



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

PRELIMINARY PLAT APPLICATION

Date Received: 6	Log-in Date: 6/19/20
Petition #: PP-20-05-12	PR-20-00012
Receipt #:	Amount Paid:

1. Name of proposed subdivision: Kings Gate, Phase 8

2. Parties involved in the application:

A. Name of Applicant: Neal Communities of Southwest Florida, LLC - Jason Frost

Mailing Address: 5800 Lakewood Ranch Blvd.

City: Sarasota

State: FL

Zip Code: 34240

Phone Number: 941-328-1132

Fax Number:

Email Address: jfrost@nealcommunities.com; imatthews@nealcommunities.com

B. Name of Agent: Waldrop Engineering, P.A. - Jacquelyn M. Larocque, P.E.

Mailing Address: 28100 Bonita Grande Dr. #305

City: Bonita Springs

State: FL

Zip Code: 34135

Phone Number: 239-405-7777

Fax Number: 239-405-7899

Email Address: jackie.larocque@waldropengineering.com; webonitapermitting@waldropengineering.com

C. Owner of Record*: Kings Gate Homes, LLC

Mailing Address: 7978 Cooper Creek Blvd.

City: University Park

State: FL

Zip Code: 34201

Phone Number:

Fax Number:

Email Address:

* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

D. Name of Surveyor: Hyatt Survey Services, Inc. - Russell Hyatt, PSM

Mailing Address: 2012 Lena Road

City: Bradenton

State: FL

Zip Code: 34211

Phone Number: 941-748-4693

Fax Number:

Email Address: Russell@HyattSurvey.com

E. Name of Engineer: Waldrop Engineering, P.A. - Jacquelyn M. Larocque, P.E.

Mailing Address: 28100 Bonita Grande Dr. #305

City: Bonita Springs

State: FL

Zip Code: 34135

Phone Number: 239-405-7777

Fax Number: 239-405-7899

Email Address: jackie.larocque@waldropengineering.com

F. Name of Attorney: Vogler Ashton, PLLC - Edward Vogler II, Esq.

Mailing Address: 705 10th Avenue West, Unit 103

City: Palmetto

State: FL

Zip Code: 34221

Phone Number: 941-304-3400

Fax Number:

Email Address: edvogler@voglerashton.com

3. Property Location

Section: 7 **Township:** 40 **Range:** 23

Property ID # 402307455001, 402307484004, 402308354005, 402308354003, 402308354004, 402307484003, 402307484001,
402308354006, 402307484009, 402307484008, 402307484007, 402307484002, 402308354002, 402307484006, 402307484005

Commission District: _____

4. Total acreage: 18.65 AC

5. Has the property ever been the subject of a public hearing?

☒ Yes ☐ No

If yes,

Hearing Held by:

Date:

Petition #:

____ Board of County Commissioners

☒ Planning and Zoning Board

11/25/1996

Ordinance No. 96-42

____ Board of Zoning Appeals

____ Other (Describe) _____

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

6. Has an administrative interpretation ever been applied for or received for the subject property?

____ Yes ☒ No

If yes, Date: _____ Type: _____

PROVIDE A COPY OF THIS INTERPRETATION.

7. Has this property been platted before?

☒ Yes ____ No

If yes, in what name? Kings Gate Phase 5, Kings Gate Phase 7A

Date recorded: 03/20/2006, 04/17/2009

Has the previous plat been vacated? ____ Yes ☒ No

8. *Zoning designation(s): PD

*Future Land Use Map designation(s): DRI Mixed Use

*if more than one, provide acreage of each

Number of lots allowed: 188 Number of lots proposed: 188

Minimum lot size: 2975 SF Minimum lot dimension: 35' x 85'

Total density: 188 lots proposed

9. Type of proposed development:

☒ Single-family ____ Mobile home ____ Institutional

____ Multi-family ____ Commercial

____ Industrial ____ Mixed Use

10. Is any variance from the subdivision requirements anticipated or requested per Article II, Section 3-7-21, of the County Code?

____ Yes ☒ No

If yes, attach a description of the variance request..

11. Is this proposed plat part of a Development of Regional Impact (DRI)?

☒ Yes ____ No

If yes, name the DRI: Victoria Estates

12. Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.?
_____ Yes X No

If yes, please specify: _____

13. What is the proposed minimum elevation of road crown and of the lots?

Road: ²⁴_____ feet above sea level Lots: ^{25.5}_____ feet above sea level

Existing elevation ranges from an average low of ²⁴_____ to an average high of ²⁶_____ feet above sea level.

Elevations based on: ☒ NGVD – 1929 ☐ NAVD – 1988

14. What type of potable water and sanitary sewer facilities will service this plat?

_____ Wells _____ Septic Tanks
X _____ Central Water X _____ Central Sewer

Attach:

- Utility letters proving service is available, Please see page 3 of the attached Development Agreement that confirms utility availability.
- or
- Health Dept. letter verifying that the septic systems are acceptable based on the proposed subdivision

15. Is development of utility infrastructure proposed prior to final plat?

X Yes _____ No

16. Rights-of-way for this proposed subdivision are intended to be:

_____ dedicated X private _____ existing dedicated roads

17. Is any excavation activity proposed as part of this subdivision? _____ Yes X No

If yes, indicate the type (canal, lake, etc.) and proposed use (navigable, drainage, scenic, etc.):

18. Is the subdivision to be developed prior to the filing of the final plat? X Yes _____ No

If no, bonding of the infrastructure is required in a form that is acceptable to the Charlotte County Board of County Commissioners under the conditions of the Charlotte County Subdivision Regulations.

If constructing new roads, and they are to be dedicated to the County, all paperwork shall be in accordance with Article VII of Charlotte County Code 3-7.

ALL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

19. Will the subdivision be constructed in phases? _____ Yes ☒ No

If yes, please specify:

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Preliminary Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF manatee

The foregoing instrument was acknowledged before me this 4 day of March, 2020^{NW}, by Stephen Scallone who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Melissa King
Notary Public Signature

[Signature]
Signature of Applicant/Agent

Melissa King
Notary Printed Signature

Stephen C. Scallone, Manager
Printed Signature of Applicant/Agent

Title

7978 Cooper Creek Blvd
Address

Commission Code

University Park, FL 34201
City, State, Zip

941-359-8308
Telephone Number



PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Waldrop Engineering, P.A. to be the applicant for this Preliminary Plat.

STATE OF Florida, COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 4 day of March, 20120^{ML}, by Stephen Scalzone who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Melissa King
Notary Public Signature

[Signature]
Signature of Owner

Melissa King
Notary Printed Signature

Stephen C. Scalzone, Manager
Printed Signature of Owner

Title

7978 Cooper Creek Blvd.
Address

Commission Code

University Park, FL 34701
City, State, Zip

941-359-8303
Telephone Number



AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Preliminary Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 20 day of February, 2020, by James R. Schier who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Ivory Crofoot

Notary Public Signature

Ivory Crofoot

Notary Printed Signature

Director

Title

GG 24761

Commission Code

James R. Schier

Signature of Applicant/Agent

James R. Schier, VP

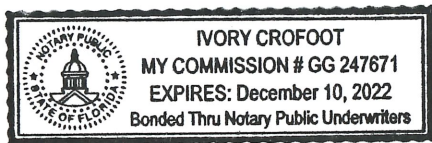
Printed Signature of Applicant/Agent

Address

5800 Lakewood Ranch Blvd
Sarasota, FL 34240

City, State, Zip

Telephone Number



APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Preliminary Plat of the property described and which is the subject matter of the proposed hearing.

I give authorization for Waldrop Engineering, P.A. to be my agent for this application.

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 20 day of February, 2012020, by James R. Schier who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

Ivory Crofoot
Notary Public Signature

Ivory Crofoot
Notary Printed Signature

Director
Title

GG 24761
Commission Code

Signature of Applicant

Printed Signature of Applicant

James R. Schier, V.P.

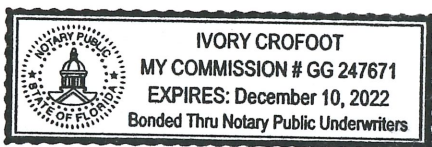
Address

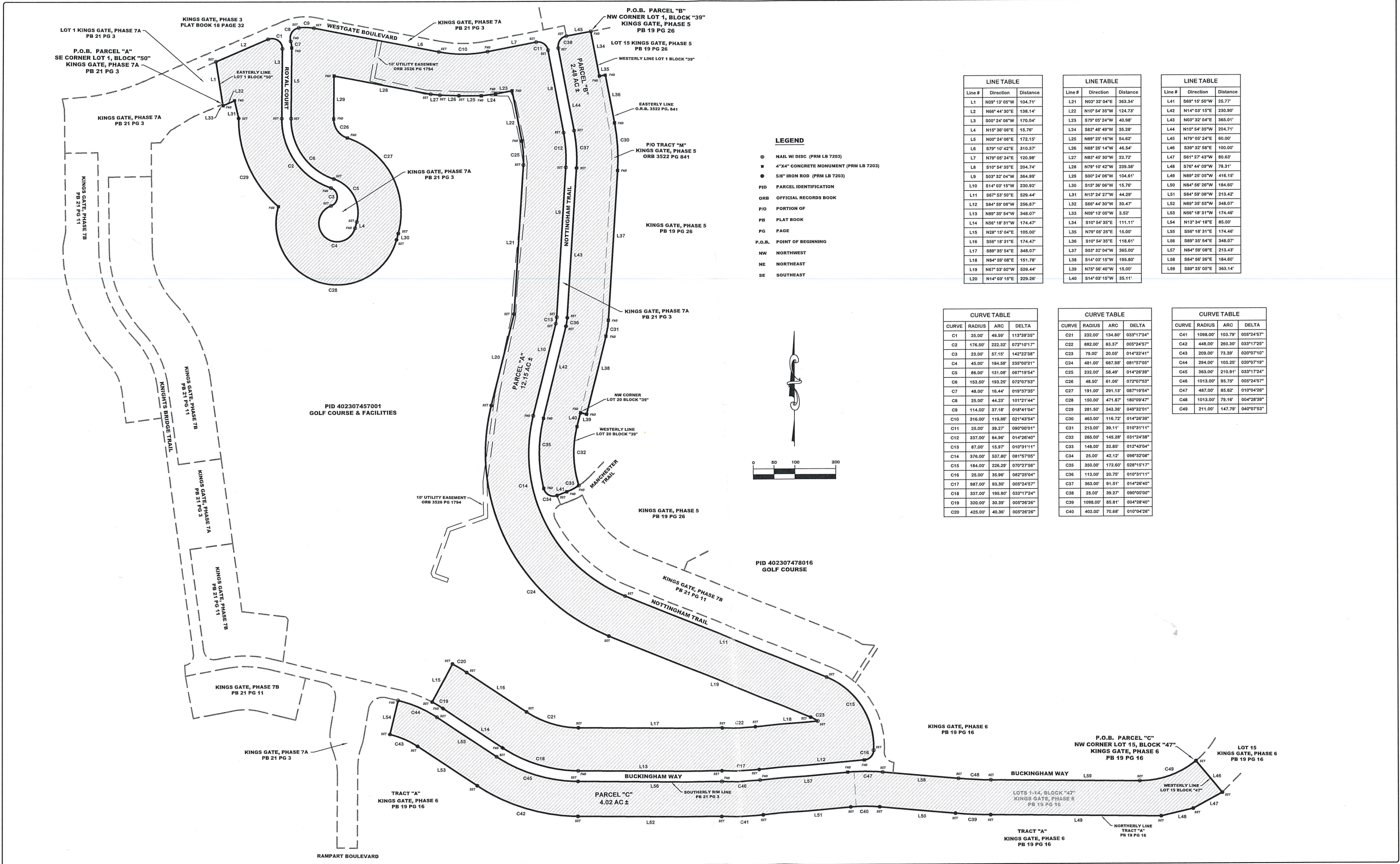
5800 Lakewood Ranch Blvd
Sarasota, FL 34240

City, State, Zip

941 328 1084

Telephone Number





TITLE: BOUNDARY SURVEY - KINGS GATE PHASE 8

LOCATION: SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

SEE SHEET 1 FOR LEGAL DESCRIPTION
AND SURVEYOR'S NOTES

Hyatt Survey Services, Inc.

LB No.: 7203 Geographic Data Specialists

2012 Lena Road Bradenton, Florida 34211

Phone: (941) 748-4693 Fax: (941) 744-1643

DWG #: KG BOUNDARY Project Manager: JM Drawn By: JM Checked By: PH
Project No.: 04-1187-1 Survey Date: 04/2020 Scale: 1" = 100'

SHEET

2

OF 2

PARCEL "A"

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 50, KINGS GATE, PHASE 7A SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 3, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N 09°13'05" W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 104.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WESTGATE BOULEVARD AS SHOWN AND DESIGNATED ON AFORESAID PLAT; THENCE ALONG THE RIGHTS-OF-WAY OF SAID KINGS GATE, PHASE 7A THE FOLLOWING THIRTY TWO (32) COURSES: N 66°44'30" E, A DISTANCE OF 138.14 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 113°39'35" A DISTANCE OF 49.59 FEET TO A POINT OF TANGENCY; THENCE S 00°24'06" W, A DISTANCE OF 170.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 176.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°10'17" A DISTANCE OF 222.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 23.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 142°22'28" A DISTANCE OF 57.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 235°00'21" A DISTANCE OF 184.58 FEET TO A POINT OF TANGENCY; THENCE N 15°36'06" E, A DISTANCE OF 15.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 86.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°19'54" A DISTANCE OF 131.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 153.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 72°07'53" A DISTANCE OF 193.25 FEET TO A POINT OF TANGENCY; THENCE N 00°24'06" E, A DISTANCE OF 172.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 48.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°37'35" A DISTANCE OF 16.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101°21'44" A DISTANCE OF 44.23 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 114.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°41'04" A DISTANCE OF 37.18 FEET TO A POINT OF TANGENCY; THENCE S 79°10'42" E, A DISTANCE OF 310.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 316.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°43'54" A DISTANCE OF 119.86 FEET TO A POINT OF TANGENCY; THENCE N 79°05'24" E, A DISTANCE OF 120.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'01" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S 10°54'35" E, A DISTANCE OF 204.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 337.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°26'40" A DISTANCE OF 84.96 FEET TO A POINT OF TANGENCY; THENCE S 09°32'04" W, A DISTANCE OF 364.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 87.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°31'11" A DISTANCE OF 15.97 FEET TO A POINT OF TANGENCY; THENCE S 14°03'15" W, A DISTANCE OF 230.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 376.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 81°57'09" A DISTANCE OF 537.80 FEET TO A POINT OF TANGENCY; THENCE S 67°53'50" E, A DISTANCE OF 529.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 184.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70°27'56" A DISTANCE OF 226.29 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82°25'04" A DISTANCE OF 35.96 FEET TO A POINT OF TANGENCY; THENCE S 84°59'08" W, A DISTANCE OF 256.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 987.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°24'57" A DISTANCE OF 93.30 FEET TO A POINT OF TANGENCY; THENCE N 89°35'54" W, A DISTANCE OF 348.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 337.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°17'24" A DISTANCE OF 195.80 FEET TO A POINT OF TANGENCY; THENCE N 56°18'31" W, A DISTANCE OF 174.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°26'26" A DISTANCE OF 30.39 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHTS-OF-WAY OF KINGS GATE, PHASE 7A, N 28°15'04" E, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT LIES S 28°15'04" W, A DISTANCE OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°26'26" A DISTANCE OF 40.36 FEET TO A POINT OF TANGENCY; THENCE S 56°18'31" E, A DISTANCE OF 174.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°17'24" A DISTANCE OF 134.80 FEET TO A POINT OF TANGENCY; THENCE S 89°35'54" E, A DISTANCE OF 348.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 882.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°24'57" A DISTANCE OF 83.37 FEET TO A POINT OF TANGENCY; THENCE N 84°59'08" E, A DISTANCE OF 151.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT LIES S 36°38'48" W A DISTANCE OF 79.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°32'41" A DISTANCE OF 20.05 FEET TO A POINT OF TANGENCY; THENCE N 67°53'50" W, A DISTANCE OF 525.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 481.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81°57'09" A DISTANCE OF 897.98 FEET TO A POINT OF TANGENCY; THENCE N 14°03'15" E, A DISTANCE OF 229.26 FEET; THENCE N 03°32'04" E, A DISTANCE OF 363.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 232.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°26'39" A DISTANCE OF 58.49 FEET TO A POINT OF TANGENCY; THENCE N 10°54'35" W, A DISTANCE OF 124.73 FEET; THENCE S 79°05'24" W, A DISTANCE OF 40.98 FEET; THENCE S 82°48'49" W, A DISTANCE OF 35.28 FEET; THENCE N 89°25'05" W, A DISTANCE OF 34.62 FEET; THENCE N 89°26'14" W, A DISTANCE OF 46.54 FEET; THENCE N 89°45'30" W, A DISTANCE OF 27.72 FEET; THENCE N 79°10'42" W, A DISTANCE OF 239.38 FEET; THENCE S 00°24'06" W, A DISTANCE OF 104.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°07'53" A DISTANCE OF 61.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 191.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°19'54" A DISTANCE OF 291.13 FEET TO A POINT OF TANGENCY; THENCE S 15°36'06" W, A DISTANCE OF 15.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 180°09'47" A DISTANCE OF 471.67 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY WHOSE RADIUS POINT LIES N 40°52'04" E A DISTANCE OF 281.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°32'01" A DISTANCE OF 243.36 FEET TO A POINT OF NON-TANGENCY; THENCE N 13°24'27" W, A DISTANCE OF 44.29 FEET; THENCE S 66°44'30" W, A DISTANCE OF 30.47 FEET; THENCE N 09°13'05" W, A DISTANCE OF 3.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.15 ACRES OF LAND MORE OR LESS.

PARCEL "B"

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA; SAID PARCEL OF LAND INCLUDES A PORTION OF TRACT "M" AS SHOWN AND DESIGNATED ON KINGS GATE, PHASE 5 AS RECORDED IN PLAT BOOK 19, PAGE 16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 39, KINGS GATE, PHASE 5 SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 26, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S 10°54'35" E, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 111.11 FEET; THENCE N 79°05'25" E, THROUGH AND ACROSS TRACT "M" AS RECORDED IN SAID KINGS GATE PHASE 5, A DISTANCE OF 15.00 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED AND RECORDED IN O.R. BOOK 3522, PAGE 841, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES: S 10°54'35" E, A DISTANCE OF 118.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 463.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°26'39" A DISTANCE OF 116.72 FEET TO A POINT OF TANGENCY; THENCE S 09°32'04" W, A DISTANCE OF 365.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 213.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°31'11" A DISTANCE OF 39.11 FEET TO A POINT OF TANGENCY; THENCE S 14°03'15" W, A DISTANCE OF 135.80 FEET TO THE NORTHERLY LINE OF LOT 20, BLOCK 39 OF SAID KINGS GATE PHASE 5; THENCE N 75°56'46" W, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE S 14°03'15" W, ALONG THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 35.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 265.00 FEET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 20 AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°24'38" A DISTANCE OF 145.28 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MANCHESTER TRAIL AS RECORDED IN SAID KINGS GATE PHASE 5, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT LIES N 31°27'14" W A DISTANCE OF 148.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°43'04" A DISTANCE OF 32.85 FEET TO A POINT OF TANGENCY; THENCE S 69°15'50" W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 25.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE RIGHTS-OF-WAY OF KINGS GATE PHASE 7A AS RECORDED IN PLAT BOOK 21, PAGE 3, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA THE FOLLOWING EIGHT (8) COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 96°32'08" A DISTANCE OF 42.12 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 350.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°15'17" A DISTANCE OF 172.60 FEET TO A POINT OF TANGENCY; THENCE N 14°03'15" E, A DISTANCE OF 230.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 113.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°31'11" A DISTANCE OF 20.75 FEET TO A POINT OF TANGENCY; THENCE N 03°32'04" E, A DISTANCE OF 365.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 363.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°26'40" A DISTANCE OF 91.51 FEET TO A POINT OF TANGENCY; THENCE N 10°54'35" W, A DISTANCE OF 204.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 79°05'24" E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF WESTGATE BOULEVARD PER AFORESAID KINGS GATE, PHASE 5, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.48 ACRES OF LAND MORE OR LESS.

PARCEL "C"

ALSO TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA; SAID PARCEL OF LAND INCLUDES LOTS 1 THRU 14, BLOCK 47 AS SHOWN AND DESIGNATED PER KINGS GATE, PHASE 6 AS RECORDED IN PLAT BOOK 19, PAGE 16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 15, BLOCK 47, KINGS GATE, PHASE 6 SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S 39°32'58" E, ALONG THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15 AND A POINT ON THE NORTHERLY LINE OF TRACT "A" AS SHOWN AND DESIGNATED ON AFORESAID PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "A", S 61°27'45" W, A DISTANCE OF 80.63 FEET; THENCE S 76°44'09" W, A DISTANCE OF 79.31 FEET; THENCE N 89°25'05" W, A DISTANCE OF 416.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1088.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°28'40", A DISTANCE OF 85.81 FEET TO A POINT OF TANGENCY; THENCE N 84°56'26" W, A DISTANCE OF 184.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 402.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°04'26", A DISTANCE OF 70.68 FEET TO A POINT OF TANGENCY; THENCE S 84°59'08" W, A DISTANCE OF 213.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1098.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°24'57", A DISTANCE OF 103.79 FEET TO A POINT OF TANGENCY; THENCE N 89°35'55" W, A DISTANCE OF 348.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 448.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°17'25", A DISTANCE OF 260.30 FEET TO A POINT OF TANGENCY; THENCE N 56°18'31" W, A DISTANCE OF 174.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 209.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°07'10", A DISTANCE OF 73.39 FEET TO A POINT OF NON-TANGENCY; THENCE N 13°34'18" E, A DISTANCE OF 85.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BUCKINGHAM WAY PER KINGS GATE, PHASE 7A SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 3 OF AFORESAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 294.00 FEET AND CHORD BEARING OF S 66°22'10" E 102.72 FEET, AN ARC DISTANCE OF 103.25 FEET TO A POINT OF TANGENCY; THENCE S 56°18'31" E, A DISTANCE OF 174.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 363.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°17'24", A DISTANCE OF 210.91 FEET TO A POINT OF TANGENCY; THENCE S 89°35'54" E, A DISTANCE OF 348.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1013.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°24'57", A DISTANCE OF 95.75 FEET TO A POINT OF TANGENCY; THENCE N 84°59'08" E, A DISTANCE OF 213.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 487.00 FEET; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF BUCKINGHAM WAY IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°04'26", A DISTANCE OF 85.62 FEET TO A POINT OF TANGENCY; THENCE S 84°56'26" E, A DISTANCE OF 184.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1013.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°24'57", A DISTANCE OF 363.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 211.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°07'53", A DISTANCE OF 147.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.02 ACRES OF LAND MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, BLOCK "39" PER KINGS GATE, PHASE 5 SUBDIVISION (PB 19 PG 26) BEING S 10°54'35" E.
- THIS SURVEY IS SUBJECT TO ADDITIONAL PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
- IMPROVEMENTS HAVE NOT BEEN INDICATED FOR THIS SURVEY. REFER TO TOPOGRAPHIC SURVEY COMPLETED BY HYATT SURVEY SERVICES IN FEBRUARY 2020 FOR IMPROVEMENTS.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED TO BELOW FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE CONTRACT BETWEEN HYATT SURVEY SERVICES, INC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM HYATT SURVEY SERVICES, INC. IS STRICTLY PROHIBITED AND RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO HYATT SURVEY SERVICES, INC.

TITLE: BOUNDARY SURVEY - KINGS GATE PHASE 8

LOCATION: SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

SEE SHEET 2 FOR BOUNDARY SURVEY

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

RUSSELL P. HYATT, P.S.M.
FLORIDA SURVEYORS REGISTRATION NO. 6303

Hyatt Survey Services, Inc.

LB No.: 7203 Geographic Data Specialists
2012 Lena Road Bradenton, Florida 34211
Phones (941) 748-4693 Fax: (941) 744-1643

DWG #:	KG BOUNDARY	Project Manager: JM	Drawn By: JM	Checked By: PH
Project No.:	04-1187-1	Survey Date:	04/2020	Scale: N/A

SHEET

1

OF 2

Kings Gate, Phase 8

A REPLAT OF LOTS 1 – 14, BLOCK 47

"KINGS GATE, PHASE 6"

PLAT BOOK 19, PAGE 16

AND A PORTION OF

SECTIONS 7 & 8, TOWNSHIP 40 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF CHARLOTTE } ss Neal Communities of Southwest Florida, LLC, a Florida Limited Liability Company and Kings Gate Homes, LLC, a Florida Limited Liability Company certifies ownership of Kings Gate, Phase 8 (the "subdivision") shown and described hereon, and does hereby designate and set apart all ingress & egress, utility and drainage easements shown and described on this plat, for said uses and purposes to the Kings Gate Homeowners Association, Inc., their successors, assigns, respective guests, licensees, invitees, utilities serving the subdivision, and other persons providing essential services to the subdivision, forever. Said utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission..

IN WITNESS WHEREOF, we have hereunto set our hand and seals this ____ day of _____, 2020.

Witness: _____ Neal Communities of Southwest Florida, LLC
NCDG Management, LLC

Print name: _____ By: _____
James R. Schier, Manager

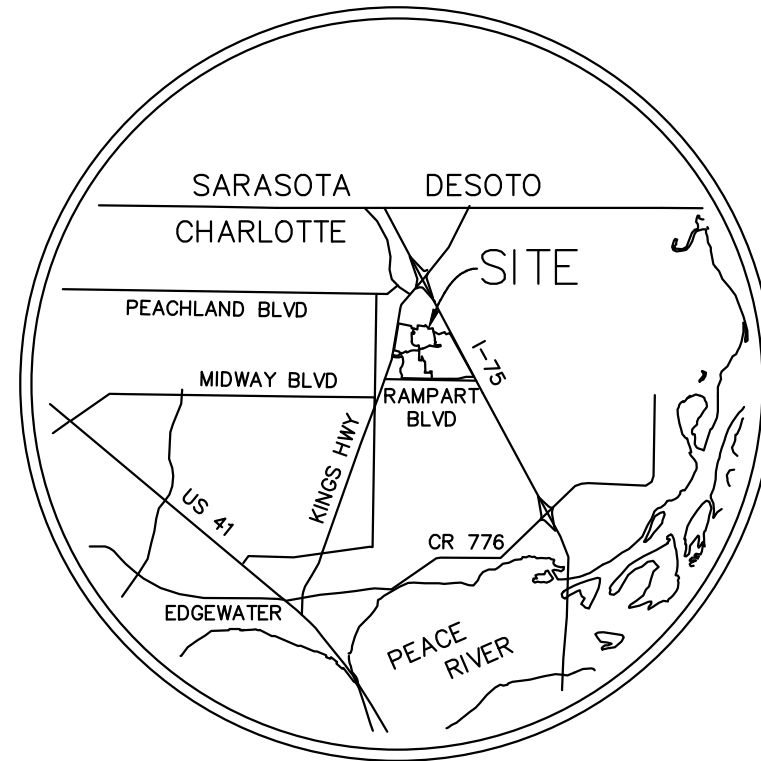
Witness: _____ Kings Gate Homes, LLC

Print name: _____ By: _____
Stephen C. Scalione, Manager

STATE OF FLORIDA }
COUNTY OF CHARLOTTE } ss

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____, who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

Notary Public, State of Florida



LOCATION MAP

NOT TO SCALE

SPECIAL NOTICE:

THE ROADWAYS, EASEMENTS, AND STORMWATER MANAGEMENT FACILITIES ON SITE ARE PRIVATE. AND WILL NOT BE MAINTAINED BY CHARLOTTE COUNTY

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.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Licensed and Registered Professional Surveyor and Mapper, hereby certify that this plat is a true and correct representation of the lands surveyed, and that the plat is based on a boundary survey that conforms with Florida Administrative Code Chapter 61 G17-6, pursuant to section 472.027 Florida statutes. I further certify that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 part 1, Florida Statutes and the applicable Charlotte County Regulations. The Permanent Control Monuments and Benchmarks were installed on _____. The Permanent Control Points (P.C.P.'s) and Lot Corners installation date will be certified by a recorded affidavit (within one year of the recording of this Plat or Prior to the release of the Improvement Bond.

DATE: _____ Pamela A. Hyatt, Professional Surveyor & Mapper
Florida Registration Certificate Number 5550
Hyatt Survey Services, Inc.
Certificate of Authorization No. LB 7203

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Professional Surveyor and Mapper employed by Charlotte County hereby certify that I have reviewed this plat for conformity to Chapter 177 part 1 of the Florida Statutes and find that the plat is in conformance with the provisions of said chapter.

(Date)

STEVEN L. FORD, County Surveyor,
Charlotte County, Florida
Professional Surveyor and Mapper No. 4992
State of Florida

PLAT BOOK ____ PAGE ____

SHEET 1 OF 7

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD APPROVAL OF PLANNING AND ZONING BOARD

I certify that this plat meets the requirements of the applicable Charlotte County Subdivision Regulations as modified and conforms with the Charlotte Comprehensive Land Use Plan.

Michael Gravesen, Chairman, Charlotte County Planning and Zoning Board

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA }
COUNTY OF CHARLOTTE } ss

I, _____, County Clerk of Charlotte 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 _____, Page (s) _____, Public Records of Charlotte County, Florida, this _____ day of _____, A.D. 2020.

Roger D. Eaton, Clerk of the Circuit Court

CERTIFICATE OF APPROVAL OF COUNTY PUBLIC HEALTH UNIT (CENTRAL SEWER SYSTEM AND PUBLIC WATER SUPPLY)

APPROVAL OF COUNTY PUBLIC HEALTH UNIT

I hereby certify that the properties described in this plat are to be developed utilizing a central sewer system and public water supply under regulatory jurisdiction of the Florida Department of Environmental Protection.

Johanna Wheelan, Environmental Administrator, County Health Department

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

APPROVAL OF COUNTY ATTORNEY

I, the undersigned, hereby certify that I have examined and approved this plat for recording this _____, day of _____, 2020.

Janette S. Knowlton, County Attorney

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA }
COUNTY OF CHARLOTTE } ss

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Charlotte, Florida, this _____ day of _____ A.D., 2020.

William G. Truex, Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

APPROVAL OF COUNTY ENGINEER

I, the undersigned, County Engineer for Charlotte County, Florida, hereby certify that all improvements have been constructed in accordance with Charlotte County Subdivision Regulations. All construction, paving and drainage, conforms to plans on file in the Public Works Department and with the action of the Planning and Zoning Board giving approval of the Preliminary Plat.

Date _____

JOANNE VERNON, P.E., County Engineer

Hyatt Survey Services, Inc.

2012 Lena Road LB 7203
Bradenton, Florida 34211
(941) 748-4693

5/29/2020 04-1187

LEGAL DESCRIPTION

PARCEL "A"

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 50, KINGS GATE, PHASE 7A SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 3, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N 09°13'05" W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 104.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WESTGATE BOULEVARD AS SHOWN AND DESIGNATED ON AFORESAID PLAT; THENCE ALONG THE RIGHTS-OF-WAY OF SAID KINGS GATE, PHASE 7A THE FOLLOWING THIRTY TWO (32) COURSES: N 66°44'30" E, A DISTANCE OF 138.14 FEET TO POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 113°39'35" A DISTANCE OF 49.59 FEET TO A POINT OF TANGENCY; THENCE S 00°24'06" W, A DISTANCE OF 170.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 176.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°10'17" A DISTANCE OF 222.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 23.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 142°22'38" A DISTANCE OF 57.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 235°00'21" A DISTANCE OF 184.58 FEET TO A POINT OF TANGENCY; THENCE N 15°36'06" E, A DISTANCE OF 15.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 86.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°19'54" A DISTANCE OF 131.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 153.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 72°07'53" A DISTANCE OF 193.25 FEET TO A POINT OF TANGENCY; THENCE N 00°24'06" E, A DISTANCE OF 172.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 48.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°37'35" A DISTANCE OF 16.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101°21'44" A DISTANCE OF 44.23 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 114.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°41'04" A DISTANCE OF 37.18 FEET TO A POINT OF TANGENCY; THENCE S 79°10'42" E, A DISTANCE OF 310.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 316.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°43'54" A DISTANCE OF 119.86 FEET TO A POINT OF TANGENCY; THENCE N 79°05'24" E, A DISTANCE OF 120.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'01" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S 10°54'35" E, A DISTANCE OF 204.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 337.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°26'40" A DISTANCE OF 84.96 FEET TO A POINT OF TANGENCY; THENCE S 03°32'04" W, A DISTANCE OF 364.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 87.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°31'11" A DISTANCE OF 15.97 FEET TO A POINT OF TANGENCY; THENCE S 14°03'15" W, A DISTANCE OF 230.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 376.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 81°57'05" A DISTANCE OF 537.80 FEET TO A POINT OF TANGENCY; THENCE S 67°53'50" E, A DISTANCE OF 529.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 184.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70°27'56" A DISTANCE OF 226.29 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82°25'04" A DISTANCE OF 35.96 FEET TO A POINT OF TANGENCY; THENCE S 84°59'08" W, A DISTANCE OF 256.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 987.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°24'57" A DISTANCE OF 93.30 FEET TO A POINT OF TANGENCY; THENCE N 89°35'54" W, A DISTANCE OF 348.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 337.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°17'24" A DISTANCE OF 195.80 FEET TO A POINT OF TANGENCY; THENCE N 56°18'31" W, A DISTANCE OF 174.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°26'26" A DISTANCE OF 30.39 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHTS-OF-WAY OF KINGS GATE, PHASE 7A, N 28°15'04" E, A DISTANCE OF 105.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT LIES S 28°15'04" W, A DISTANCE OF 425.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°26'26" A DISTANCE OF 40.36 FEET TO A POINT OF TANGENCY; THENCE S 56°18'31" E, A DISTANCE OF 174.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°17'24" A DISTANCE OF 134.80 FEET TO A POINT OF TANGENCY; THENCE S 89°35'54" E, A DISTANCE OF 348.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 882.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°24'57" A DISTANCE OF 83.37 FEET TO A POINT OF TANGENCY; THENCE N 84°59'08" E, A DISTANCE OF 151.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT LIES S 36°38'48" W A DISTANCE OF 79.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°32'41" A DISTANCE OF 20.05 FEET TO A POINT OF TANGENCY; THENCE N 67°53'50" W, A DISTANCE OF 529.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 481.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81°57'05" A DISTANCE OF 687.98 FEET TO A POINT OF TANGENCY; THENCE N 14°03'15" E, A DISTANCE OF 229.26 FEET; THENCE N 03°32'04" E, A DISTANCE OF 363.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 232.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°26'39" A DISTANCE OF 58.49 FEET TO A POINT OF TANGENCY; THENCE N 10°54'35" W, A DISTANCE OF 124.73 FEET; THENCE S 79°05'24" W; A DISTANCE OF 40.98 FEET; THENCE S 82°48'49" W, A DISTANCE OF 35.28 FEET; THENCE N 89°25'16" W, A DISTANCE OF 54.62 FEET; THENCE N 88°26'14" W, A DISTANCE OF 46.54 FEET; THENCE N 83°45'30" W, A DISTANCE OF 22.72 FEET; THENCE N 79°10'42" W, A DISTANCE OF 239.38 FEET; THENCE S 00°24'06" W, A DISTANCE OF 104.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 48.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°07'53" A DISTANCE OF 61.06 FEET TO A POINT REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 191.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°19'54" A DISTANCE OF 291.13 FEET TO A POINT OF TANGENCY; THENCE S 15°36'06" W, A DISTANCE OF 15.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 180°09'47" A DISTANCE OF 471.67 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY WHOSE RADIUS POINT LIES N 40°52'04" E A DISTANCE OF 281.50 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°32'01" A DISTANCE OF 243.36 FEET TO A POINT OF NON-TANGENCY; THENCE N 13°24'27" W, A DISTANCE OF 44.29 FEET; THENCE S 66°44'30" W, A DISTANCE OF 30.47 FEET; THENCE N 09°13'05" W, A DISTANCE OF 3.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.15 ACRES OF LAND MORE OR LESS.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Kings Gate, Phase 8

A REPLAT OF LOTS 1 – 14, BLOCK 47
"KINGS GATE, PHASE 6"
PLAT BOOK 19, PAGE 16
AND A PORTION OF
SECTIONS 7 & 8, TOWNSHIP 40 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

PARCEL "B"

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA; SAID PARCEL OF LAND INCLUDES A PORTION OF TRACT "M" AS SHOWN AND DESIGNATED ON KINGS GATE, PHASE 5 AS RECORDED IN PLAT BOOK 19, PAGE 26, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 39, KINGS GATE, PHASE 5 SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 26, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S 10°54'35" E, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 111.11 FEET; THENCE N 79°05'25" E, THROUGH AND ACROSS TRACT "M" AS RECORDED IN SAID KINGS GATE PHASE 5, A DISTANCE OF 15.00 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED AND RECORDED IN O.R. BOOK 3522, PAGE 841, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES: S 10°54'35" E, A DISTANCE OF 118.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 463.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°26'39" A DISTANCE OF 116.72 FEET TO A POINT OF TANGENCY; THENCE S 03°32'04" W, A DISTANCE OF 365.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 213.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°31'11" A DISTANCE OF 39.11 FEET TO A POINT OF TANGENCY; THENCE S 14°03'15" W, A DISTANCE OF 195.80 FEET TO THE NORTHERLY LINE OF LOT 20, BLOCK 39 OF SAID KINGS GATE PHASE 5; THENCE N 75°56'46" W, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE S 14°03'15" W, ALONG THE WESTERLY LINE OF SAID LOT 20, A DISTANCE OF 35.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 265.00 FEET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 20 AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°24'38" A DISTANCE OF 145.28 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MANCHESTER TRAIL AS RECORDED IN SAID KINGS GATE PHASE 5, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT LIES N 33°27'14" W A DISTANCE OF 148.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°43'04" A DISTANCE OF 32.85 FEET TO A POINT OF TANGENCY; THENCE S 69°15'50" W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 25.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE RIGHTS-OF-WAY OF KINGS GATE PHASE 7A AS RECORDED IN PLAT BOOK 21, PAGE 3, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA THE FOLLOWING EIGHT (8) COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 96°32'08" A DISTANCE OF 42.12 FEET TO A PONT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 350.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°15'17" A DISTANCE OF 172.60 FEET TO A POINT OF TANGENCY; THENCE N 14°03'15" E, A DISTANCE OF 230.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 113.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°31'11" A DISTANCE OF 20.75 FEET TO A POINT OF TANGENCY; THENCE N 03°32'04" E, A DISTANCE OF 365.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 363.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°26'40" A DISTANCE OF 91.51 FEET TO A POINT OF TANGENCY; THENCE N 10°54'35" W, A DISTANCE OF 204.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 79°05'24" E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF WESTGATE BOULEVARD PER AFORESAID KINGS GATE, PHASE 5, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.48 ACRES OF LAND MORE OR LESS.

PARCEL "C"

ALSO TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA; SAID PARCEL OF LAND INCLUDES LOTS 1 THRU 14, BLOCK 47 AS SHOWN AND DESIGNATED PER KINGS GATE, PHASE 6 AS RECORDED IN PLAT BOOK 19, PAGE 16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGIN AT THE NORTHWEST CORNER OF LOT 15, BLOCK 47, KINGS GATE, PHASE 6 SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S 39°32'58" E, ALONG THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15 AND A POINT ON THE NORTHERLY LINE OF TRACT "A" AS SHOWN AND DESIGNATED ON AFORESAID PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "A", S 61°27'43" W, A DISTANCE OF 80.63 FEET; THENCE S 76°44'09" W, A DISTANCE OF 79.31 FEET; THENCE N 89°25'05" W, A DISTANCE OF 416.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1098.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°28'40", A DISTANCE OF 85.81 FEET TO A POINT OF TANGENCY; THENCE N 84°56'26" W, A DISTANCE OF 184.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 402.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°04'26", A DISTANCE OF 70.68 FEET TO A POINT OF TANGENCY; THENCE S 84°59'08" W, A DISTANCE OF 213.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1098.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°24'57", A DISTANCE OF 103.79 FEET TO A POINT OF TANGENCY; THENCE N 89°35'55" W, A DISTANCE OF 348.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 448.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°17'25", A DISTANCE OF 260.30 FEET TO A POINT OF TANGENCY; THENCE N 56°18'31" W, A DISTANCE OF 174.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 209.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°07'10", A DISTANCE OF 73.39 FEET TO A POINT OF NON-TANGENCY; THENCE N 13°34'18" E, A DISTANCE OF 85.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BUCKINGHAM WAY PER KINGS GATE, PHASE 7A SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 3 OF AFORESAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 294.00 FEET AND CHORD BEARING OF S 66°22'10" E 102.72 FEET, AN ARC DISTANCE OF 103.25 FEET TO A POINT OF TANGENCY; THENCE S 56°18'31" E, A DISTANCE OF 174.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 363.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°17'24", A DISTANCE OF 210.91 FEET TO A POINT OF TANGENCY; THENCE S 89°35'54" E, A DISTANCE OF 348.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1013.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°24'57", A DISTANCE OF 95.75 FEET TO A POINT OF TANGENCY; THENCE N 84°59'08" E, A DISTANCE OF 213.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 487.00 FEET; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF BUCKINGHAM WAY IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°04'26", A DISTANCE OF 85.62 FEET TO A POINT OF TANGENCY; THENCE S 84°56'26" E, A DISTANCE OF 184.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1013.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°28'39", A DISTANCE OF 79.16 FEET TO A POINT OF TANGENCY; THENCE S 89°25'05" E, A DISTANCE OF 363.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 211.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°07'53", A DISTANCE OF 147.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.02 ACRES OF LAND MORE OR LESS.

Hyatt Survey Services, Inc.

2012 Lena Road
Bradenton, Florida 34211
(941) 748-4693

LB 7203

Kings Gate, Phase 8

A REPLAT OF LOTS 1 – 14, BLOCK 47
"KINGS GATE, PHASE 6"

PLAT BOOK 19, PAGE 16

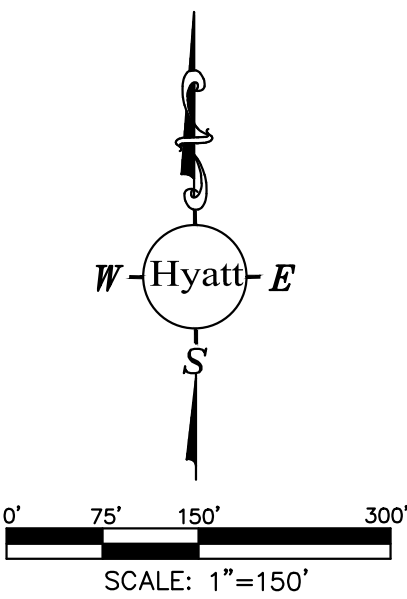
AND A PORTION OF

SECTIONS 7 & 8, TOWNSHIP 40 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF THIS COUNTY.

ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR & MAPPER
BM	BENCHMARK (NGVD 1929)
SPC	STATE PLANE COORDINATES
CL	CENTERLINE
R/W	RIGHT-OF-WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CH	CHORD
TYP.	TYPICAL
EL	ELEVATION
(R)	RADIAL LINE
(NR)	NON RADIAL LINE
PRM	PERMANENT REFERENCE MONUMENT
L#	LINE NUMBER
C#	CURVE NUMBER
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
UTIL.	UTILITY
EASE.	EASEMENT
SF	SQUARE FEET
OR	OFFICIAL RECORDS



NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING S 89°35'44" E.
2. TYPICAL DRAINAGE AND PUBLIC UTILITY LOT LINE EASEMENTS: 10 FEET ADJACENT TO AND PARALLEL WITH FRONT AND REAR LOT LINES.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Hyatt Survey Services, Inc.

2012 Lena Road LB 7203
Bradenton, Florida 34211
(941) 748-4693

Kings Gate, Phase 8

A REPLAT OF LOTS 1 – 14, BLOCK 47

"KINGS GATE, PHASE 6"

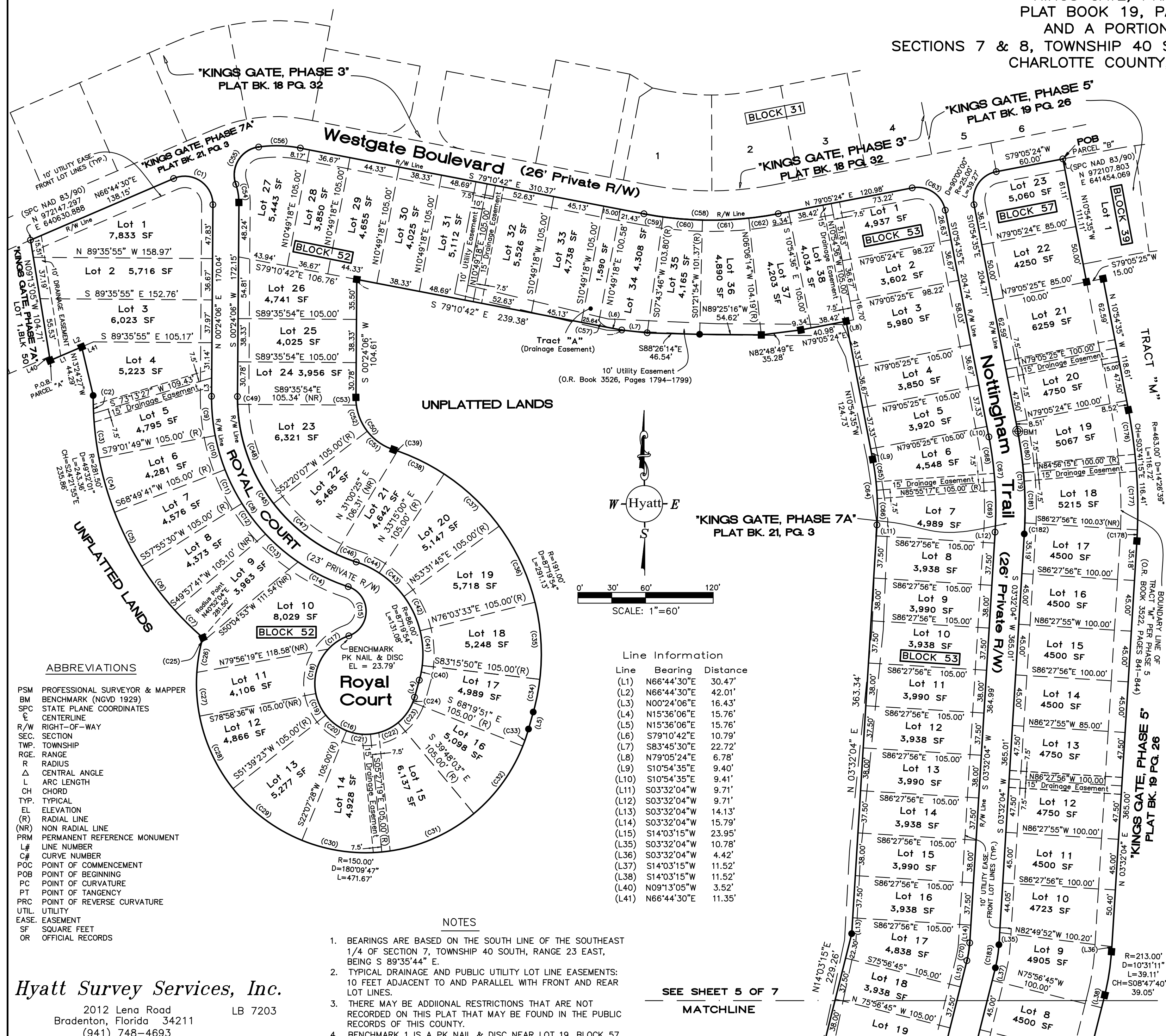
PLAT BOOK 19, PAGE 16

AND A PORTION OF

SECTIONS 7 & 8, TOWNSHIP 40 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDATHERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF THIS COUNTY.

LEGEND

- 4" X 4" CONCRETE MONUMENT SET (PRM LB 7203)
- IRON ROD & CAP SET (PRM LB 7203)
- PK NAIL AND DISC SET (PRM LB 7203)



Curve Information

Curve	Radius	Arc	Delta	Chord
(C1)	25.00'	49.59'	113°39'35"	N56°25'42"W 41.85'
(C2)	281.50'	15.90'	03°14'11"	S01°13'00"E 15.90'
(C3)	281.50'	39.97'	08°08'06"	S06°54'08"E 39.93'
(C4)	281.50'	50.12'	10°12'08"	S16°04'15"E 50.06'
(C5)	281.50'	53.57'	10°54'11"	S26°37'25"E 53.49'
(C6)	281.50'	48.95'	09°57'49"	S37°03'25"E 48.89'
(C7)	281.50'	34.85'	07°05'37"	S45°35'07"E 34.83'
(C8)	176.50'	222.32'	72°10'17"	S35°41'30"E 207.92'
(C9)	176.50'	35.03'	11°22'17"	S05°17'03"E 34.97'
(C10)	176.50'	31.43'	10°12'08"	S16°04'15"E 31.39'
(C11)	176.50'	33.59'	10°54'11"	S26°37'25"E 33.54'
(C12)	176.50'	34.36'	11°09'15"	S37°39'08"E 34.31'
(C13)	176.50'	38.03'	12°20'39"	S49°24'05"E 37.95'
(C14)	176.50'	49.89'	16°11'47"	S63°40'18"E 49.73'
(C15)	23.00'	57.15'	142°22'38"	S00°34'52"E 43.54'
(C16)	45.00'	184.58'	235°00'21"	S46°53'44"E 79.83'
(C17)	45.00'	21.69'	27°37'00"	S56°47'57"W 21.48'
(C18)	45.00'	42.57'	54°12'09"	S15°53'20"W 41.00'
(C19)	45.00'	21.31'	27°07'53"	S24°46'41"E 21.11'
(C20)	45.00'	23.19'	29°31'54"	S53°06'34"E 22.94'
(C21)	45.00'	21.66'	27°34'46"	S81°39'54"E 21.45'
(C22)	45.00'	26.98'	34°20'43"	N67°22'22"E 26.57'
(C23)	45.00'	22.41'	28°31'49"	N35°56'06"E 22.18'
(C24)	45.00'	4.89'	06°13'53"	N18°33'15"E 4.89'
(C25)	150.00'	4.44'	01°41'40"	S14°55'03"W 4.44'
(C26)	150.00'	26.86'	10°15'33"	S08°56'26"W 26.82'
(C27)	150.00'	38.98'	14°53'27"	S03°38'04"E 38.87'
(C28)	150.00'	71.38'	27°15'49"	S24°42'42"E 70.71'
(C29)	150.00'	77.31'	29°31'55"	S53°06'34"E 76.46'
(C30)	150.00'	72.20'	27°34'47"	S81°39'55"E 71.51'
(C31)	150.00'	89.92'	34°20'44"	N67°22'19"E 88.58'
(C32)	150.00'	74.69'	28°31'49"	N35°56'03"E 73.92'
(C33)	150.00'	15.89'	06°04'03"	N18°38'07"E 15.88'
(C34)	191.00'	29.55'	08°51'56"	N11°10'08"E 29.52'
(C35)	191.00'	68.93'	20°40'37"	N03°36'08"W 68.56'
(C36)	191.00'	75.11'	22°31'48"	N25°12'21"W 74.62'
(C37)	191.00'	67.60'	20°16'45"	N46°36'37"W 67.25'
(C38)	191.00'	46.16'	13°50'46"	N63°40'23"W 46.05'
(C39)	191.00'	3.78'	01°08'02"	N71°09'47"W 3.78'
(C40)	86.00'	13.31'	08°51'54"	N11°10'08"E 13.29'
(C41)	86.00'	31.04'	20°40'37"	N03°36'08"W 30.87'
(C42)	86.00'	33.82'	22°31'48"	N25°12'20"W 33.60'
(C43)	86.00'	30.44'	20°16'45"	N46°36'37"W 30.28'
(C44)	86.00'	22.49'	14°58'48"	N64°14'24"W 22.42'
(C45)	153.50'	193.25'	72°07'53"	N35°39'51"W 180.74'
(C46)	153.50'	19.71'	07°21'30"	N68°03'03"W 19.70'
(C47)	153.50'	71.55'	26°42'24"	N51°01'05"W 70.90'
(C48)	153.50'	95.09'	35°29'35"	N19°55'06"W 93.58'
(C49)	153.50'	6.89'	02°34'23"	N00°53'07"W 6.89'
(C50)	48.50'	61.06'	72°07'53"	N35°39'51"W 57.11'
(C51)	48.50'	28.84'	34°03'55"	N54°41'51"W 28.41'
(C52)	48.50'	25.31'	29°53'51"	N22°42'58"W 25.02'
(C53)	48.50'	6.92'	08°10'08"	N03°40'59"W 6.91'
(C54)	48.00'	16.44'	19°37'35"	N09°24'42"W 16.36'
(C55)	25.00'	44.23'	101°21'44"	N31°27'23"E 38.68'
(C56)	114.00'	37.18'	18°41'04"	S88°31'13"E 37.01'
(C57)	15.00'	11.83'	45°10'21"	S56°35'31"E 11.52'
(C58)	316.00'	119.86'	21°43'54"	N89°57'21"E 119.14'
(C59)	316.00'	17.05'	03°05'32"	S80°43'28"E 17.05'
(C60)	316.00'	35.10'	06°21'52"	S85°27'10"E 35.08'
(C61)	316.00'	41.19'	07°28'08"	N87°37'50"E 41.16'
(C62)	316.00'	26.51'	04°48'22"	N81°29'35"E 26.50'
(C63)	25.00'	39.27'	90°00'01"	S55°54'36"E 35.36'
(C64)	232.00'	58.49'	14°26'39"	S03°41'15"E 58.33'
(C65)	232.00'	27.66'	06°49'52"	S07°29'39"E 27.64'
(C66)	232.00'	30.83'	07°36'47"	S00°16'19"E 30.80'
(C67)	337.00'	84.96'	14°26'40"	S03°41'16"E 84.74'
(C68)	337.00'	40.17'	06°49'48"	S07°29'41"E 40.15'
(C69)	337.00'	44.78'	07°36'47"	S00°16'19"E 44.75'
(C70)	87.00'	15.97'	10°31'11"	S08°47'40"W 15.95'
(C71)	463.00'	47.25'	05°50'49"	S07°59'10"E 47.23'
(C72)	463.00'	59.65'	07°22'54"	S01°22'19"E 59.61'
(C73)	463.00'	9.82'	01°12'56"	S02°55'36"W 9.82'
(C74)	363.00'	91.53'	14°26'40"	S03°41'16"E 91.27'
(C75)	363.00'	37.05'	05°50'55"	S07°59'08"E 37.04'
(C76)	363.00'	44.64'	07°02'48"	S01°32'17"E 44.62'
(C77)	363.00'	9.82'	01°32'57"	S02°45'36"W 9.82'
(C78)	363.00'	20.75'	10°31'11"	S08°47'40"W 20.72'

SEE SHEET 5 OF 7
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