, A DISTANCE OF 132.21 FEET; THENCE S 55°20'00" E, A DISTANCE OF 280.66 FEET; THENCE S 83°02'00" E, A DISTANCE OF 117.30 FEET; THENCE N 83°20'00" E, A DISTANCE OF 114.94 FEET TO THE WEST LINE OF TRACT "CR1" OF HAMPTON GREEN, A SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGE 95 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 83°20'00" E, AT A DISTANCE OF 685.00 FEET; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR COURSES, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'32", A DISTANCE OF 142.18 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°26'32", A DISTANCE OF 328.05 FEET TO THE P.T. OF SAID CURVE; THENCE S 08°07'00" E, A DISTANCE OF 241.70 FEET; THENCE S 03°56'46" E, A DISTANCE OF 5.09 FEET TO THE N.E. CORNER OF TRACT "CR2" OF AFORESAID HAMPTON GREEN, UNIT II, ALSO BEING A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 89°46'33" W, AT A DISTANCE OF 35.00 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID HAMPTON GREEN, UNIT II, THE FOLLOWING SEVEN COURSES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°39'33", A DISTANCE OF 49.88 FEET TO THE P.T. OF SAID CURVE; THENCE S 81°53'00" W, A DISTANCE OF 169.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°23'39", A DISTANCE OF 63.52 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°49'21", A DISTANCE OF 40.94 FEET TO THE END OF SAID CURVE; THENCE N 57°54'00" W, A DISTANCE OF 50.00 FEET; THENCE S 39°06'00" W, A DISTANCE OF 57.85 FEET; THENCE N 57°54'00" W, A DISTANCE OF 335.03 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
CONTAINING 10.16 ACRES, MORE OR LESS.

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



### NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE S 88°55'01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0365 B, JULY 15, 1992.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
- TRACT "NR1" ("WILTON CRESCENT CIRCLE"), IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK (THE "UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR WILTON CRESCENT" (THE "WILTON CRESCENT RESTRICTIONS").
- TRACTS "WCA", "WCB" AND "WCC", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR WILTON CRESCENT, SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE WILTON CRESCENT RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE WILTON CRESCENT RESTRICTIONS.

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 27, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 24 DAY OF FEBRUARY, 1993.

*R.B. Shore*  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS FOR MANATEE COUNTY, FLORIDA, THIS 24 DAY OF FEBRUARY, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

*L. E. Mercer*  
CHAIRMAN

ATTEST:  
*R.B. Shore*  
R. B. SHORE  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: FEBRUARY 24, 1993

SIGNATURE: *L. E. Mercer*  
L. E. MERCER  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 1324

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "WILTON CRESCENT" A SUBDIVISION, AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 24 DAY OF FEBRUARY, 1993.

WOODLANDS COUNTRY CLUB ASSOCIATES  
BY: *James R. Schier*  
JAMES R. SCHIER, AS PRESIDENT

WITNESSES:  
*Murlene L. LaBarre* (SIGNATURE) *Pamela R. Young* (SIGNATURE)  
Murlene L. LaBarre (PRINT NAME) Pamela R. Young (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF FEBRUARY, 1993, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH, AS PRESIDENT OF WOODLANDS COUNTRY CLUB MANAGEMENT, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF WOODLANDS COUNTRY CLUB ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

*Sharon K. Greene*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

SHARON K. GREENE  
Notary Public, State of Florida  
My Comm. Expires Dec. 29, 1994  
Lab. No. 06420248  
(STAMP)

MY COMMISSION EXPIRES:

### EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT, SIDE AND REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

INGRESS AND EGRESS OVER PRIVATE ROADS

WOODLANDS COUNTRY CLUB ASSOCIATES, (THE "SUBDIVIDER"), DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN WILTON CRESCENT SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NR1" ("WILTON CRESCENT CIRCLE"), AS SHOWN ON THIS PLAT.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "NR1" ("WILTON CRESCENT CIRCLE"), AS SHOWN ON THIS PLAT AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "10' FLORIDA POWER & LIGHT EASEMENT".

PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

ZOLLER, NAJJAR & SHROYER, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5th AVENUE, 3RD FLOOR, BRADENBURG, FLORIDA 34420

Inst. Number: 202341098401 Page 274 of 304 Date: 9/13/2023 Time: 3:10 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WILTON CRESCENT

## A SUBDIVISION

IN  
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

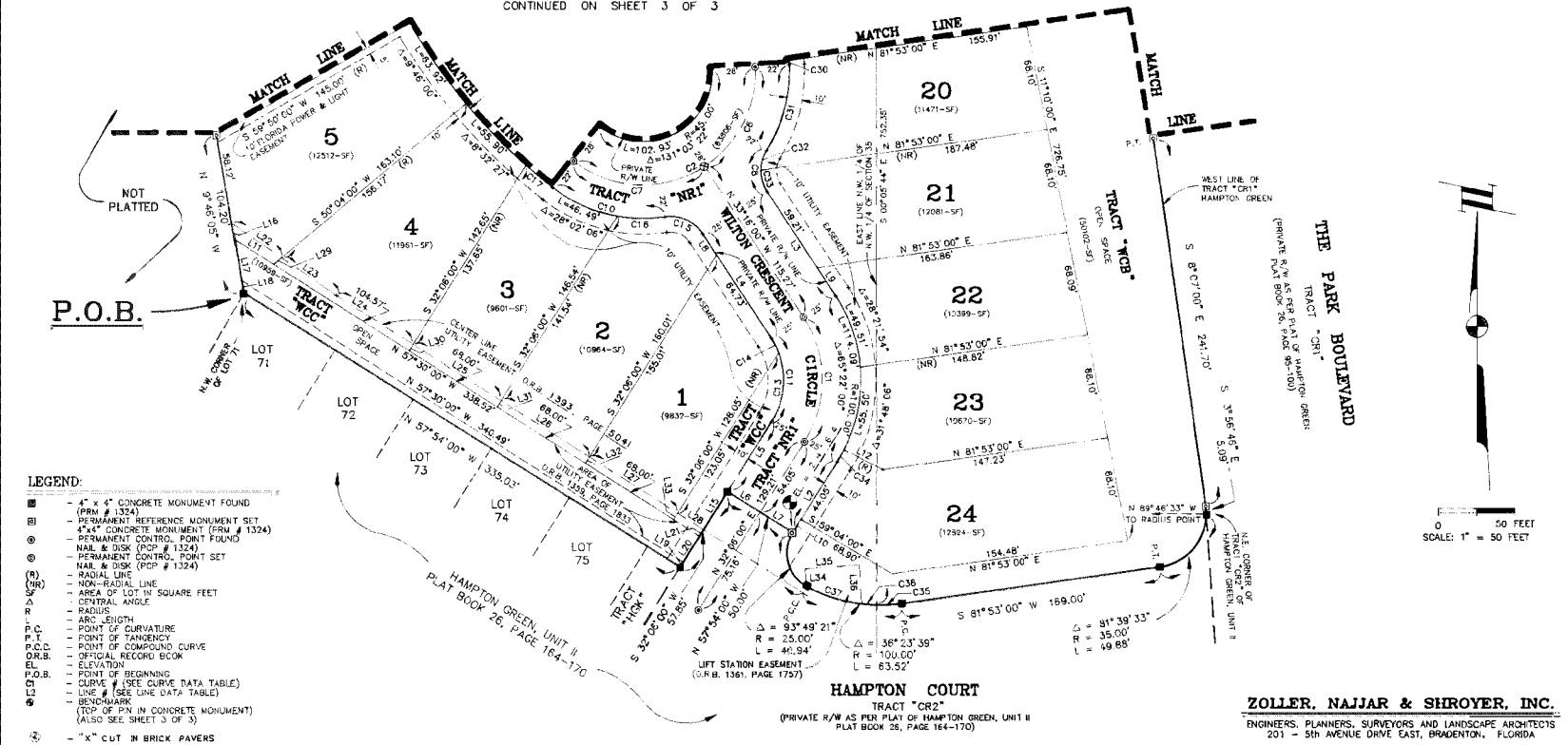
CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	85.36	65° 22' 32"	75.00	81.00	N 6° 35' 00" W	48.12
C2	166.98	130° 43' 22"	75.00	132.88	N 67° 32' 18" E	160.39
C6	76.09	58° 43' 22"	75.00	72.89	S 28° 52' 18" W	41.91
C7	80.88	58° 20' 00"	75.00	85.13	N 8° 46' 00" W	52.39
C8	28.53	65° 22' 32"	25.00			
C10	77.45	48° 42' 32"	95.00			
C11	57.04	65° 22' 00"	50.00			
C13	46.36	53° 07' 48"	50.00			
C14	10.68	12° 14' 12"	50.00			
C15	28.53	65° 22' 32"	25.00			
C16	30.96	18° 40' 26"	95.00			
C17	22.84	39° 27' 33"	375.00			
C30	2.76	0° 25' 33"	100.00			
C31	58.20	35° 05' 54"	95.00			
C32	13.76	31° 31' 26"	25.00			
C33	14.77	33° 51' 08"	25.00			
C34	9.08	5° 12' 00"	100.00			
C35	16.24	0° 18' 20"	100.00			
C36	9.58	5° 29' 41"	100.00			
C37	37.70	21° 36' 08"	100.00			

**NOTES:**

- BEARINGS ARE BASED ON THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE S 88° 55' 01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 20153 0385 B, DATED JULY 15, 1992.
- ELEVATIONS ARE BASED ON MVD 1929, BENCH MARK NUMBER "K - 188", ELEVATION = 23.041, AS PUBLISHED.

LINE	BEARING	DISTANCE
L2	N 32° 06' 00" E	54.05
L3	N 33° 18' 00" W	81.18
L4	S 33° 16' 00" E	81.18
L5	S 32° 06' 00" W	54.05
L6	S 57° 54' 00" E	25.00
L7	S 57° 54' 00" E	25.00
L8	N 33° 16' 00" W	18.45
L9	S 33° 16' 00" E	21.97
L10	S 32° 06' 00" W	10.00
L11	S 57° 30' 00" E	29.95
L12	S 63° 08' 00" E	28.28
L15	S 32° 06' 00" W	29.15
L16	N 9° 46' 05" W	10.89
L17	S 9° 46' 05" E	27.03
L18	S 9° 46' 05" E	8.16
L19	N 32° 06' 00" E	3.70
L20	N 32° 06' 00" E	20.00
L21	S 32° 06' 00" W	5.00
L22	S 55° 23' 00" E	39.39
L23	S 55° 23' 00" E	43.40
L24	S 57° 30' 00" E	59.07
L25	S 57° 30' 00" E	68.00
L26	S 57° 30' 00" E	68.00
L27	S 57° 30' 00" E	68.00
L28	S 57° 30' 00" E	20.00
L29	S 50° 04' 00" W	6.93
L30	S 32° 06' 00" W	5.00
L31	S 32° 06' 00" W	5.00
L32	S 32° 06' 00" W	5.00
L33	S 32° 06' 00" W	5.00
L34	N 4° 23' 00" W	11.60
L35	N 85° 37' 00" E	35.00
L36	S 4° 23' 00" E	25.69

CONTINUED ON SHEET 3 OF 3



Inst. Number: 202341098401 Page 275 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

**ZOLLER, NAJJAR & SHROYER, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA

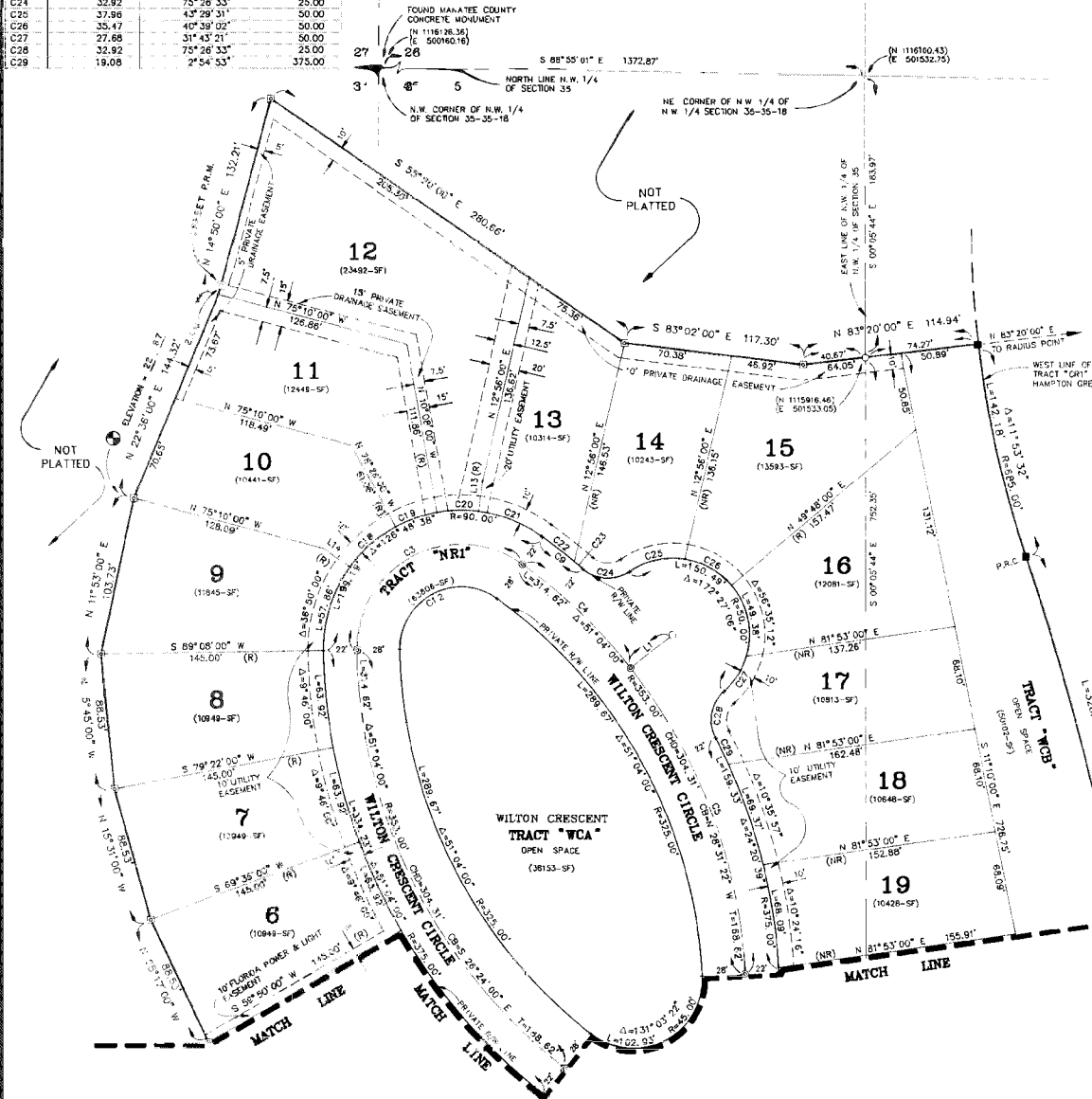
Inst. Number: 202341098401 Page 276 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C3	150.50	128° 48' 38"	68.00	121.61	S 62° 33' 19" W	135.82
C4	98.20	15° 58' 22"	353.00	97.89	S 46° 05' 11" E	49.42
C5	218.42	29° 07' 38"	353.00	213.05	S 29° 33' 11" E	111.73
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C8	33.75	5° 08' 22"	375.00	33.75	LINE	BEARING
C12	88.53	128° 48' 38"	40.00	L1	N 51° 23' 00" E	35.00
C18	40.21	25° 36' 00"	90.00	L13	N 7° 18' 00" E	19.96
C19	28.75	18° 18' 00"	90.00	L14	N 54° 02' 00" W	20.94
C20	27.38	17° 26' 00"	90.00			
C21	44.89	28° 38' 38"	90.00			
C22	26.53	4° 03' 08"	375.00			
C23	7.22	1° 08' 34"	375.00			
C24	32.82	7° 20' 33"	25.00			
C25	37.98	4° 28' 31"	50.00			
C26	35.47	4° 38' 02"	50.00			
C27	27.68	31° 43' 21"	50.00			
C28	32.92	7° 26' 33"	25.00			
C29	19.08	2° 54' 53"	375.00			

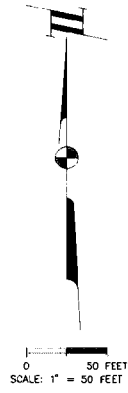
# WILTON CRESCENT

## A SUBDIVISION

IN  
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



- NOTES:**
- BEARINGS ARE BASED ON THE NORTH LINE OF THE N.W. 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, ASSUMED TO BE S 88° 55' 01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
  - NOTES: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 300 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 B, DATED JULY 15, 1992.
  - ELEVATIONS ARE BASED ON NGVD 1928, BENCH MARK NUMBER "K - 166", ELEVATION = 23.04, AS PUBLISHED.
  - COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983, AND HAVE A SCALE FACTOR OF 0.999988.



- LEGEND:**
- 4" x 4" CONCRETE MONUMENT FOUND (PRM # 1324)
  - PERMANENT REFERENCE MONUMENT SET (4" x 4" CONCRETE MONUMENT (PRM # 1324)
  - 1/2" IRON ROD & CAP SET (CAP # 18 230)
  - PERMANENT CONTROL POINT SET NAIL & DISK (PCP # 1324)
  - RADIAL LINE
  - NON-RADIAL LINE
  - AREA OF LOT IN SQUARE FEET
  - CENTRAL ANGLE
  - RADIUS
  - ARC LENGTH
  - TANGENT LENGTH
  - CHORD LENGTH
  - CHORD BEARING
  - POINT OF "AGENCY"
  - POINT OF REVERSE CURVE
  - CURVE # (SEE CURVE DATA TABLE)
  - LINE # (SEE CURVE DATA TABLE)
  - BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 2 OF 3)

CONTINUED ON SHEET 2 OF 3

**ZOLLER, NAJJAR & SHROYER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 201 - 5TH AVENUE DRIVE EAST, BRADENTON, FLORIDA

Inst. Number: 202341098401 Page 277 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°55'01" E, ALONG THE SOUTH LINE OF SAID S.W. 1/4, A DISTANCE OF 1482.91 FEET; THENCE N 01°04'59" E, A DISTANCE OF 1086.96 FEET TO AN INTERSECTION WITH THE EAST LINE OF TRACT "ORI", "THE PARK BOULEVARD" OF THE PLAT OF MAYFAIR, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 156 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; ALSO BEING A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 78°32'00" W, AT A DISTANCE OF 510.00 FEET; THENCE ALONG THE SAID EAST LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°50'00", A DISTANCE OF 238.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3400 FEET; (2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°58'00", A DISTANCE OF 423.80 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 760.00 FEET; (3) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°48'00", A DISTANCE OF 382.02 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET; (4) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°54'51", A DISTANCE OF 381.99 FEET; THENCE S 22°30'00" E, A DISTANCE OF 450.51 FEET; THENCE S 00°00'00" E, A DISTANCE OF 894.87 FEET; THENCE S 81°45'00" W, A DISTANCE OF 316.25 FEET; THENCE N 90°00'00" W, A DISTANCE OF 142.97 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 10.88 ACRES, MORE OR LESS.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS, WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED, ALL UTILITIES WILL BE PLACED UNDERGROUND, THE UTILITY FOR CABLE T.V. IS INCLUDED.

INGRESS AND EGRESS OVER PRIVATE ROADS

THE SUBDIVIDER DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN WIMBLEDON A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "NRI" ("WIMBLEDON COURT"), AS SHOWN ON THIS PLAT.

UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY (FOR READING AND MAINTENANCE OF WATER METERS), FLORIDA POWER AND LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES, AND FACILITIES UNDER TRACT "NRI" ("WIMBLEDON COURT"), AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT".

PRIVATE DRAINAGE EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

FPL UTILITY EASEMENT

THE SUBDIVIDER DOES HEREBY GRANT TO FLORIDA POWER AND LIGHT COMPANY A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC LINES AND FACILITIES ACROSS THE AREA DEPICTED ON THIS PLAT AS "FLORIDA POWER & LIGHT EASEMENT" AND "FPL" EASEMENT".

PERPETUAL DURATION

THE FOREGOING EASEMENTS SHALL BE PERPETUAL.

CERTIFICATE OF APPROVAL

OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 27th DAY OF July, 2004.

ATTEST:

R. B. SHORE  
CLERK OF CIRCUIT COURT

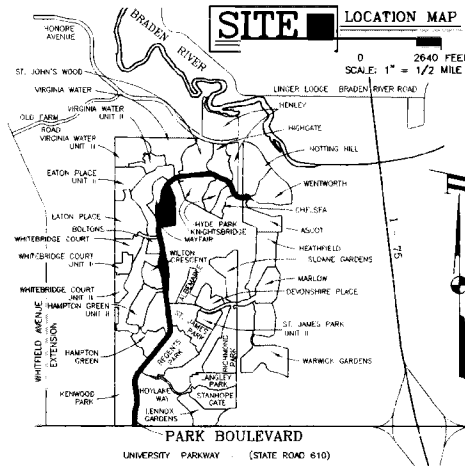
BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

CHAIRMAN



WIMBLEDON

A SUBDIVISION  
IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



NOTES

- 1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE S 89°55'01" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- 2. 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.
- 3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", (OUTSIDE 500 YEAR FLOOD PLAIN) AS PER MANATEE COUNTY PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0365 C, DATED JULY 15, 1992.
- 4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK "K-186", ELEVATION EQUALS 23.041, AS PUBLISHED.
- 5. TRACT "NRI" ("WIMBLEDON COURT") IS A "NEIGHBORHOOD ROAD" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR UNIVERSITY PARK" ("THE UNIVERSITY PARK COVENANTS"), WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE "DECLARATION OF RESTRICTIONS FOR WIMBLEDON" ("THE WIMBLEDON RESTRICTIONS").
- 6. TRACTS "WA" AND "WB", BEING OPEN SPACE AREAS, ARE PART OF THE "NEIGHBORHOOD COMMON AREAS" FOR WIMBLEDON SUBDIVISION UNDER THE TERMS OF THE UNIVERSITY PARK COVENANTS AND THE WIMBLEDON RESTRICTIONS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS AND THE WIMBLEDON RESTRICTIONS.
- 7. TRACT "UPA" IS PART OF THE "COMMUNITY COMMON AREA" UNDER THE TERMS OF UNIVERSITY PARK COVENANTS, WHICH SHALL BE MAINTAINED BY UNIVERSITY PARK COMMUNITY ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE UNIVERSITY PARK COVENANTS.

CERTIFICATE OF APPROVAL  
OF THE COUNTY SURVEYOR

STATE OF FLORIDA  
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

Joseph Brodo  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 6480  
MANATEE COUNTY SURVEYOR

DATE

1993362

CERTIFICATE OF OWNERSHIP  
AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

TRANSATLANTIC CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, DOES HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "WIMBLEDON", AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON.

IN WITNESS WHEREOF, THE PARTNERSHIP HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 20th DAY OF April, 2004.

BY: PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION  
AS GENERAL PARTNER

JAMES R. SCHIER, AS PRESIDENT

WITNESSES:

Mary Jo Anderson (SIGNATURE) Nancy L. Boeker (SIGNATURE)  
LARRY J. JACKS (PRINT NAME) NANCY L. BOEKER (PRINT NAME)

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF April, 2004, BY JAMES R. SCHIER, WHO IS PERSONALLY KNOWN TO ME, AS PRESIDENT OF PRINCIPAL REALTY INVESTORS, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF TRANSATLANTIC CAPITAL GROUP, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES 9/27/05  
Nancy L. Boeker  
My Commission 00080704  
Florida Notary Public 27,2004

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: 4/21/04

JAMES R. GATON, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 4295  
CERTIFICATE OF AUTHORIZATION # LB6982

CERTIFICATE OF APPROVAL  
OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)  
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE 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 44, PAGES 104, 105, 106, AND 107, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS THE 27th DAY OF July, 2004.



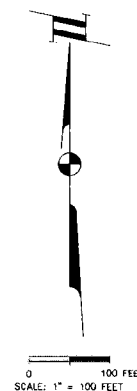
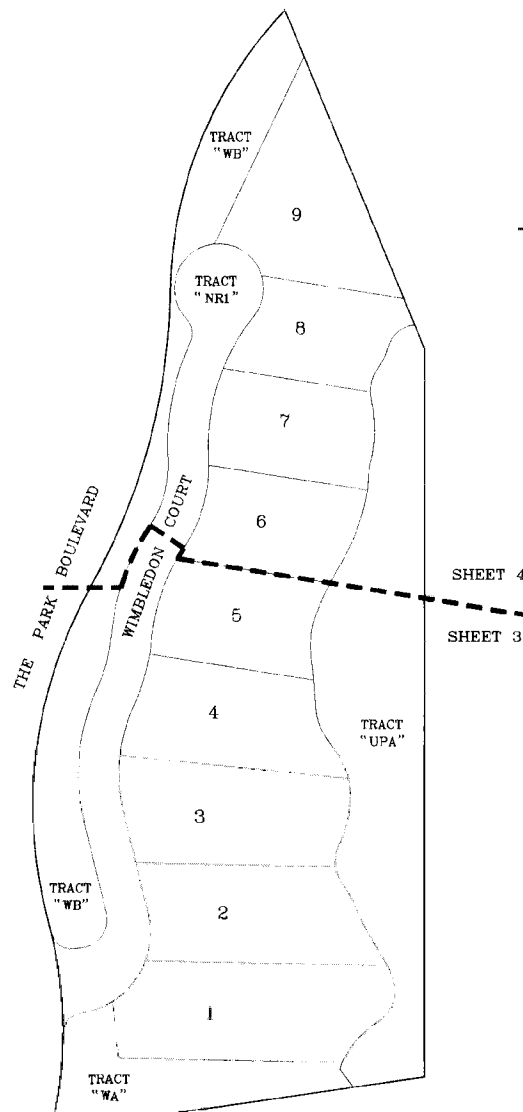
R.B. Shore  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

ZOLLER, NAJJAR & SHROYER, L.C.  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# WIMBLEDON

A SUBDIVISION  
IN  
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## KEY / IDENTIFICATION MAP



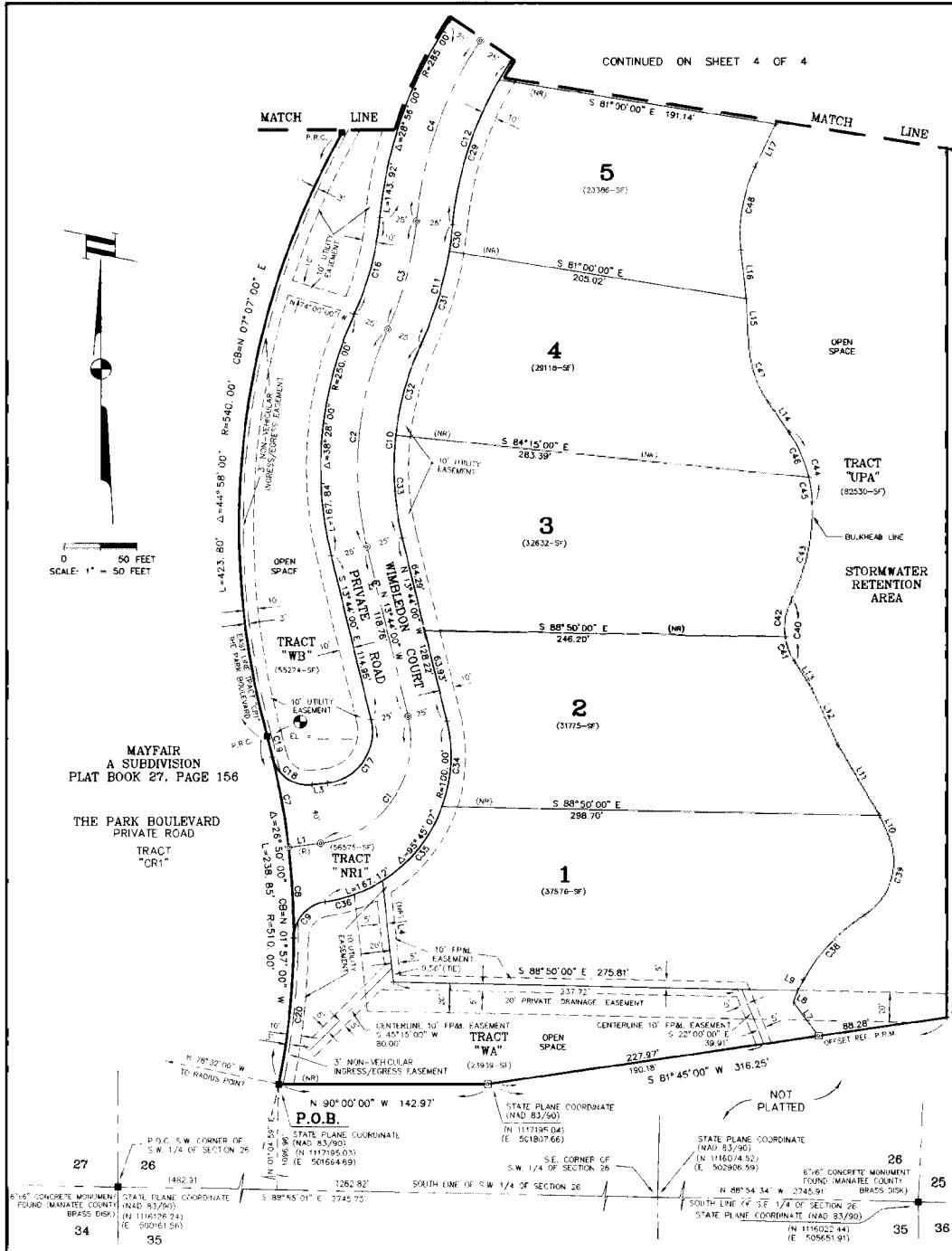
**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

Inst. Number: 202341098401 Page 279 of 304 Date: 9/13/2023 Time: 3:10 PM  
 Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

# WIMBLEDON

A SUBDIVISION  
 IN  
 SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

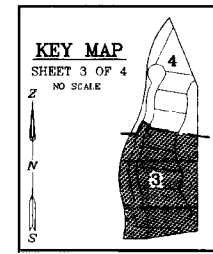
CONTINUED ON SHEET 4 OF 4



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	118.51	97°00'00"	70.00	104.85	N 34°46'00" E	78.12
C2	151.06	38°28'00"	223.00	148.24	N 05°30'00" E	78.50
C3	78.58	18°30'00"	223.00	78.21	N 14°58'00" E	58.66
C4	131.30	39°56'00"	263.00	128.90	N 18°42'00" E	67.08

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C7	82.12	06°58'42"	510.00	S 10°13'21" E
C8	83.08	06°58'31"	510.00	S 03°14'43" E
C9	35.66	81°48'36"	25.90	N 41°07'49" E
C10	134.27	36°28'00"	200.00	N 05°30'00" E
C11	85.08	19°30'00"	250.00	N 14°58'00" E
C12	118.81	28°56'00"	235.00	N 18°42'00" E
C16	68.07	19°30'00"	200.00	S 14°59'00" W
C17	59.25	9°00'00"	35.00	S 34°46'00" W
C18	38.23	83°01'18"	25.00	N 55°13'21" W
C19	14.73	01°39'18"	510.00	S 14°32'21" E
C20	99.91	11°13'28"	510.00	S 05°51'10" W
C29	103.83	22°14'48"	235.00	S 17°51'55" W
C30	19.46	04°13'48"	250.00	S 07°20'54" W
C31	66.63	15°16'12"	250.00	S 17°05'54" W
C32	84.28	16°24'50"	200.00	S 15°31'35" W
C33	70.00	20°01'00"	200.00	S 03°42'25" E
C34	59.12	33°52'21"	100.00	S 03°12'11" W
C35	85.86	37°44'05"	100.00	S 39°00'24" W
C36	42.14	24°08'41"	100.00	S 59°58'46" W
C38	61.43	28°37'00"	123.00	N 43°23'30" E
C39	91.14	81°28'40"	43.00	N 16°58'00" E
C40	45.80	59°10'49"	42.50	N 03°03'58" W
C41	17.87	24°05'38"	42.50	S 20°56'10" E
C42	26.03	30°05'08"	42.50	S 08°59'14" W
C43	86.30	28°38'48"	137.00	N 12°12'24" E
C44	50.73	33°41'00"	89.00	N 18°17'30" W
C45	17.19	11°03'53"	89.00	S 07°58'59" E
C46	33.56	21°37'03"	89.00	S 23°59'28" E
C47	40.91	31°15'00"	75.00	N 18°10'30" W
C48	58.37	31°51'00"	105.00	N 09°53'30" E



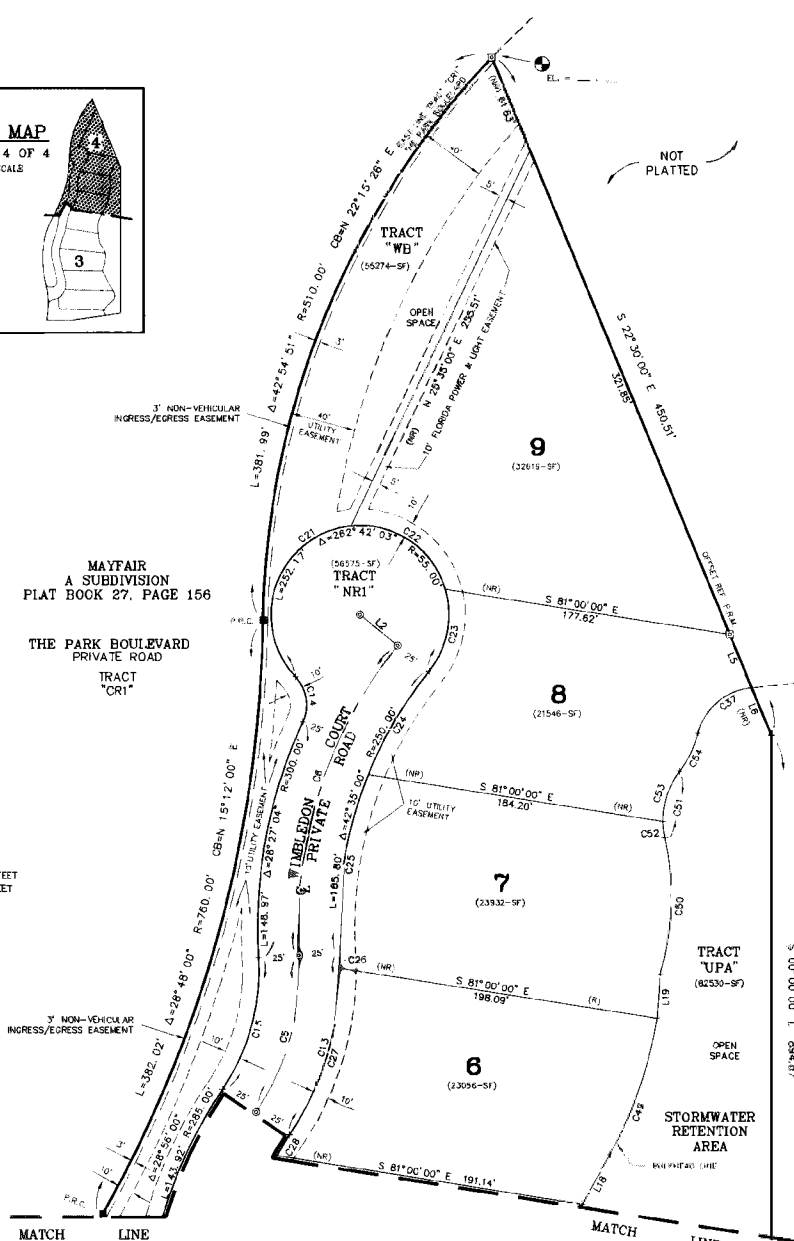
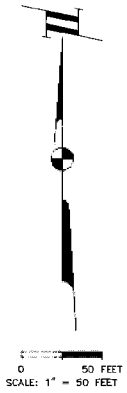
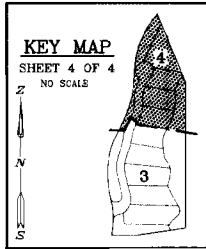
- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (P.R.M. # 1344) (OR AS NOTED)
  - ⊕ PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT (P.R.M. # LB6982)
  - ⊙ PERMANENT CONTROL POINT
  - SF AREA OF LOT "M" SQUARE FEET
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - C1 CURVE # (SEE CURVE DATA TABLE)
  - L1 LINE # (SEE LINE DATA TABLE)
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - REF. REFERENCE
  - O.R.B. OFFICIAL RECORD BOOK
  - P.C. PAGE
  - NVD NATIONAL GEODETIC VERTICAL DATUM
  - LB LICENSED BUSINESS
  - R/W RIGHT OF WAY
  - (R) RADIAL LINE
  - (NR) NON-RADIAL LINE
  - NAD NORTH AMERICAN DATUM
  - EL. ELEVATION
  - ∠ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - C CHORD LENGTH
  - T TANGENT LENGTH
  - CB CHORD BEARING
  - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
  - ⊕ BENCHMARK
  - ⊕ TOP OF CONCRETE MONUMENT (ALSO SEE SHEET 4 OF 4)
  - ℄ CENTERLINE

**ZOLLER, NAJJAR & SHROYER, L.C.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

# WIMBLEDON

A SUBDIVISION  
IN

SECTION 28, TOWNSHIP 35 SOUTH, RANGE 16 EAST  
MANATEE COUNTY, FLORIDA



**CURVE AND LINE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C0	101.96	37°46'00"	155.00	106.07	N 15°20'00" E	52.87
C1	204.39	42°35'00"	275.00	199.71	N 17°47'00" E	107.17
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	LINE BEARING	DISTANCE
C13	118.33	37°46'00"	180.00	N 15°20'00" E	L2 N 50°55'00" W	30.00
C14	29.92	88°34'01"	25.00	S 09°20'00" E	L3 S 22°30'00" E	35.24
C15	85.46	37°46'00"	150.00	S 15°20'00" W	L6 S 22°30'00" E	31.79
C21	122.92	128°02'53"	35.00	N 20°24'23" E	L18 N 28°06'00" E	34.99
C22	75.89	79°03'48"	35.00	S 86°03'11" E	L19 N 04°25'00" E	27.22
C23	53.36	55°35'21"	35.00	S 11°17'19" W		
C24	74.20	17°00'21"	250.00	S 30°34'50" W		
C25	111.60	25°34'59"	250.00	S 09°17'20" W		
C26	9.50	03°01'24"	180.00	S 01°50'18" E		
C27	108.84	34°38'38"	180.00	S 16°50'42" W		
C28	15.05	03°46'11"	235.00	S 32°19'55" W		
C37	46.39	71°50'25"	37.00	N 48°43'33" E		
C49	88.98	20°09'00"	253.00	N 19°04'30" E		
C50	85.11	28°41'00"	170.00	N 01°56'30" E		
C51	42.82	50°04'00"	49.00	N 11°36'00" E		
C52	9.86	111°19'55"	49.00	S 06°45'00" E		
C53	33.15	38°46'03"	49.00	S 18°16'58" W		
C54	26.24	23°52'00"	63.00	S 25°44'00" W		

- LEGEND:**
- PERMANENT REFERENCE MONUMENT FOUND (OR AS NOTED)
  - PERMANENT REFERENCE MONUMENT SET
  - 4"x4" CONCRETE MONUMENT (P.R.M. # 1324)
  - PERMANENT CONTROL POINT
  - AREA OF LOT IN SQUARE FEET
  - ⊙ P.O.C. - POINT OF COMMENCEMENT
  - ⊙ P.O.B. - POINT OF BEGINNING
  - ⊙ C.S. - CURVE (SEE CURVE DATA TABLE)
  - ⊙ L2 - LINE (SEE LINE DATA TABLE)
  - ⊙ P.C. - POINT OF CURVATURE
  - ⊙ P.T. - POINT OF TANGENCY
  - ⊙ P.I. - POINT OF INTERSECTION
  - ⊙ P.R.C. - POINT OF REVERSE CURVE
  - ⊙ P.C.C. - POINT OF COMPOUND CURVE
  - ⊙ P.P.M. - PERMANENT REFERENCE MONUMENT
  - ⊙ P.C.P. - PERMANENT CONTROL POINT
  - REF. - REFERENCE
  - ⊙ O.R.B. - OFFICIAL RECORD BOOK
  - ⊙ FACE
  - ⊙ NGVD - NATIONAL GEODETIC VERTICAL DATUM
  - ⊙ LB - LICENSED BUSINESS
  - ⊙ R/W - RIGHT OF WAY
  - ⊙ (R) - RADIAL LINE
  - ⊙ (NR) - NON-RADIAL LINE
  - ⊙ NAD - NORTH AMERICAN DATUM
  - ⊙ EL. - ELEVATION
  - ⊙ Δ - CENTRAL ANGLE
  - ⊙ R - RADIUS
  - ⊙ L - ARC LENGTH
  - ⊙ C - CHORD LENGTH
  - ⊙ T - TANGENT LENGTH
  - ⊙ CB - CHORD BEARING
  - ⊙ D - DISTANCE
  - ⊙ B.M. - BENCHMARK
  - ⊙ ⊕ - TOP OF CONCRETE MONUMENT (ALSO SEE SHEET 4 OF 4)
  - ⊙ - CENTERLINE

FILED AND RECORDED  
7/29/07 @ 2:50pm  
R. B. SHORE, CLERK  
MANATEE COUNTY, FLA.

**ZOLLER, NAJJAR & SHROYER, L.C.**  
ENGINEERS, PLANNERS, SURVEYORS  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

CONTINUED ON SHEET 3 OF 4

Inst. Number: 202341098401 Page 280 of 304 Date: 9/13/2023 Time: 3:10 PM  
Angeline "Angel" Colonnese Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00



# **EXHIBIT "C"**

## **ARTICLES OF INCORPORATION**

OF

### **UNIVERSITY PARK COMMUNITY ASSOCIATION, INC.**

(A Corporation Not For Profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of Corporations Not for Profit, the undersigned does hereby adopt and set forth these Articles of Incorporation, viz:

#### **ARTICLE 1**

##### **NAME OF CORPORATION**

The name of this corporation shall be:

UNIVERSITY PARK COMMUNITY ASSOCIATION, INC.

hereinafter in these Articles referred to as the "Association."

#### **ARTICLE 2**

##### **PURPOSES**

**2.1 General Purposes.** The Association is organized for the general purpose of promoting the health, safety, and welfare of the Owners of Parcels located within the Community known as "University Park" being developed in Manatee County, Florida, by Woodlands Country Club Associates, a Florida general partnership ("Woodlands"). The Community is more particularly described in that certain document entitled "Declaration of Covenants, Conditions, and Restrictions for University Park" (the "Declaration"), which is to be recorded in the Public Records of Manatee County, Florida. All capitalized words and terms used herein which are defined in the Declaration shall be used herein with the same meanings as defined in the Declaration. In the event of any conflict between the provisions of these Articles and the provisions of the Declaration, the provisions of the Declaration shall control.

**2.2 Specific Purposes.** The purposes of the Association shall include the following:

A. To operate, maintain, manage, improve, and administer the use of the Common Areas, and other portions of the

Community, to the extent set forth in the Declaration and any Supplemental Declaration.

B. To carry out all of the duties and obligations which may be assigned to the Association under the terms and provisions of the Declaration or any Supplemental Declaration.

C. To furnish or otherwise provide for private security, fire protection, and other services as the Board of Directors determines necessary or appropriate for the benefit of the Owners.

D. To take such other action as may be deemed appropriate by the Board of Directors to promote the health, safety, and social welfare of the Owners.

E. To operate without profit and for the sole and exclusive benefit of its members.

### **ARTICLE 3**

#### **POWERS**

**3.1 General Powers.** In general, the Association shall have all powers which are or may be conferred upon a corporation not for profit by the laws of the State of Florida, except as prohibited herein.

**3.2 Specific Powers.** The powers of the Association shall include the following:

A. To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell, or otherwise dispose of, any real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any other acts necessary or expedient for carrying on any of the activities of the Association and pursuing any of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.

B. To establish budgets and to fix Assessments to be levied against Parcels in the Community pursuant to the Declaration for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, including reasonable contingency funds for ensuing years and reasonable annual reserves for anticipated major capital repairs, maintenance, improvements, and replacements.

C. To place liens against any Parcel in the Community for delinquent and unpaid Assessments and to bring suit for the foreclosure of such liens or otherwise enforce the collection of such Assessments for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association, all in accordance with the provisions of the Declaration.

D. To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation.

E. To adopt, promulgate, and enforce rules, regulations, bylaws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized.

F. To delegate such of the ministerial functions of the Association as may be deemed to be in the Association's best interest by the Board of Directors.

G. To charge recipients of services rendered by the Association and users of property of the Association where such charges are deemed appropriate by the Board of Directors.

H. To pay all taxes and other charges or assessments, if any, levied against property owned, leased, or used by the Association.

I. To borrow money for the acquisition of property or for any other lawful purpose of the Association, and to make,

accept, endorse, execute, and issue debentures, promissory notes, or other obligations of the Association for borrowed monies, and to secure the payment of any such obligation by mortgage, pledge, security agreement, or other instrument of trust, or by lien upon, assignment of, or agreement in regard to all or any part of the real or personal property, or property rights or privileges, of the Association wherever situated.

J. To enforce by any and all lawful means the provisions of these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the terms and provisions of the Declaration and any Supplemental Declaration.

#### **ARTICLE 4**

##### **MEMBERS**

**4.1 Class of Members.** The Association shall have four classes of members, comprised as follows:

A. **Class A Members.** Class A members shall be all Owners of Assessable Parcels in the Community. Such Owners shall automatically become Class A members upon acquiring the fee simple title to their respective Parcels.

B. **Class B Member.** The Class B member shall be Woodlands, any successor or legal representative of Woodlands, or any Person to whom all rights of Woodlands under the Declaration and these Articles of Incorporation are hereafter assigned pursuant to written instrument duly recorded in the Public Records of Manatee County, Florida.

C. **Class C Members.** Class C members shall be all Owners of the Entry Parcel. Such Owners shall automatically become Class C members upon acquiring the fee simple title to all or any portion of the Entry Parcel.

D. **Class D Members.** The Class D members shall be all Owners of Parcels in the Community other than the Assessable Parcels and the Entry Parcel. Such Owners shall automatically

become Class D members upon acquiring the fee simple title to their respective Parcels.

**4.2 Termination of Membership.** The Class B membership shall automatically terminate on the Final Development Date, after which time the Association membership shall be comprised solely of Class A, Class C, and Class D members. The membership of any Class A, Class C, or Class D member in the Association shall automatically terminate upon conveyance or other divestment of title to such member's Parcel, except that nothing herein contained shall be construed as completely terminating the membership of any member who may own two or more Parcels in the Community so long as at least one Parcel is owned by such member.

**4.3 Membership Appurtenant to Parcel Ownership.** The interest of any Class A, Class C, or Class D member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the Parcel that is the basis of his membership in the Association.

**4.4 List of Members.** The Secretary of the Association shall maintain a list of the members of the Association. Whenever any person or entity becomes a member of the Association, it shall be such party's duty and obligation to so inform the Secretary in writing, giving his name, mailing address, and legal description of his Parcel; provided, however, that any notice given to or vote accepted from the prior Owner of such member's Parcel before receipt of written notification of change of ownership shall be deemed to be properly given or received. The Secretary may, but shall not be required to, search the Public Records or make other inquiry to determine the status and correctness of the list of members of the Association maintained by him and shall be entitled to rely upon the Association's records until notified in writing of any change in ownership.

**ARTICLE 5**

**VOTING**

The voting rights of the members of the Association, including provisions for representation of Class A members through Voting Members, shall be as set forth in the Declaration. In all matters requiring the vote of Voting Members, each Voting Member shall cast the number of votes held by Class A members represented by such Voting Member.

**ARTICLE 6**

**BOARD OF DIRECTORS**

**6.1 Number.** The affairs of the Association shall be managed by a Board of Directors consisting initially of three Directors. The number of Directors comprising succeeding Boards of Directors shall be as provided from time to time in the Bylaws of the Association, but in no event shall there be less than three Directors.

**6.2 Appointment.** All Directors shall be appointed by the Class B member until the annual meeting of members following the first fiscal year of the Association for which Assessments are levied against Assessable Parcels. Commencing with such annual meeting and continuing thereafter until the "turnover" meeting of members, the Class B member shall have the right to appoint a majority of the Board of Directors. Commencing with the "turnover" meeting, all Directors shall be elected by Voting Members representing the Class A members in accordance with the provisions of Article 6.3. As used herein, the "turnover" meeting shall mean the first annual or special meeting of members following the earlier of the following two dates: (a) the Final Development Date; or (b) the date on which the Class B member, by written notice to the Association, relinquishes its right to appoint a majority of the Board of Directors. *{Deleted via Amendment 23}*

**6.3 Election.** All Directors who are not subject to

~~appointment by the Class B member shall be elected by Voting Members representing the Class A members. Elections shall be by plurality vote and in accordance with the procedures set forth in the Bylaws. Notwithstanding the foregoing provisions of this Article 6.3, in the event any Neighborhood District is established by the Class B member pursuant to the provisions of the Declaration, at least one director shall be elected exclusively by Voting Members representing the Class A members owning Parcels within such Neighborhood District. In no event shall the total number of Directors elected by Voting Members representing the Class A members be less than the number of Neighborhood Districts. {Updated via Amendment 23}~~

**6.4 Qualification and Term.** Directors need not be members of the Association. Prior to the "turnover" meeting, Directors elected pursuant to Article 6.2 will serve for terms expiring at the first annual meeting of members following their election. At the "turnover" meeting, the three candidates for election to the Board of Directors receiving the highest plurality of votes will serve for terms expiring at the second annual meeting of members following their election, and the three candidates for election to the Board of Directors receiving the next highest plurality of votes will serve for terms expiring at the first annual meeting of members following their election. Thereafter, all Directors elected at an annual meeting of members will serve for terms expiring at the second annual meeting of members following their election. {Updated via Amendment 22 }

**6.5 Removal.** Any Director elected pursuant to Article 6.3 exclusively by Voting Members representing Class A members owning Parcels within a specific Neighborhood District may be removed from office with or without cause only by majority vote of such Voting Members. Any other Director elected pursuant to Article 6.3 may be removed from office with or without cause only by majority vote of Voting Members representing all Class A members. Any Director appointed by the Class B member pursuant to Article 6.2 may be removed from office with or without cause only by the Class B member, in the Class B member's sole discretion.

**6.6 Initial Board.** The names and addresses of the persons constituting the first Board of Directors are as follows:

Peggy Christ	3653 Cortez Road West Bradenton, Florida 34210
John M. Bartley	3653 Cortez Road West Bradenton, Florida 34210
Thomasine Blackmer	3653 Cortez Road West Bradenton, Florida 34210

**ARTICLE 7**

**OFFICERS**

**7.1 Number, Qualification, and Term.** The officers of the Association, to be elected by the Board of Directors, shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board of Directors shall deem appropriate from time to time. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two or more offices, provided, however, that the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. Officers shall be elected at the annual meeting of the Board of Directors, and their term shall expire at the next succeeding annual meeting of the Board of Directors. *{Updated via Amendment 22}*

**7.2 Initial Officers.** The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors are as follows:

President	-	John M. Bartley
Vice President	-	Peggy Christ
Secretary	-	Thomasine Blackmer
Treasurer	-	John M. Bartley



**ARTICLE 8**

**CORPORATE EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE 9**

**BYLAWS**

The first Board of Directors of the Association shall adopt Bylaws consistent with these Articles. Thereafter, the Bylaws may be altered, amended, or repealed by a majority vote of the Directors in the manner provided by such Bylaws. No amendment to the Bylaws prior to the Final Development Date, however, shall be effective without the written consent of the Class B member.

**ARTICLE 10**

**AMENDMENT TO ARTICLES OF INCORPORATION**

These Articles may be altered, amended, or repealed only by resolution of the Board of Directors. *{Updated via Amendment 22}*

**ARTICLE 11**

**REGISTERED OFFICE AND REGISTERED AGENT**

The registered and principal office of the Association shall be at 3653 Cortez Road West, Bradenton, Florida (which shall also be the Association's mailing address), and the registered agent at such address shall be John M. Bartley. The Association may, however, maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

**ARTICLE 12**

**BUDGET AND EXPENDITURES**

The Association shall obtain funds with which to operate by Assessments levied against its members in accordance with the provisions of the Declaration, as the same may be supplemented by the provisions of the Association's Articles and Bylaws and any



Board of Directors, and, if a judicial decree is necessary at the time of dissolution, then after receipt of such decree.

**15.2 Distribution of Assets.** Upon dissolution of the Association, all of its assets remaining after provision for payment of creditors and all costs and expenses of such dissolution shall be distributed in the following manner:

A. Any Neighborhood Common Areas owned by the Association shall be distributed to the applicable Neighborhood Owners pro rata to the number of Parcels in the Neighborhood, such that an equal, undivided share of the Neighborhood Common Areas shall be allocated to each Parcel in the Neighborhood. Alternatively, the Board of Directors, may, in its discretion, distribute the Neighborhood Common Areas: (i) to a banking corporation having trust powers, to be held in trust for the benefit of the applicable Neighborhood Owners; or (ii) to a corporation not for profit whose members are comprised solely of the applicable Neighborhood Owners. If the Neighborhood Common Areas are distributed in trust, an equal, undivided share in the trust assets shall be allocated to each Parcel in the Neighborhood. If the Neighborhood Common Areas are distributed to a corporation not for profit, an equal, undivided share in the corporation's assets shall be allocated to each Parcel in the Neighborhood. Each Parcel's share in the Neighborhood Common Areas, trust assets, or corporate assets, as applicable, shall be deemed an appurtenance to such Parcel.


B. Any property other than Neighborhood Common Areas determined by the Board of Directors to be appropriate for dedication to any applicable municipal or other governmental authority may be dedicated to such authority provided the authority is willing to accept the dedication.

C. Any Community Common Areas owned by the Association shall be distributed to the Owners of the Assessable

Parcels pro rata to the number of Assessment Shares allocated to such Parcels, such that each Assessable Parcel shall receive one undivided share of the Community Common Areas for each Assessment Share allocated to such Assessable Parcel. Alternatively, the Board of Directors, may, in its discretion, distribute the Community Common Areas: (i) to a banking corporation having trust powers, to be held in trust for the benefit of the Owners of the Assessable Parcels; or (ii) to a corporation not for profit whose members are comprised solely of the Owners of the Assessable Parcels. If the Community Common Areas are distributed in trust, each Assessable Parcel shall receive one undivided share in the trust assets for each Assessment Share allocated to such Assessable Parcel. If the Community Common Areas are distributed to a corporation not for profit, each Assessable Parcel shall receive one undivided share in the corporation's assets for each Assessment Share allocated to such Assessable Parcel. Each Assessable Parcel's share in the Community Common Areas, trust assets, or corporate assets, as applicable, shall be deemed an appurtenance to such Parcel.

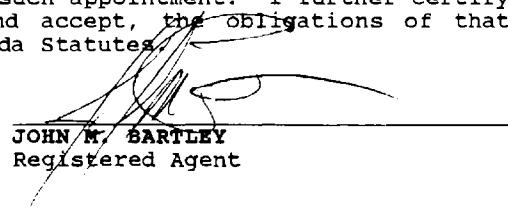
D. All remaining assets, or the proceeds from the sale of such assets, shall be distributed among the Owners of the Assessable Parcels pro rata to the number of Assessment Shares allocated to such Parcels, such that each Assessable Parcel shall receive one undivided share of such assets for each Assessment Share allocated to such Assessable Parcel.

**IN WITNESS WHEREOF**, the above-named incorporator has executed these Articles of Incorporation this 9<sup>th</sup> day of July 1991.

  
\_\_\_\_\_  
**JOHN M. BARTLEY**  
Incorporator

**ACCEPTANCE BY REGISTERED AGENT**

Having been appointed Registered Agent for the above corporation, I hereby accept such appointment. I further certify that I am familiar with, and accept, the obligations of that position as provided by Florida Statutes.



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**JOHN M. BARTLEY**  
Registered Agent

# **EXHIBIT "D"**

## **BYLAWS**

### **OF**

## **UNIVERSITY PARK COMMUNITY ASSOCIATION, INC.**

### **ARTICLE 1**

#### **IDENTITY AND DEFINITIONS**

University Park Community Association, Inc. (the "Association") has been organized for the purpose of promoting the health, safety, and welfare of the Owners of Parcels within the development known as "University Park" (the "Community") and performing all duties assigned to it under the provisions of the "Declaration of Covenants, Conditions, and Restrictions for University Park" (the "Declaration"), which will hereafter be recorded in the Public Records of Manatee County, Florida. The terms and provisions of these Bylaws are expressly subject to the Articles of Incorporation of the Association and to the terms, provisions, conditions, and authorizations contained in the Declaration. All words and terms used herein that are defined in the Declaration shall be used herein with the same meanings as defined in the Declaration.

### **ARTICLE 2**

#### **LOCATION OF PRINCIPAL OFFICE**

The principal office of the Association shall be located at 3653 Cortez Road West, Bradenton, Florida, or at such other place as may be established by resolution of the Board of Directors of the Association.

### **ARTICLE 3**

#### **MEMBERSHIP, VOTING, QUORUM, AND PROXIES**

**3.1 Classification.** The qualification and classification of members, the manner of their admission to membership and termination of such membership, and the method of voting by the members shall be governed by Article 4 and Article 5 of the Association's Articles of Incorporation, as supplemented by the provisions of these Bylaws.

**3.2 Voting Members.** All Class A members of the Association shall be represented by a Voting Member, whose authorization to cast votes on behalf of the Class A members and whose manner of designation shall be as set forth in the Declaration.

**3.3 Quorum.** A quorum at any meeting of the Association's members shall consist of Voting Members entitled to cast votes representing at least thirty percent (30%) of the total votes of the Association's<sup>§1c</sup>. *{Updated via Amendment 23}*

**3.4 Votes and Use of Proxies.** Votes may be cast electronically, in person, by proxy, or by written ballot. Proxies shall be valid for the particular meeting designated thereon and any proper adjournments thereof for up to ninety (90) days of the original meeting, and must be filed with the Secretary at or before the designated time of the meeting. *{Updated via Amendment 23}*

**3.5 Record Date.** The number of votes to which any Class A Member is entitled at any meeting of members shall be determined as of the date fixed by the Board of Directors as the record date for such meeting, provided that such record date shall not be more than 60 days or less than 10 days prior to the date of such meeting. In the event the Board of Directors does not set a record date for any meeting of members, the record date for such meeting shall be the date of the notice of such meeting. The determination of the number of votes to which any Class A Member is entitled as of the record date shall be final, and no conveyance or acquisition of any Parcel arising after such record date shall be taken into consideration in determining the number of votes to which such member is entitled at such meeting.

**3.6 Required Vote.** Except as otherwise provided by law or by the provisions of the Articles of Incorporation, these Bylaws, or the Declaration, the affirmative vote of Voting Members representing a majority of the Class A membership voting rights (as determined pursuant to Article 4.3.A of the Declaration) at any duly called members' meeting at which a quorum is present shall be necessary for approval of any matter and shall be binding upon all members.

## ARTICLE 4

### ANNUAL AND SPECIAL MEETINGS OF MEMBERSHIP

**4.1 Annual Meeting.** An annual meeting of the membership of the Association shall be held each year during November or such other months as the Board of Directors may determine. The date, time, and place of the annual meeting shall be designated by the Board of Directors, and may be held live or virtually via video-telephony platform. The annual meeting shall be held for the purpose of electing Directors and transacting any other business authorized to be transacted by the members, and may be conducted via online/electronic voting. The annual meeting shall be conducted by using the following process: *{Updated via Amendment 23}*

(a) Not less than forty-five (45) days before the scheduled election, the Association shall mail, deliver or electronically transmit to each member a first notice of the date of election seeking a call for candidates and providing an opportunity for candidates to answer Association questions posed, submit resume information and to provide an optional photo.

(b) Any eligible person desiring to be a candidate may submit to the Association a self-nomination, in writing, which must be received by a date set by the Board from time to time prior to the Annual Meeting in order to be listed on the election ballot and election proxy. Any candidate may also submit a one-page resume, along with any other information requested or authorized by the Association. *{Updated via Amendment 24}*

(c) Not less than fourteen (14) days prior to the election, together with the written notice and agenda of the annual meeting, the Association shall mail, deliver or electronically transmit a second notice of the election to all members, together with the election ballot and an election proxy listing all Director candidates in alphabetical order, both of which may be digital via online/electronic voting. The Board may establish deadlines in advance for the return of the election ballots and election proxies, which deadlines may be different, and which may require submission to the Association prior to the actual start date/time of the Annual Meeting in order to be counted. *{The last sentence was added via Amendment 24}*

(d) Members may use the election ballot to vote directly in the election. Alternatively, members may provide the election proxy to another member of the Association for completion and submission to the Association on behalf of the member, which proxy must include the member's Lot number and the date, and be signed by the member and the proxy holder. Notwithstanding, only one vote may be cast per Lot via either the election ballot or the election proxy.

(e) There shall be no nominations from the floor.

(f) In order to hold the election, a minimum of twenty percent (20%) of the members must have cast votes in the election.

(g) The election shall be by plurality vote (the nominees receiving the highest number of votes are elected). Tie votes shall be broken by agreement among the candidates who are tied, or if there is no agreement by lot, such as flipping of a coin by a neutral party. *{Added sections (a) through (g) via Amendment 23}*



**4.2 Special Meetings.** Special meetings of the members of the Association shall be held whenever called by the President or by a majority of the Board of Directors.

**4.3 Member Attendance.** Although members shall be represented at meetings of the Association membership by their respective Voting Members, each member of the Association shall be entitled to attend and observe all annual and special meetings of members, and shall participate by direct voting in the election of Directors. Meetings of the members may be held live or virtually via a video-telephony platform. *{Updated via Amendment 23}*

**4.4 Notices.** Written notice of all annual members' meetings, shall be given to all members and to all Voting Members, but notice of all special members' meetings need only be given to all Voting Members (but not to members individually). Such notices shall be given by the President, Vice President, or Secretary or by such other officer of the Association as may be designated by the Board of Directors. Such notice shall state the time, date and place of the meeting and the purpose for which the meeting is called and shall be given not less than fourteen (14) days prior to the date set for such meeting. If presented personally, a receipt of such notice shall be signed by the member or Voting Member, indicating the date on which such notice was received. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, postage prepaid, addressed to the member or Voting Member at his address as the same appears on the records of the Association. Notice may also be given via electronic transmission upon prior approval of the member or Voting Member. Proof that notice was timely provided may be given by the affidavit of the person giving the notice and filed with the Association's Official Records. Any member or Voting Member may, by written waiver signed by such member or Voting Member, waive such notice, and such waiver, when filed with the Association (whether executed and filed before or after the meeting), shall be deemed equivalent to the giving of such notice to such member or Voting Member. *{Updated via Amendment 23}*

**4.5 Lack of Quorum.** If any members' meeting cannot be organized because a quorum has not attended or because the greater percentage of the membership required to constitute a quorum for particular purposes has not attended, wherever the latter percentage of attendance may be required by the terms of the Articles of Incorporation, these Bylaws, or the Declaration, the Voting Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

**4.6 Presiding Officer.** At meetings of the membership, the President, or in his absence the Vice President, shall preside, or in the absence of both, the Board of Directors shall select a chairman.

## ARTICLE 5

### BOARD OF DIRECTORS

**5.1 Number.** The affairs of the Association shall be managed by a Board of Directors consisting initially of three Directors. Prior to the Turnover, the number of Directors may be changed by resolution of the Board of Directors. Commencing with the Turnover, the number of Directors shall equal the greater of: (a) seven, or (b) the number of Neighborhood Districts, if any, established pursuant to the provisions of the Declaration.

**5.2 Quorum.** A majority of the Board of Directors shall constitute a quorum to transact business at any meeting of the Board of Directors, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Board of Directors.

**5.3 Vacancies.** Any vacancy occurring on the Board of Directors due to a director's death, resignation, or removal shall be filled by the Board of Directors, except that the Class B member shall fill any vacancy created by the death, resignation, or removal of any Director appointed by the Class B member. A Director appointed to fill a vacancy, whether by the Board of Directors or the Class B member, shall serve for the unexpired term of his predecessor in office.

## ARTICLE 6

### POWERS AND DUTIES OF THE BOARD OF DIRECTORS

**6.1 Powers.** The Board of Directors shall have power:

- A. To call meetings of the members.
- B. To appoint and remove at pleasure all officers, agents, and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem expedient. Nothing contained in these Bylaws shall be construed to prohibit the employment of any member, officer, or Director of the Association in any capacity whatsoever.
- C. To establish, levy and assess, and collect the Assessments necessary to operate the Association, carry on its activities, and pay the Association Expenses and to create such reserves for extraordinary expenditures as

may be deemed appropriate by the Board.

D. To adopt and publish rules and regulations governing and restricting the use and maintenance of the Community (or any part thereof or improvements thereon) and the personal conduct of the members and their guests within the Community.

E. To authorize and cause the Association to enter into contracts for the day-to-day operation of the Association and the discharge of its responsibilities and obligations.

F. To appoint such committees as the Board may desire and to grant to such committees such duties and responsibilities as the Board may deem advisable.

G. To enforce by appropriate legal means the provisions of the Declaration, the Articles of Incorporation, and these Bylaws.

H. To exercise for the Association all powers, duties, and authority vested in or delegated to the Association, except those reserved to the members in the Declaration or in the Articles of Incorporation of the Association.

**6.2 Duties.** It shall be the duty of the Board of Directors:

A. To cause to be kept a complete record of all its acts and corporate affairs.

B. To supervise all officers, agents, and employees of the Association, and to see that their duties are properly performed.

C. With reference to Assessments of the Association:

(1) To fix the amount of the Assessments against the members for each fiscal year in accordance with the provisions of the Declaration; and

(2) To prepare a roster of the members and Assessments applicable thereto, which shall be kept in the office of the Association and shall be open to inspection by any member; and,

(3) To send written notice of each Assessment to each member entitled thereto.

D. To make payment of all ad valorem taxes assessed against Association property, real or personal.

E. To pay all expenses incurred by the Association pursuant to the Declaration or any Supplemental Declaration for repairs, maintenance, services, insurance, and other operating expenses.

F. To ensure that all obligations of the Association under the Declaration and any Supplemental Declaration are performed.

## ARTICLE 7

### MEETINGS OF DIRECTORS

**7.1 Annual Meeting.** An annual meeting of the Board of Directors shall be held immediately after, and at the same place as, the annual meeting of members.

**7.2 Regular Meetings.** Regular meetings of the Board of Directors shall be held at such time and place as provided by appropriate resolution of the Board of Directors.

**7.3 Special Meetings.** Special meetings of the Board of Directors shall be held when called by the President of the Association or by a majority of the Directors.

**7.4 Notice.** Notice of regular or special meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone, or telegram, at least three days prior to the day named for such meeting, which notice shall state the time and place of the meeting and, as to special meetings, the purpose of the meeting, unless such notice is waived.

**7.5 Consents.** The transaction of any business at any meeting of the Board of Directors, however called and noticed, or wherever held, and any Board action taken in lieu of a meeting, shall be as valid as though made at a meeting duly held after regular call and notice, provided that, either before or after the meeting or the effective date of the action taken, each of the Directors signs a written waiver of notice and consent to the holding of such meeting, or an approval of the minutes thereof, or a consent to the action taken in lieu of a meeting. All such waivers, consents, or approvals shall be filed with the Association's minutes of meetings.

**7.6 Telephone Conferences.** If at least a majority of the Board of Directors is physically present at a meeting of the Board of Directors, but not otherwise, any Director not physically present may participate in the meeting through the use of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other during the meeting. In such case, a director participating in a meeting by this means is deemed to be present in person at the meeting. *{Added via Amendment 22}*

## ARTICLE 8

### OFFICERS

**8.1 Number.** The officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as may be elected in accordance with the Articles of Incorporation. The President shall be a member of the Board of Directors.

**8.2 Election.** All the officers of the Association shall be elected by the Board of Directors at the annual meeting of the Board of Directors. New offices may be created and filled at any meeting of the Board of Directors.

**8.3 Vacancies.** A vacancy in any office because of death, resignation, or other termination of service may be filled by the Board of Directors for the unexpired portion of the term.

**8.4 Removal.** All officers shall hold office at the pleasure of the Board of Directors. If an officer is removed by the Board of Directors, such removal shall be in accordance with the contract rights, if any, of the officer so removed.

**8.5 President.** The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out, and shall sign all notes, leases, mortgages, deeds, and other written instruments on behalf of the Association.

**8.6 Vice President.** The Vice President, or the Vice President so designated by the Board of Directors if there is more than one Vice President, shall perform all the duties of the President in his absence. The Vice President(s) shall perform such other acts and duties as may be assigned by the Board of Directors.

**8.7 Secretary.** The Secretary shall be ex officio the Secretary of the Board of Directors and shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose. He shall keep the records of the Association. He shall maintain a record of the names of all of the members of the Association, together with their Neighborhood affiliation, if any, and their addresses as registered by such members.

**8.8 Treasurer.** The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as may be directed by resolution of the Board of Directors; provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of the budgets adopted by the Board of Directors. The Treasurer, or his appointed agent, shall keep proper books of account and shall prepare the annual budgets, statements of receipts and disbursements, and balance sheets, and the same shall be available for inspection upon reasonable request of a member.

**8.9 Compensation.** No Director may receive a salary or any other form of compensation from the Association. An officer who is not a Director may receive compensation in such amount as may be approved by the Board of Directors. *{Updated via Amendment 22}*

## ARTICLE 9

### FISCAL MANAGEMENT

**9.1 General.** The Board of Directors shall conduct the fiscal management of the Association in accordance with the provisions of the Declaration and Articles of Incorporation.

**9.2 Fiscal Year.** The fiscal year of the Association shall be the calendar year.

**9.3 Budgets.** The Board of Directors shall adopt the budgets prescribed by the Declaration for each fiscal year, which budgets, respectively, shall contain estimates of the cost of performing the functions of the Association. The adoption of any budget shall not, however, be construed as restricting the right of the Board of Directors, at any time in its sole discretion, to levy any Special Assessment in the event that the budget originally adopted shall appear to be insufficient to pay costs and expenses of operation, maintenance, and management; in the event of emergencies; or in the event the Association's reserves are insufficient to cover expenditures for capital improvements or replacements.

**9.4 Installment Payment of Neighborhood Assessments.** Unless otherwise provided by resolution of the Board of Directors, all annual Neighborhood Assessments shall be payable in quarterly installments on the first day of the first, fourth, seventh, and tenth months of the fiscal year.

**9.5 Loans.** No loans shall be contracted on behalf of the Association, and no evidences of indebtedness shall be issued in its name, unless authorized by a resolution of the Board of Directors. With respect to any loan whose proceeds are used in connection with the Community Common Areas, the Board of Directors may authorize the pledge and assignment of the Community Assessments and the lien rights of the Association as security for the repayment of such loan. With respect to any loan whose proceeds are used in connection with a specific Neighborhood, the Board of Directors may authorize the pledge and assignment of the Neighborhood Assessments applicable to the Neighborhood and the lien rights of the Association as security for the repayment of such loan.

**9.6 Monetary Instruments.** All checks, drafts or other orders for payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents, of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors.

**9.7 Deposit of Funds.** All funds of the Association shall be deposited from time to time to the credit of the Association in such savings and loan associations, banks, trust companies, or other depositories as the Board of Directors may select.

**9.8 Fidelity Bonds.** Fidelity bonds may be required by the Board of Directors from all officers and employees of the Association and from any contractor handling or responsible for Association funds. The amount of such bonds shall be determined by the Board of Directors. The premiums on such bonds shall be paid by the Association.

#### **ARTICLE 10**

##### **NEIGHBORHOOD COMMITTEES**

The Declaration contemplates the establishment of Neighborhood Committees to advise the Board of Directors on matters affecting the interest of the Neighborhood Owners. The composition of the Neighborhood Committees and the delineation of their powers and duties are set forth in the Declaration. With respect to each budget prepared by the Board of Directors for a Neighborhood, the Board of Directors shall request and consider the Neighborhood Committee's recommendations concerning the budget prior to its adoption by the Board of Directors. The Neighborhood Committees shall perform such other functions and duties as may be prescribed by the Declaration, a Supplemental Declaration, or the Board of Directors.

#### **ARTICLE 11**

##### **OFFICIAL SEAL**

The Association shall have an official seal, which shall be in circular form bearing the name of the Association, the word "Florida," the words "Corporation Not For Profit," and the year of incorporation.

#### **ARTICLE 12**

##### **BOOKS AND RECORDS**

The books, records, and other papers of the Association shall be available at the Association's office and shall be subject to inspection by any of the Association members during regular business hours.

**ARTICLE 13**

**AMENDMENTS**

These Bylaws may be altered, amended, or repealed by a majority vote of the Directors present at a duly constituted meeting of the Board of Directors. Any proposed alteration, amendment, or repeal shall be contained in the notice of the meeting at which it will be considered. Notwithstanding the foregoing, no amendment to the Bylaws prior to the Final Development Date shall be effective without the written consent of the Class B member.