

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

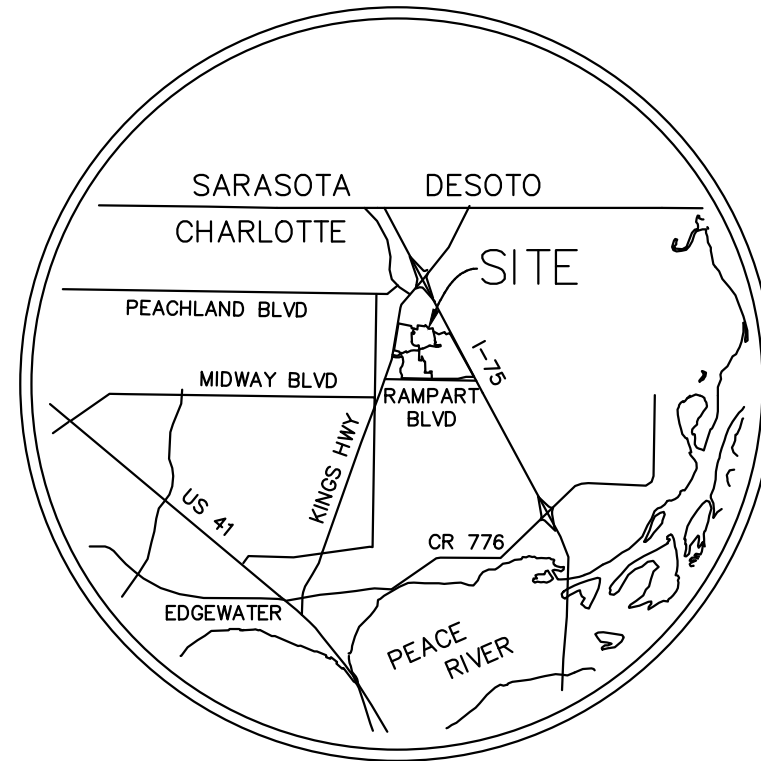
Witness: _____ Kings Gate Homes, LLC

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

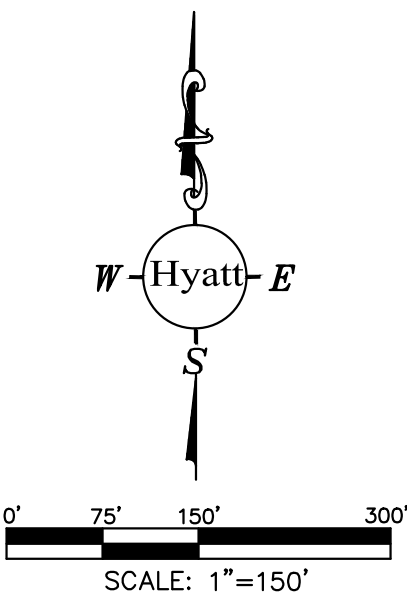
AND A PORTION OF

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

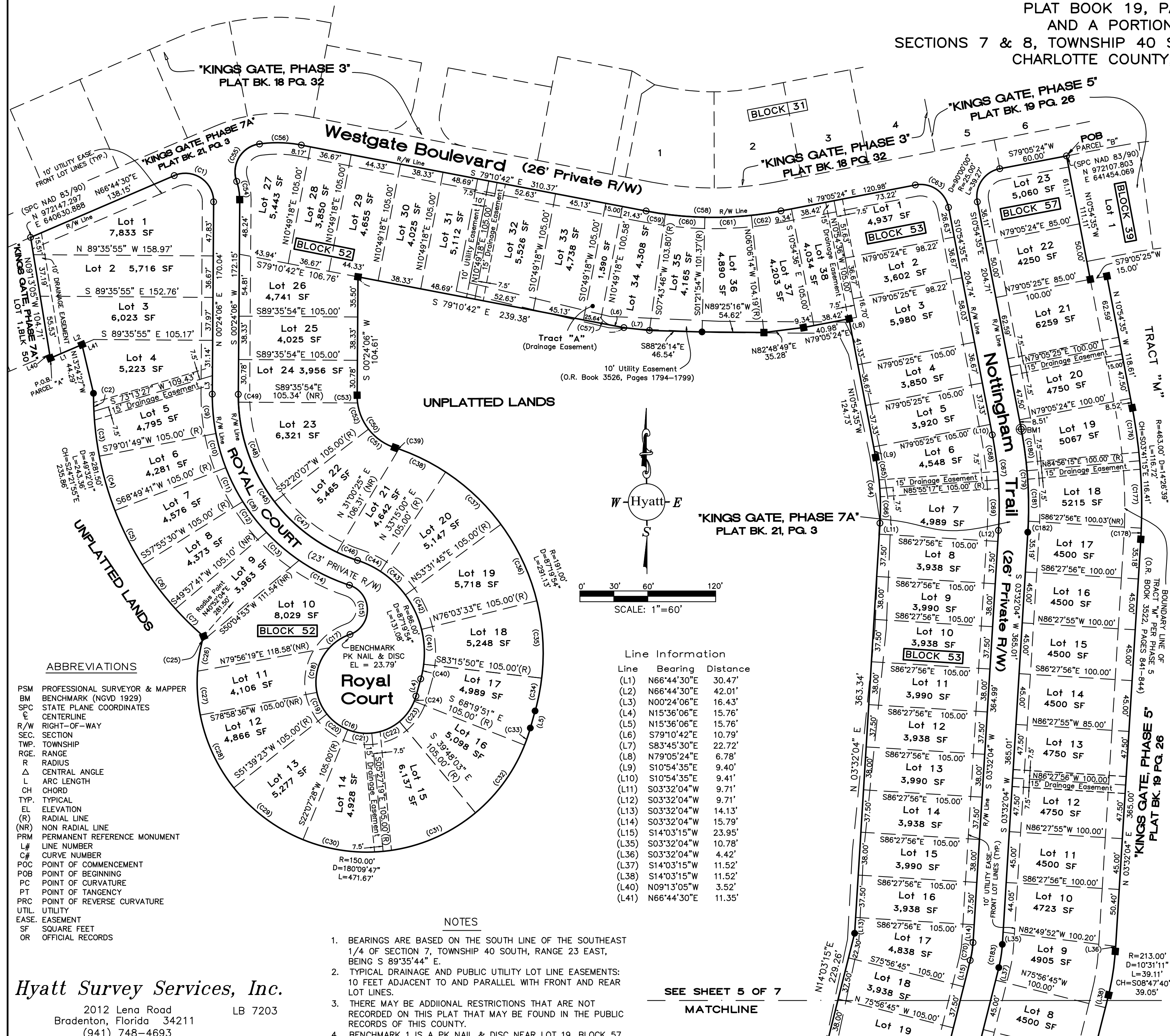
1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING S 89°35'44" E.
2. TYPICAL DRAINAGE AND PUBLIC UTILITY LOT LINE EASEMENTS: 10 FEET ADJACENT TO AND PARALLEL WITH FRONT AND REAR LOT LINES.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE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

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

5/29/2020 04-1187



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
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ABBREVIATIONS

PSM PROFESSIONAL SURVEYOR & MAPPER
BM BENCHMARK (NGVD 1929)
SPC STATE PLANE COORDINATES
C CENTERLINE
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TWP. TOWNSHIP
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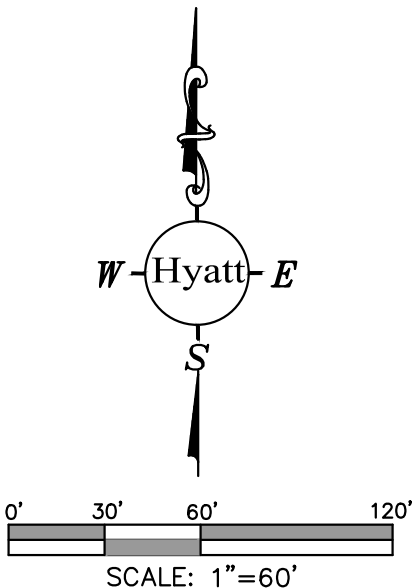
Curve Information

Curve	Radius	Arc	Delta	Chord
(C70)	87.00'	15.97'	10°31'11"	S08°47'40"W 15.95'
(C71)	481.00'	25.08'	02°59'14"	N12°33'39"E 25.07'
(C72)	481.00'	47.99'	05°42'58"	N08°12'33"E 47.97'
(C73)	481.00'	49.63'	05°54'42"	N02°23'42"E 49.61'
(C74)	481.00'	46.27'	05°30'42"	N03°19'00"W 46.25'
(C75)	481.00'	51.66'	06°09'11"	N09°08'56"W 51.63'
(C76)	481.00'	54.43'	06°29'01"	N15°28'03"W 54.40'
(C77)	481.00'	59.31'	07°03'52"	N22°14'29"W 59.27'
(C78)	481.00'	40.55'	04°49'47"	N28°11'18"W 40.53'
(C79)	481.00'	55.84'	06°39'03"	N33°55'44"W 55.80'
(C80)	481.00'	61.20'	07°17'23"	N40°53'57"W 61.16'
(C81)	481.00'	50.04'	05°57'37"	N47°31'27"W 50.02'
(C82)	481.00'	47.99'	05°42'58"	N53°21'44"W 47.97'
(C83)	481.00'	50.04'	05°57'37"	N59°12'02"W 50.02'
(C84)	481.00'	47.99'	05°42'57"	N65°02'19"W 47.97'
(C85)	376.00'	19.60'	02°59'13"	N12°33'39"E 19.60'
(C86)	376.00'	37.51'	05°42'58"	N08°12'34"E 37.50'
(C87)	376.00'	38.80'	05°54'43"	N02°23'44"E 38.78'
(C88)	376.00'	36.17'	05°30'42"	N03°18'59"W 36.16'
(C89)	376.00'	40.38'	06°09'11"	N09°08'55"W 40.36'
(C90)	376.00'	38.18'	05°49'03"	N15°08'03"W 38.16'
(C91)	376.00'	35.65'	05°25'57"	N20°45'33"W 35.64'
(C92)	376.00'	46.77'	07°07'39"	N27°02'22"W 46.74'
(C93)	376.00'	43.65'	06°39'03"	N33°55'43"W 43.62'
(C94)	376.00'	47.84'	07°17'23"	N40°53'56"W 47.81'
(C95)	376.00'	39.12'	05°57'37"	N47°31'26"W 39.10'
(C96)	376.00'	37.51'	05°42'58"	N53°21'44"W 37.50'
(C97)	376.00'	39.12'	05°57'37"	N59°12'01"W 39.10'
(C98)	376.00'	37.51'	05°42'57"	N65°02'18"W 37.49'
(C99)	79.00'	20.05'	14°32'41"	N60°37'33"W 20.00'
(C100)	79.00'	6.59'	04°46'40"	N65°30'33"W 6.59'
(C101)	79.00'	8.24'	05°58'26"	N60°08'00"W 8.23'
(C102)	79.00'	5.23'	03°47'34"	N55°14'59"W 5.23'
(C103)	184.00'	14.73'	04°35'14"	N65°36'15"W 14.73'
(C104)	184.00'	95.69'	29°47'52"	N48°24'42"W 94.62'
(C183)	363.00'	20.75'	10°31'11"	S08°47'40"W 20.72'
(C184)	265.00'	10.02'	02°10'00"	S12°58'15"W 10.02'
(C185)	265.00'	42.79'	09°15'03"	S07°15'43"W 42.74'
(C186)	265.00'	42.50'	09°11'17"	S01°57'27"E 42.45'
(C187)	265.00'	49.97'	10°48'18"	S11°57'14"E 49.90'
(C188)	350.00'	172.60'	28°15'17"	S00°04'23"E 170.85'
(C189)	350.00'	13.81'	02°15'40"	S12°55'25"W 13.81'
(C190)	350.00'	55.93'	09°09'23"	S07°12'53"W 55.87'
(C191)	350.00'	57.85'	09°28'10"	S02°05'54"E 57.78'
(C192)	350.00'	45.01'	07°22'03"	S10°31'00"E 44.98'
(C193)	25.00'	42.12'	96°32'08"	S62°28'06"E 37.31'
(C194)	148.00'	32.85'	12°43'03"	N62°54'19"E 32.78'

Line Information

Line	Bearing	Distance
(L13)	S03°32'04"W	14.13'
(L14)	S03°32'04"W	15.79'
(L15)	S14°03'15"W	23.95'
(L16)	S14°03'15"W	18.46'
(L17)	S14°03'15"W	18.46'
(L35)	S03°32'04"W	10.78'
(L36)	S03°32'04"W	4.42'
(L37)	S14°03'15"W	11.52'
(L38)	S14°03'15"W	11.52'
(L39)	S69°15'50"W	25.77'

SEE SHEET 4 OF 7
MATCHLINE



UNPLATTED LANDS

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)

NOTES

- 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.
- TYPICAL DRAINAGE AND PUBLIC UTILITY LOT LINE EASEMENTS: 10 FEET ADJACENT TO AND PARALLEL WITH FRONT AND REAR LOT LINES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BENCHMARK 2 IS A PK NAIL & DISC NEAR LOT 1, BLOCK 57, ELEVATION = 23.67.

Hyatt Survey Services, Inc.

2012 Lena Road LB 7203
Bradenton, Florida 34211
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5/29/2020 04-1187

UNPLATTED LANDS

SEE SHEET 6 OF 7
MATCHLINE

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
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TYP.	TYPICAL
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(R)	RADIAL LINE
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PRM	PERMANENT REFERENCE MONUMENT
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PRC	POINT OF REVERSE CURVATURE
UTIL.	UTILITY
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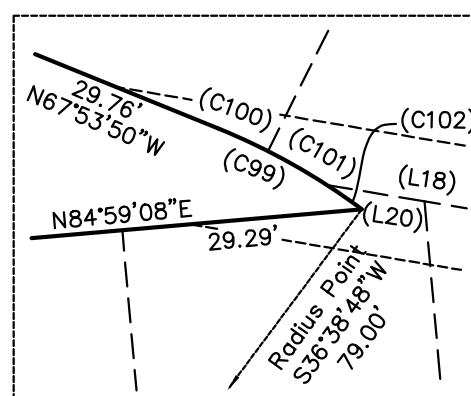
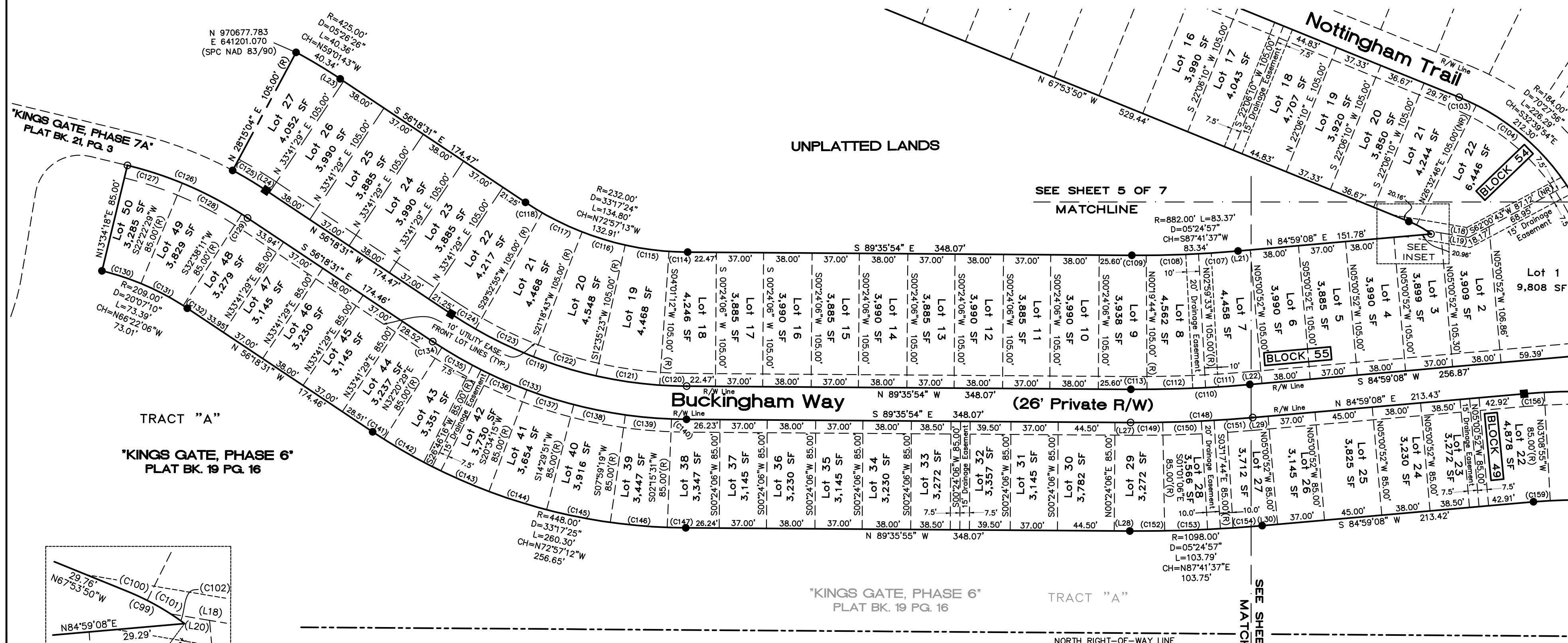
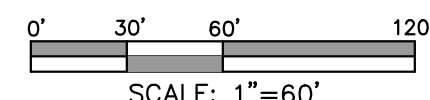
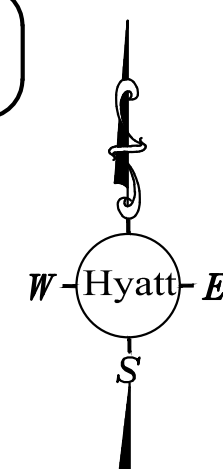
Curve Information

Curve	Radius	Arc	Delta	Chord
(C99)	79.00'	20.05'	14°32'41"	N60°37'33"W 20.00'
(C100)	79.00'	6.59'	04°46'40"	N65°30'33"W 6.59'
(C101)	79.00'	8.24'	05°58'26"	N60°08'00"W 8.23'
(C102)	79.00'	5.23'	03°47'34"	N55°14'59"W 5.23'
(C103)	184.00'	14.73'	04°35'14"	N65°36'15"W 14.73'
(C104)	184.00'	95.69'	29°47'52"	N48°24'42"W 94.62'
(C105)	184.00'	115.87'	36°04'50"	N15°28'21"W 113.97'
(C106)	25.00'	35.96'	82°25'04"	N43°46'36"E 32.94'
(C107)	882.00'	31.13'	02°01'19"	S85°59'48"W 31.12'
(C108)	882.00'	41.00'	02°39'49"	S88°20'22"W 41.00'
(C109)	882.00'	11.24'	00°43'49"	N89°57'49"W 11.24'
(C110)	987.00'	93.30'	05°24'57"	S87°41'37"W 93.26'
(C111)	987.00'	34.83'	02°01'19"	S85°59'48"W 34.83'
(C112)	987.00'	45.88'	02°39'49"	S88°20'22"W 45.88'
(C113)	987.00'	12.58'	00°43'49"	N89°57'49"W 12.58'
(C114)	232.00'	14.65'	03°37'06"	N87°47'21"W 14.65'
(C115)	232.00'	34.70'	08°34'12"	N81°41'43"W 34.67'
(C116)	232.00'	35.32'	08°43'20"	N73°02'57"W 35.28'
(C117)	232.00'	34.70'	08°34'12"	N64°24'11"W 34.67'
(C118)	232.00'	15.43'	03°48'34"	N58°12'48"W 15.42'
(C119)	337.00'	195.80'	33°17'24"	N72°57'13"W 193.06'
(C120)	337.00'	21.28'	03°37'06"	N87°47'21"W 21.28'
(C121)	337.00'	50.41'	08°34'12"	N81°41'43"W 50.36'
(C122)	337.00'	51.30'	08°43'20"	N73°02'57"W 51.25'
(C123)	337.00'	50.41'	08°34'12"	N64°24'11"W 50.36'
(C124)	337.00'	22.41'	03°48'34"	N58°12'48"W 22.40'
(C125)	320.00'	30.39'	05°26'26"	N59°01'43"W 30.37'
(C126)	294.00'	103.24'	20°07'11"	N66°22'06"W 102.71'
(C127)	294.00'	45.17'	08°48'11"	N72°01'36"W 45.13'
(C128)	294.00'	52.66'	10°15'42"	N62°29'40"W 52.58'
(C129)	294.00'	5.42'	01°03'19"	N56°50'10"W 5.42'
(C130)	209.00'	32.12'	08°48'22"	N72°01'29"W 32.09'
(C131)	209.00'	37.43'	10°15'41"	N62°29'28"W 37.38'
(C132)	209.00'	3.84'	01°03'06"	N56°50'04"W 3.84'
(C133)	363.00'	210.91'	33°17'24"	N72°57'13"W 207.96'
(C134)	363.00'	8.55'	01°21'01"	N56°59'01"W 8.55'
(C135)	363.00'	35.29'	05°34'13"	N60°26'38"W 35.28'
(C136)	363.00'	39.28'	06°12'01"	N66°19'44"W 39.26'
(C137)	363.00'	38.48'	06°04'24"	N72°27'57"W 38.46'
(C138)	363.00'	41.24'	06°30'32"	N78°45'25"W 41.22'
(C139)	363.00'	36.30'	05°43'48"	N84°52'35"W 36.29'
(C140)	363.00'	11.77'	01°51'25"	N88°40'12"W 11.77'
(C141)	448.00'	10.57'	01°21'06"	N56°59'03"W 10.57'
(C142)	448.00'	43.56'	05°34'13"	N60°26'43"W 43.54'
(C143)	448.00'	48.48'	06°12'01"	N66°19'50"W 48.46'
(C144)	448.00'	47.49'	06°04'24"	N72°27'57"W 47.47'
(C145)	448.00'	50.89'	06°30'32"	N78°45'30"W 50.87'
(C146)	448.00'	44.80'	05°43'48"	N84°52'40"W 44.79'
(C147)	448.00'	14.51'	01°51'21"	N88°40'14"W 14.51'
(C148)	1013.00'	95.75'	05°24'57"	N87°41'37"E 95.72'
(C149)	1013.00'	25.10'	01°25'11"	N89°41'30"E 25.10'
(C150)	1013.00'	40.26'	02°16'38"	N87°50'35"E 40.26'
(C151)	1013.00'	30.39'	01°43'07"	N85°50'42"E 30.39'
(C152)	1098.00'	27.22'	01°25'13"	N89°41'29"E 27.22'
(C153)	1098.00'	43.64'	02°16'38"	N87°50'33"E 43.64'
(C154)	1098.00'	32.93'	01°43'06"	N85°50'41"E 32.93'
(C155)	487.00'	15.86'	01°51'56"	N85°55'06"E 15.86'
(C159)	402.00'	13.10'	01°52'04"	N85°55'10"E 13.10'

Line Information

Line	Bearing	Distance
(L18)	S80°26'20"E	34.09'
(L19)	S80°26'20"E	21.97'
(L20)	S80°26'20"E	12.12'
(L21)	S84°59'08"W	9.48'
(L22)	S84°59'08"W	9.48'
(L23)	S56°18'31"E	3.22'
(L24)	S56°18'31"E	3.22'
(L27)	S89°35'54"E	12.34'
(L28)	S89°35'54"E	12.33'
(L29)	N84°59'08"E	12.01'
(L30)	N84°59'08"E	12.01'

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



INSET

NOTES

- 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.
- TYPICAL DRAINAGE AND PUBLIC UTILITY LOT LINE EASEMENTS: 10 FEET ADJACENT TO AND PARALLEL WITH FRONT AND REAR LOT LINES.
- THERE 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)

Hyatt Survey Services, Inc.

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