

TAB 7

Point Paper
Sanctuary Cove Final Plat
US 301/Canal Road

Background:

Sanctuary Cove is located on the south side of US 301, east of Canal Road. The overall project proposes 255 single family lots, multi-family condominiums, and a future commercial area fronting on US 301. This is a request to plat the single family residential portion of the project and represents the only subdivision plat for the project. The multi-family areas will be recorded as condominium plats. The commercial portion will require approval of a general development plan prior to construction.

The construction of the infrastructure is complete for the area to be platted. All of the infrastructure will be maintained by the Sanctuary Cove Community Development District. Staff has reviewed the plat for consistency with the approved construction plans and finds the plat to be consistent. The DRC minutes are attached. No Planning and Zoning Board action is required for a Final Plat

Staff Recommendation:

All final plat applications require the signature of the Mayor, City Clerk, City Engineer, and City Surveyor on the plat prior to recording. The proposal meets city requirements for platting. As such, staff recommends approval of the request.

Budget Impact:

None

City of Palmetto
Development Review Committee
Meeting Minutes
March 12, 2008

PRESENT

Bob Schmitt, City Planner
Frank Woodard, Deputy Director Engineering
Dick Clarke, ZNS Engineering
Matt Bloome, Stormwater Manager
Ken Hawkins, Planner 1
Linda Butler, Planning Tech.

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. 9:00 a.m. – Pre-application Meeting:

a. South Pullen Tract (Project #04-431) (Bryan Cale & Whiting Preston)

- 2 unit building and carriage homes
- 51 single family homes
- Consistent with original GDP
- Drainage requirements
- Future plans for vacuum sewer
- GDP in by April 18th
- No gated entry

2. Discussion/Distribution of Plan:

a. Sanctuary Cove Final Plat (Project #05-443F) (1st Submittal)

- Legal issues, check survey

b. Riviera Walk East Final Plat (Project #04-386F) (1st Submittal)

- Schedule re-inspection
- Site needs to be cleaned
- Put comments in writing, forward to Bob

c. MCAT Transfer Station

- Issue with sewer
- Bus traffic direction
- Invite MCAT in for next DRC meeting (Bob will e-mail Mark Muller, instruct him to contact Duane Kinn regarding specifics of project)

3. Comments Due:

a. Palmetto Town Center GDP (GDP# 0707) (3rd submittal)

- Presented new elevations to P&Z Board at there request

b. Riviera Dunes Banquet Center (2nd submittal) (#07-575)

- Dumpster is the only issue
- Send comments

4. Plan Sign Off Review

- a.** None

5. Team Inspection

- a** None

6. New Business

- a.** None

7. Old Business

- a.** RaceTrac Renovation: Project moving forward, conduit issue resolved
- b.** Sunnydale Properties: City Commission approved the process to move forward with annexation.

c. Gulling Variance: Applicant pulled variance

d. 17th Street East easement: Bob stated this is the easement in front of Memphis Industrial Park that is under construction. Dick stated to the best of his knowledge this easement came up when the City was considering upsizing and taking over the lift station, it was founded that is was not needed.

A question arose regarding the status of Pelican Bay. It was stated there are some issues with the County.

8. Adjourned

City of Palmetto
Development Review Committee
Meeting Minutes
March 26, 2008

PRESENT

Bob Schmitt, City Planner
Duane Kinn, Deputy Director of Operations
Frank Woodard, Deputy Director Engineering
Dick Clarke, ZNS Engineering
Matt Bloome, Stormwater Manager
Ken Hawkins, Planner 1
Linda Butler, Planning Tech.

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:

- a. Spacebox @ Palmetto (Project #05-434)
 - Survey on Condo Plat
 - See attached DRC comments and Lincoln Associates response
- b. MCAT Transit Station (Project #06-499) Mark Mueller, JAG Engineering, Jane Boatman, Fawley Bryant, Erin Tracht, JAG Engineering.
 - Upgrade lift station, due to flow into station
 - Bus route
 - Mr. Mueller will provide information to Mr. Kinn to be passed on to Ray for review
 - Construction by end of year
 - Fence added per City's request
- c. Lukowiak AN-PA-Z-08-04
 - Will go before P&Z on April 14, 2008
 - No utilities

2. Comments Due

a. Sanctuary Cove Final Plat (Project #05-443F) (1st Submittal)

- 1st read April 21, 2008, subject to change
- Review plans
- Fence has to come down or Sanctuary Cove take control of ditch
- Matt will document meeting w/county regarding removal of fence and send via e-mail

b. Riviera Walk East Final Plat (Project #04-386F) (1st Submittal)

- Schedule site re-inspection April 1st, 2008
- Site needs to be cleaned
- Smoke test performed, PW crew to be present

3. Pre-application Meeting: David Bailey, John Cucci

- Formerly Sunrise Hotel, located on 17th St W (listed as transient housing)
- Total 14 units on property
- Plans to add 12 more units including a manager office
- Clean up property
- Master meter vs. individual meters
- Gravity sewer
- Site visit

4. Plan Sign Off Review

None

5. Team Inspection

None

6. New Business

- a. LDC Amendments. Will meet on April 2 to review and make changes to the LDC.
- b. A-1 Mini-Storage
 - No plans to expand upon

- Make improvements
- Permitted use
- Pepper Trees to be removed
- Go through SWFWMD
- See comment sheet

7. Old Business

None

8. Adjourned

City of Palmetto
Development Review Committee
Meeting Minutes
May 28, 2008

PRESENT

Bob Schmitt, City Planner
Frank Woodard, Deputy Director Engineering
Dick Clarke, ZNS Engineering
Matt Bloome, Stormwater Manager
Ken Hawkins, Planner 1
Commissioner Eric Ball, City of Palmetto Commissioner
Linda Butler, Planning Tech.

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:
 - a. Request for TC/O Schott mini-Storage (05-437)
 - Received letter regarding request for TC/O
 - Occupancy is still an issue
 - A designated use has not been identified
 - Proper submittal of paperwork was not submitted
2. Comments Due
 - a. Pullen Estates GDP (04-431)
 - Need to send DRC comments to Brian Cale
 - This project is not a rush project, not high priority at this time
 - A new map has been requested
 - Garbage pick-up
 - Sewer issues; direction of flow, need details on tie-in and who will be responsible for drainage ditch, lift station upgrade
 - Are the Amenities Center public buildings? And will the floor area ratio be required in the plans?
 - There are no parking shown for the amenity building
 - Need to know how many units in each building

3. Pre-application Meetings:

None

4. Plan Sign Off Review

None

5. Team Inspection

None

6. New Business

None

7. Old Business

a. Sanctuary Cove Final Plat (05-443F)

- Need Jim's comments
- Need to keep detailed documentation of project's progress

b. Sanctuary Cove Community Center (Const. Plans 1st Submittal) (08-580)

- Same as above (a)

c. Sanctuary Cove Sales Center (Construction Plans 1st Submittal) (08-581)

- Same as above (a)

d. McDonald's Sign (CU 0802)

- Will go before P&Z June 9th and City Commission on June 16th
- Follow ordinance guideline, however it was not followed before
- Need to be consistent with other surrounding establishments

e. C&D Migrant Housing (Const. Plans 1st Submittal) (08-579)

- Contingent upon receiving the Conditional Use permit, which go before P&Z on July 14th, 2008
- Need DRC comments on plans, due June 11, 2008
- Review parking, need parking designation, provide fire lane, possible stripping to maintain drive width
- Units needs to be identified
- Dumpster location not an issue
- Existing sewer-tie in

f. Palmetto Town Center FSP (07-574)

- Drive isle evaluated
- Need development agreement
- Need e-mail from Roger and a resolution from NRFD

g. MCAT Transit Station (06-499)

- Ralf Heseler, MCAT presented the changes of the transit station proposed plans to City Commission, changes were approved.
- Need to verify if the water and sewer issues have been resolved
- Plans cannot be signed off until all issues are resolved

h. Riviera Walk East Final Plat (04-386F) 4/1/08

- There is the possibility of the property being sold
- Ken will follow-up with Jennifer regarding punch list, also send DRC meeting comments, if no response in 2 weeks, after June 11th the application will be consider abandoned.

i. Spacebox @ Palmetto (05-434)

- Ken will prepare comments for response to Scott

8. Adjourned: 10:30 a.m.

LEGAL DESCRIPTION

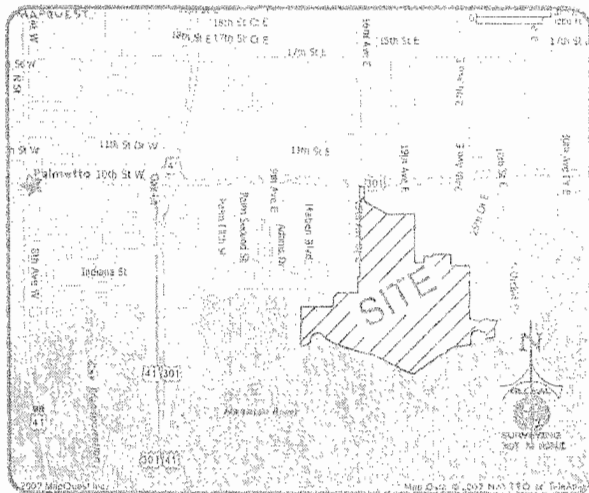
A PARCEL OF LAND LYING AND BEING IN SECTIONS 13 & 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND SECTIONS 18 & 19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF PALMETTO, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 680.51 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE N.00°07'57"E, A DISTANCE OF 1,947.52 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (148' PUBLIC RIGHT OF WAY); THENCE N.89°05'42"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 101.01 FEET; THENCE S.00°07'54"W, A DISTANCE OF 271.24 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 90.00 FEET, AND A CENTRAL ANGLE OF 82°01'16"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.30°54'14"E, A DISTANCE OF 92.80 FEET; THENCE S.81°58'22"E, A DISTANCE OF 508.10 FEET TO A POINT OF CURVATURE, CONCAVE NORTH, HAVING A RADIUS OF 85.00 FEET, AND A CENTRAL ANGLE OF 28°57'56"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.78°25'20"E, A DISTANCE OF 47.52 FEET; THENCE N.89°05'42"E, A DISTANCE OF 588.01 FEET; THENCE S.00°28'38"W, A DISTANCE OF 1,009.45 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°18'37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.36 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.44°11'43"E, A DISTANCE OF 36.44 FEET; THENCE S.89°50'02"E, A DISTANCE OF 174.55 FEET; THENCE N.00°09'50"E, A DISTANCE OF 130.00 FEET; THENCE S.00°50'02"E, A DISTANCE OF 188.76 FEET; THENCE N.00°07'13"E, A DISTANCE OF 50.40 FEET; THENCE S.99°59'12"E, A DISTANCE OF 774.03 FEET; THENCE S.00°07'02"W, A DISTANCE OF 250.50 FEET; THENCE S.80°58'21"E, A DISTANCE OF 787.18 FEET TO THE WEST LINE OF PLANTATION BAY PHASE 1C AS RECORDED IN PLAT BOOK 38, PAGE 143 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°00'48"W, ALONG SAID WEST LINE, A DISTANCE OF 823.84 FEET; THENCE N.89°48'31"W, A DISTANCE OF 11.19 FEET; THENCE S.00°28'14"W, A DISTANCE OF 233.01 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 93°15'41"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.41°01'35"E, A DISTANCE OF 46.43 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE NORTH, HAVING A RADIUS OF 1,475.00 FEET, AND A CENTRAL ANGLE OF 07°29'49"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.36 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.86°32'21"E, A DISTANCE OF 193.28 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE NORTH, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 43°26'52"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.87°36'16"E, A DISTANCE OF 74.03 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTH, HAVING A RADIUS OF 56.00 FEET, AND A CENTRAL ANGLE OF 109°45'00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 107.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.78°31'38"E, A DISTANCE OF 91.30 FEET; THENCE S.85°37'50"E, A DISTANCE OF 19.58 FEET; THENCE N.88°54'21"E, A DISTANCE OF 185.45 FEET; THENCE S.38°30'12"W, A DISTANCE OF 43.51 FEET; THENCE S.08°22'44"W, A DISTANCE OF 58.83 FEET; THENCE S.73°11'37"W, A DISTANCE OF 15.38 FEET; THENCE S.23°44'01"E, A DISTANCE OF 27.70 FEET; THENCE S.04°58'33"E, A DISTANCE OF 21.82 FEET; THENCE S.09°55'38"W, A DISTANCE OF 16.48 FEET; THENCE S.10°38'23"E, A DISTANCE OF 50.84 FEET; THENCE S.13°05'16"W, A DISTANCE OF 42.35 FEET; THENCE S.06°11'46"E, A DISTANCE OF 45.71 FEET; THENCE S.14°07'02"W, A DISTANCE OF 9.35 FEET; THENCE S.75°06'20"W, A DISTANCE OF 108.37 FEET; THENCE N.87°31'39"W, A DISTANCE OF 55.61 FEET; THENCE S.06°12'28"E, A DISTANCE OF 12.61 FEET; THENCE S.89°11'23"W, A DISTANCE OF 33.60 FEET; THENCE N.89°09'48"W, A DISTANCE OF 14.38 FEET; THENCE N.07°03'18"W, A DISTANCE OF 20.27 FEET; THENCE N.00°54'02"W, A DISTANCE OF 22.80 FEET; THENCE N.11°42'46"W, A DISTANCE OF 40.83 FEET; THENCE S.89°22'48"W, A DISTANCE OF 9.17 FEET; THENCE N.22°18'10"W, A DISTANCE OF 32.08 FEET; THENCE S.85°13'45"E, A DISTANCE OF 20.86 FEET; THENCE N.01°51'14"E, A DISTANCE OF 36.88 FEET; THENCE N.00°28'50"E, A DISTANCE OF 15.97 FEET; THENCE S.72°28'59"W, A DISTANCE OF 20.90 FEET; THENCE N.85°24'33"W, A DISTANCE OF 31.28 FEET; THENCE N.82°57'58"W, A DISTANCE OF 33.68 FEET; THENCE N.59°55'53"W, A DISTANCE OF 31.29 FEET; THENCE N.44°07'49"W, A DISTANCE OF 20.49 FEET; THENCE S.84°50'14"W, A DISTANCE OF 78.48 FEET; THENCE S.85°19'38"W, A DISTANCE OF 59.34 FEET; THENCE S.28°48'57"W, A DISTANCE OF 37.82 FEET; THENCE N.87°04'28"W, A DISTANCE OF 22.12 FEET; THENCE S.10°44'12"E, A DISTANCE OF 27.84 FEET; THENCE S.44°14'41"W, A DISTANCE OF 12.10 FEET; THENCE S.00°00'48"W, A DISTANCE OF 122.28 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE MANATEE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING HENRY SIX (6S) COURSES: S.75°54'59"W, A DISTANCE OF 84.70 FEET; THENCE S.99°28'28"W, A DISTANCE OF 32.35 FEET; THENCE S.79°48'59"W, A DISTANCE OF 39.11 FEET; THENCE S.42°31'58"W, A DISTANCE OF 72.97 FEET; THENCE S.78°47'59"W, A DISTANCE OF 45.72 FEET; THENCE S.77°30'37"W, A DISTANCE OF 48.78 FEET; THENCE N.56°08'58"W, A DISTANCE OF 48.87 FEET; THENCE S.80°11'08"W, A DISTANCE OF 76.81 FEET; THENCE S.89°18'51"W, A DISTANCE OF 46.04 FEET; THENCE S.48°38'11"W, A DISTANCE OF 43.28 FEET; THENCE N.89°05'52"E, A DISTANCE OF 50.80 FEET; THENCE S.70°05'53"W, A DISTANCE OF 81.81 FEET; THENCE S.34°31'07"W, A DISTANCE OF 63.78 FEET; THENCE S.54°25'33"E, A DISTANCE OF 65.20 FEET; THENCE S.54°58'42"W, A DISTANCE OF 85.48 FEET; THENCE S.82°28'55"W, A DISTANCE OF 42.85 FEET; THENCE S.88°17'11"W, A DISTANCE OF 57.71 FEET; THENCE S.48°15'50"W, A DISTANCE OF 70.71 FEET; THENCE S.53°19'19"W, A DISTANCE OF 60.80 FEET; THENCE S.71°48'57"W, A DISTANCE OF 81.68 FEET; THENCE S.84°42'38"W, A DISTANCE OF 81.58 FEET; THENCE S.36°10'42"W, A DISTANCE OF 34.33 FEET; THENCE S.54°21'47"W, A DISTANCE OF 232.40 FEET; THENCE S.84°09'38"W, A DISTANCE OF 179.97 FEET; THENCE S.86°18'21"W, A DISTANCE OF 17.59 FEET; THENCE S.85°02'58"W, A DISTANCE OF 14.20 FEET; THENCE N.85°05'52"E, A DISTANCE OF 18.58 FEET; THENCE N.88°41'21"W, A DISTANCE OF 147.08 FEET; THENCE N.88°28'07"W, A DISTANCE OF 182.11 FEET; THENCE N.28°25'21"W, A DISTANCE OF 48.28 FEET; THENCE N.72°40'48"W, A DISTANCE OF 58.73 FEET; THENCE N.73°29'51"W, A DISTANCE OF 58.18 FEET; THENCE N.84°40'21"W, A DISTANCE OF 75.28 FEET; THENCE N.50°27'24"W, A DISTANCE OF 67.39 FEET; THENCE N.80°24'54"W, A DISTANCE OF 71.73 FEET; THENCE N.58°14'35"W, A DISTANCE OF 70.98 FEET; THENCE N.50°34'03"W, A DISTANCE OF 55.34 FEET; THENCE N.10°58'04"W, A DISTANCE OF 34.12 FEET; THENCE N.72°07'58"W, A DISTANCE OF 57.93 FEET; THENCE S.73°04'33"W, A DISTANCE OF 31.89 FEET; THENCE N.80°20'23"W, A DISTANCE OF 70.78 FEET; THENCE N.59°58'59"W, A DISTANCE OF 42.15 FEET; THENCE N.34°52'12"W, A DISTANCE OF 83.87 FEET; THENCE N.47°48'55"W, A DISTANCE OF 82.35 FEET; THENCE N.12°24'48"E, A DISTANCE OF 94.47 FEET; THENCE N.01°09'10"W, A DISTANCE OF 182.78 FEET; THENCE N.31°01'12"W, A DISTANCE OF 138.34 FEET; THENCE N.89°38'27"W, A DISTANCE OF 108.93 FEET; THENCE S.88°25'13"W, A DISTANCE OF 120.83 FEET; THENCE N.83°20'54"W, A DISTANCE OF 87.57 FEET; THENCE N.04°33'31"E, A DISTANCE OF 28.58 FEET; THENCE N.07°07'04"E, A DISTANCE OF 110.71 FEET; THENCE N.44°59'48"W, A DISTANCE OF 42.43 FEET; THENCE S.16°28'18"W, A DISTANCE OF 31.82 FEET; THENCE S.41°41'41"W, A DISTANCE OF 166.07 FEET; THENCE S.78°33'41"E, A DISTANCE OF 91.77 FEET; THENCE S.01°34'02"E, A DISTANCE OF 21.71 FEET; THENCE S.84°08'17"W, A DISTANCE OF 181.00 FEET; THENCE S.07°53'58"E, A DISTANCE OF 107.58 FEET; THENCE N.85°35'15"E, A DISTANCE OF 95.07 FEET; THENCE S.88°14'54"E, A DISTANCE OF 104.83 FEET; THENCE S.21°38'18"E, A DISTANCE OF 100.95 FEET; THENCE S.04°13'16"E, A DISTANCE OF 112.20 FEET; THENCE S.01°42'28"E, A DISTANCE OF 94.17 FEET; THENCE N.87°44'10"E, A DISTANCE OF 38.42 FEET; THENCE S.87°51'18"E, A DISTANCE OF 42.19 FEET; THENCE S.82°45'37"E, A DISTANCE OF 180.99 FEET; THENCE S.80°12'39"W, A DISTANCE OF 38.88 FEET; THENCE N.34°58'31"W, A DISTANCE OF 70.95 FEET; THENCE N.58°13'03"W, A DISTANCE OF 53.30 FEET; THENCE N.88°38'48"W, A DISTANCE OF 86.80 FEET; THENCE S.88°47'50"W, A DISTANCE OF 45.88 FEET; THENCE S.88°34'30"W, A DISTANCE OF 46.08 FEET; THENCE N.72°25'39"W, A DISTANCE OF 77.87 FEET; THENCE N.73°38'52"W, A DISTANCE OF 71.38 FEET; THENCE N.87°39'29"W, A DISTANCE OF 87.84 FEET; THENCE N.87°12'21"W, A DISTANCE OF 57.46 FEET; THENCE N.83°48'13"W, A DISTANCE OF 82.50 FEET; THENCE N.53°22'28"W, A DISTANCE OF 45.19 FEET; THENCE N.72°58'51"W, A DISTANCE OF 80.50 FEET; THENCE N.85°59'38"W, A DISTANCE OF 71.38 FEET; THENCE N.82°22'09"W, A DISTANCE OF 34.83 FEET; THENCE N.85°24'28"W, A DISTANCE OF 87.56 FEET; THENCE N.49°02'28"W, A DISTANCE OF 78.88 FEET; THENCE N.35°15'03"W, A DISTANCE OF 55.45 FEET; THENCE N.54°28'38"W, A DISTANCE OF 116.19 FEET; THENCE N.58°37'44"W, A DISTANCE OF 73.45 FEET; THENCE S.71°19'48"W, A DISTANCE OF 122.93 FEET; THENCE S.35°13'51"W, A DISTANCE OF 81.18 FEET; THENCE S.33°13'10"W, A DISTANCE OF 53.66 FEET; THENCE S.10°42'23"W, A DISTANCE OF 77.03 FEET; THENCE S.45°18'37"W, A DISTANCE OF 59.28 FEET; THENCE S.48°30'21"W, A DISTANCE OF 49.80 FEET; THENCE S.77°25'23"W, A DISTANCE OF 43.14 FEET; THENCE S.72°05'57"W, A DISTANCE OF 47.85 FEET; THENCE S.70°04'51"W, A DISTANCE OF 80.72 FEET TO THE EAST LINE OF PENINSULA AT RIVERA DUNES AS RECORDED IN PLAT BOOK 38, PAGE 43 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) CALLS N.00°12'30"W, A DISTANCE OF 36.93 FEET; THENCE N.01°03'00"E, A DISTANCE OF 38.05 FEET; THENCE N.80°52'20"E, A DISTANCE OF 383.21 FEET TO THE SOUTH LINE OF HAWKWOODS AT RIVERA DUNES AS RECORDED IN PLAT BOOK 44, PAGE 20 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°22'20"E, ALONG THE SOUTH LINE OF SAID HAWKWOODS AT RIVERA DUNES, A DISTANCE OF 997.91 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 83°38'41"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.45°19'20"E, A DISTANCE OF 85.30 FEET; THENCE N.00°01'00"E, A DISTANCE OF 134.92 FEET TO A POINT OF CURVATURE, CONCAVE EAST, HAVING A RADIUS OF 36.00 FEET, AND A CENTRAL ANGLE OF 43°32'10"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.21°47'06"E, A DISTANCE OF 26.70 FEET; THENCE N.43°31'01"E, A DISTANCE OF 86.14 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 36.00 FEET, AND A CENTRAL ANGLE OF 46°16'18"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.86°42'18"E, A DISTANCE OF 26.31 FEET; THENCE N.89°51'28"E, A DISTANCE OF 439.85 FEET; THENCE N.00°24'08"E, A DISTANCE OF 357.61 FEET TO THE SOUTH LINE OF SUNSET ACRES AS RECORDED IN PLAT BOOK 9, PAGE 98 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°35'52"E, ALONG SAID SOUTH LINE, A DISTANCE OF 14.84 FEET TO THE EAST LINE OF SAID SUNSET ACRES ALSO BEING POINT OF BEGINNING.

LESS PARCEL

A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E, A DISTANCE OF 570.00 FEET; THENCE S.89°50'02"E, A DISTANCE OF 756.21 FEET FOR A POINT OF BEGINNING.

SANCTUARY COVE
A SUBDIVISION IN
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA



SITE MAP NOT TO SCALE

LEGAL DESCRIPTION CONTINUED

THENCE CONTINUE S.86°50'02"E, ALONG SAID LINE, A DISTANCE OF 882.16 FEET; THENCE S.00°09'58"W, A DISTANCE OF 134.13 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHEAST, OF WHICH THE RADIUS POINT LIES S.24°43'18"E, A RADIAL DISTANCE OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°55'57", A DISTANCE OF 17.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.32°44'48"W, A DISTANCE OF 16.10 FEET; THENCE S.80°20'48"W, A DISTANCE OF 21.40 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 128.00 FEET, AND A CENTRAL ANGLE OF 85°00'55"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.32°51'18"W, A DISTANCE OF 137.85 FEET; THENCE S.85°21'43"W, A DISTANCE OF 81.11 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHEAST, OF WHICH THE RADIUS POINT LIES S.19°50'23"E, A RADIAL DISTANCE OF 36.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°33'32", A DISTANCE OF 38.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.39°25'51"W, A DISTANCE OF 36.30 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 72.00 FEET, AND A CENTRAL ANGLE OF 57°18'59"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.38°15'35"W, A DISTANCE OF 49.08 FEET; THENCE S.86°55'05"W, A DISTANCE OF 73.74 FEET; THENCE N.89°59'12"W, A DISTANCE OF 125.00 FEET; THENCE S.00°20'48"W, A DISTANCE OF 50.00 FEET; THENCE N.89°38'12"W, A DISTANCE OF 100.00 FEET; THENCE S.00°20'48"W, A DISTANCE OF 50.00 FEET; THENCE N.89°38'12"W, A DISTANCE OF 125.00 FEET; THENCE N.84°13'28"W, A DISTANCE OF 73.70 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 72.00 FEET, AND A CENTRAL ANGLE OF 57°18'59"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.37°34'00"W, A DISTANCE OF 89.06 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 38.00 FEET, AND A CENTRAL ANGLE OF 80°33'32"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.38°11'18"W, A DISTANCE OF 36.30 FEET; THENCE N.84°40'07"W, A DISTANCE OF 81.11 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 128.00 FEET, AND A CENTRAL ANGLE OF 85°00'55"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.32°08'38"W, A DISTANCE OF 137.58 FEET; THENCE N.80°20'48"E, A DISTANCE OF 38.35 FEET; THENCE S.89°50'02"E, A DISTANCE OF 31.45 FEET; THENCE N.00°09'58"W, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

TOTAL REMAINING CONTAINING 7,845,198 SQUARE FEET OR 180.12 ACRES, MORE OR LESS.

NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETECTION 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.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN RELATIVE TO THE SOUTH RIGHT OF WAY LINE OF U.S. 301 BEING N.00°05'42"E. NAD83 (1980) FLORIDA WEST ZONE.
3. ELEVATIONS ARE BASED ON HGOVD 1929, BENCHMARK USC & GS BM 788 RESET 1955 WITH AN ELEVATION OF 9.724 AS PUBLISHED.
4. THIS PLAT LIES WITHIN FLOOD ZONES B,C&AB(EL&), AS PER F.I.R.M. PANEL NO. 120153 01938 DATED 3/15/84 (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP.)
5. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAD83 (1990) FLORIDA WEST ZONE WITH A SCALE FACTOR OF 1.000000078.
6. THIS PROPERTY IS SUBJECT TO ORDINANCE N. 04-798 BY THE CITY OF PALMETTO, ANNEXING THE LANDS DESCRIBED INTO THE CITY OF PALMETTO RECORDED IN OFFICIAL RECORDS BOOK 1932, PAGE 8748, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
7. THIS PROPERTY IS SUBJECT TO ORDINANCE NO. 08-894 BY THE CITY OF PALMETTO, ANNEXING THE LANDS DESCRIBED INTO THE CITY OF PALMETTO RECORDED IN OFFICIAL RECORDS BOOK 2156, PAGE 3239, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
8. THIS PROPERTY IS SUBJECT TO O.R. 2136, PAGE 8430 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND IS SUBJECT TO THAT CERTAIN SPECIAL BENEFIT ASSESSMENT IN O.R. 1751, PAGE 7076 OF SAID PUBLIC RECORDS.
9. PUBLIC TO REFER TO ODD.
10. CONSERVATION EASEMENT TRACT NUMBER CORRESPONDS WITH PLATTED TRACT LETTER.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND CITY OF PALMETTO SUBDIVISION REGULATION AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

SIGNATURE: TONY L. PURSLEY, PSM
FLORIDA CERTIFICATE NO. 4451

DATE OF CERTIFICATION: _____

GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION IS 67307
4455 STATE ROAD 84
BRADENTON, FLORIDA 34209
(941) 748-1512

PLAT BOOK _____ PAGE _____
SHEET 1 of 22

CERTIFICATE OF OWNERSHIP DEDICATION & CONVEYANCE

CERTIFICATE OF OWNERSHIP DEDICATION & CONVEYANCE

SCOTT SWENSON, CO-MANAGER OF SANCTUARY RESIDENTIAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND SAID COMPANY DOES HEREBY DEDICATE AND SET APART ALL WATER, SEWER, FORCE MAIN AND RECLAIMED WATER LINES AS INSTALLED AND THE NON-EXCLUSIVE RIGHT TO PUBLIC EASEMENTS (OTHER REFERRED TO AS UTILITY EASEMENTS OR OTHERWISE) AS SHOWN ON THIS PLAT ONLY IN "SANCTUARY COVE" FOR SAID PURPOSES TO THE SANCTUARY COVE COMMUNITY DEVELOPMENT TRACT, IN AND WITHIN THE UNDERSIGNED DO HEREBY DEDICATE AND SET APART THE VARIOUS TRACTS TO THE PARTIES AND FOR THE PURPOSES AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANCTUARY COVE, AS AMENDED FROM TIME TO TIME AND AS RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, INCLUDED IN TRACT 4 IS THE SCRAWL AND ALL COMPONENT PARTS THEREOF CONSTRUCTED, INSTALLED OR MAINTAINED FROM TIME TO TIME, AND THE PERIMETER OF TRACT 4 INCLUDING ANY AND ALL PERCHES AND COMPONENT PARTS THEREOF THAT ARE INSTALLED AS A PART OF OR ON ANY SUCH SCRAWLS.

IN WITNESS WHEREOF, SANCTUARY RESIDENTIAL PARTNERS, LLC, HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS _____ DAY OF _____, 2008.

WITNESSES: SCOTT L. SWENSON, CO-MANAGER, SANCTUARY RESIDENTIAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: SCOTT L. SWENSON, CO-MANAGER, SANCTUARY RESIDENTIAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES: _____

PRINT NAME: _____ SIGNATURE: _____

PRINT NAME: _____ SIGNATURE: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2008, BY SCOTT SWENSON, AS CO-MANAGER OF SANCTUARY RESIDENTIAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

PERSONALLY KNOWN _____ (OR) PRODUCED IDENTIFICATION _____
IDENTIFICATION PRODUCED: _____

CERTIFICATE OF APPROVAL OF THE MAYOR AND CITY COMMISSION OF THE CITY OF PALMETTO

STATE OF FLORIDA
COUNTY OF MANATEE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, THIS _____ DAY OF _____, 2008.

ATTEST: _____ ATTEST: _____

CITY CLERK: _____ MAYOR: _____

CITY ENGINEER APPROVAL: _____ CITY ATTORNEY APPROVAL: _____

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT OF MANATEE COUNTY

STATE OF FLORIDA
COUNTY OF MANATEE

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2008.

CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA
COUNTY OF MANATEE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, THE LAND DEVELOPMENT CODE OF THE CITY OF PALMETTO AND THE SUBDIVISION ORDINANCE OF THE CITY OF PALMETTO.

DATE: _____ CITY SURVEYOR: JAMES H. GATCH, JR., PSM
FLORIDA CERTIFICATE #4295

CONTINUED ON SHEET 2



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4456 STATE ROAD 54
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE

Scale: 1" = 400 FT

SANCTUARY COVE A SUBDIVISION IN SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 of 22

RESERVATION OF EASEMENTS & SETBACK REQUIREMENTS

THERE ARE HEREBY EXPRESSLY RESERVED IN PERPETUITY, NON-EXCLUSIVE EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES (INCLUDING, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND OTHER UTILITIES TO BE PROVIDED FROM TIME TO TIME), WHICH EASEMENTS FOR UNDERGROUND UTILITIES MAY ALSO BE USED BY FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS OR OTHER UTILITY PROVIDERS AS REQUIRED. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED THAT SUCH CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, WHERE MORE THAN ONE (1) LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS, WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED BY THE THEN OWNERS OF THE LOT FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

ALL EASEMENTS SHOWN ON THIS PLAT (INCLUDING PRIVATE RIGHT-OF-WAYS) THAT ARE NOT DEDICATED TO THE PUBLIC USE OR TO THE SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT ARE HEREBY RESERVED FOR THE USE OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, SANCTUARY COVE, AND THE SANCTUARY COVE MASTER ASSOCIATION, INC. SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANCTUARY COVE ("MASTER DECLARATION"), AS AMENDED FROM TIME TO TIME AS RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

THERE IS ALSO EXPRESSLY RESERVED, DEDICATED, AND OR CONVEYED TO THE SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS AND TO PUBLIC AND PRIVATE UTILITY PROVIDERS THE NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS, EGRESS, CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITIES OVER, UNDER AND ACROSS THE ENTIRE WIDTH AND LENGTH OF ALL STREETS UNDERNEATH AND THOSE AREAS DESIGNATED ON THE PLAT AS A "UTILITY EASEMENT". THERE IS ALSO EXPRESSLY RESERVED, DEDICATED, AND/OR CONVEYED TO THE SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS AND THE SANCTUARY COVE MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT OVER THOSE AREAS NOTED ON THIS PLAT AS "ACCESS AND MAINTENANCE EASEMENT" FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTION, INSTALLATION AND MAINTENANCE OF SEAWALLS, FENCES LOCATED ON SEA WALLS, AND ANY COMPONENT PARTS THEREOF.

ALL LOTS ABUTTING SEAWALLS AND RETAINING WALLS ARE SUBJECT TO A 10' REAR NO BUILD SETBACK AS SHOWN ON THIS PLAT. WITHIN THE TEN (10) FOOT REAR NO BUILD SETBACKS, NO ABOVE GROUND IMPROVEMENTS, STRUCTURES, WALLS, BUILDINGS OR OTHER IMPROVEMENTS SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED OTHER THAN LANDSCAPING AS MAY BE APPROVED BY THE AED PURSUANT TO THE MASTER DECLARATION. THE TEN (10) FOOT REAR NO BUILD SETBACK SHALL NOT PREVENT THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES ON SEAWALLS AS PROVIDED FOR IN THE MASTER DECLARATION. LOTS 1 THROUGH 86 AND LOTS 178 THROUGH 235 SHALL HAVE BUILDING CONSTRUCTION SETBACKS OF TWENTY (20) FEET FROM THE FRONT LOT LINE, SEVEN AND ONE HALF (7.5) FEET FROM THE SIDE LOT LINE AND FIFTEEN (15) FEET FROM THE REAR LOT LINE. LOTS 87 THROUGH 177 SHALL HAVE CONSTRUCTION SETBACKS OF TWENTY (20) FEET FROM THE FRONT LOT LINE, FIVE (5) FEET FROM THE SIDE LOT LINE AND FIFTEEN (15) FEET FROM THE REAR LOT LINE. WHERE MORE THAN ONE (1) LOT IS INTENDED AS BUILDING SITE, THE SETBACKS PROVIDED FOR HEREIN SHALL REVERT TO THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE WHICH SHALL CARRY SAID SETBACKS.

THERE IS EXPRESSLY RESERVED IN PERPETUITY A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS BY LAW ENFORCEMENT OFFICERS, HEALTH AND POLLUTION CONTROL PERSONNEL, EMERGENCY MEDICAL SERVICE PERSONNEL AND FIREFIGHTERS, WHILE IN PURSUIT OF THEIR OFFICIAL DUTIES, OVER AND ACROSS THE ENTIRE LENGTH AND WIDTH OF ALL STREETS (PRIVATE AND PUBLIC).

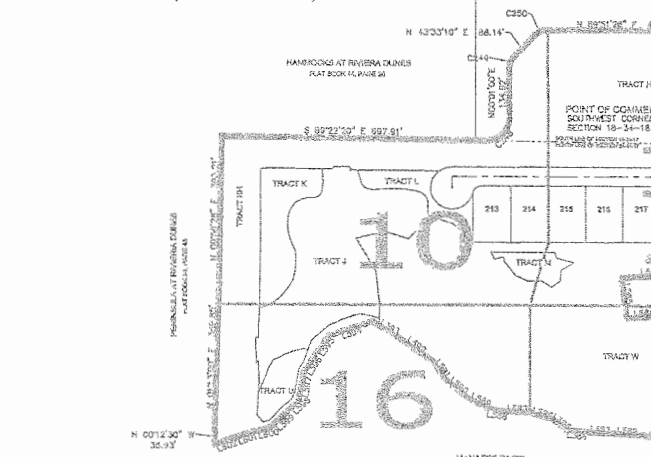


TABLE OF TRACT USES			
TRACT A	PARKING	TRACT H	UPLAND PRESERVE
TRACT B	DRAINAGE	TRACT I	CONSERVATION
TRACT C	OPEN SPACE	TRACT J	CONSERVATION
TRACT D	OPEN SPACE	TRACT K	CONSERVATION
TRACT E	OPEN SPACE	TRACT L	CONSERVATION
TRACT F	LANDSCAPE & DRAINAGE	TRACT M	CONSERVATION
TRACT G	LANDSCAPE & DRAINAGE	TRACT N	CONSERVATION
TRACT I	LANDSCAPE & DRAINAGE	TRACT O	CLUBHOUSE
TRACT J	WETLANDS	TRACT P	WETLANDS
TRACT K	WETLANDS	TRACT Q	WETLANDS
TRACT L	WETLANDS	TRACT R	WETLANDS
TRACT M	WETLANDS	TRACT S	WETLANDS
TRACT N	WETLANDS	TRACT T	WETLANDS
TRACT O	WETLANDS	TRACT U	WETLANDS
TRACT P	WETLANDS	TRACT V	WETLANDS
TRACT Q	WETLANDS	TRACT W	WETLANDS
TRACT R	WETLANDS	TRACT X	WETLANDS
TRACT S	WETLANDS	TRACT Y	WETLANDS
TRACT T	WETLANDS	TRACT Z	WETLANDS
TRACT U	WETLANDS	TRACT AA	UPLAND PRESERVE
TRACT V	WETLANDS	TRACT BB	WETLANDS
TRACT W	WETLANDS	TRACT CC	WETLANDS
TRACT X	WETLANDS	TRACT DD	WETLANDS
TRACT Y	WETLANDS	TRACT EE	WETLANDS
TRACT Z	WETLANDS	TRACT FF	WETLANDS
TRACT AA	UPLAND PRESERVE	TRACT GG	WETLANDS
TRACT BB	WETLANDS	TRACT HH	WETLANDS
TRACT CC	WETLANDS	TRACT II	WETLANDS
TRACT DD	WETLANDS	TRACT JJ	WETLANDS
TRACT EE	WETLANDS	TRACT KK	WETLANDS
TRACT FF	WETLANDS	TRACT LL	WETLANDS
TRACT GG	WETLANDS	TRACT MM	WETLANDS
TRACT HH	WETLANDS		
TRACT II	WETLANDS		
TRACT JJ	WETLANDS		
TRACT KK	WETLANDS		
TRACT LL	WETLANDS		
TRACT MM	WETLANDS		

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L473	N38°35'12"E	43.51	L510	S75°48'39"W	59.11	L567	S88°14'58"E	104.83
L474	N05°22'44"E	59.83	L511	S42°31'58"W	72.97	L568	S21°38'48"E	100.95
L475	N73°11'37"E	15.36	L512	S75°47'56"W	45.72	L569	S04°13'16"E	112.20
L476	N23°44'01"E	27.70	L513	S77°50'37"W	48.76	L570	S01°42'28"E	94.17
L477	N04°56'33"W	21.82	L514	N55°08'58"W	45.87	L571	N87°44'10"E	36.42
L478	N05°59'38"E	67.46	L515	S58°01'06"W	76.81	L572	S87°51'16"E	12.19
L479	N10°36'21"W	90.64	L516	S85°05'35"W	49.04	L573	S82°49'37"E	180.59
L480	N13°05'18"E	42.35	L517	S66°35'11"W	43.26	L574	S80°23'38"W	26.98
L481	N05°13'46"W	45.71	L518	N83°05'52"W	50.60	L575	N84°58'31"W	70.95
L482	N14°07'02"E	8.35	L519	S70°05'53"W	81.81	L576	N58°43'03"W	53.30
L483	S75°08'20"W	106.37	L520	S53°41'01"W	53.79	L577	N89°36'46"W	66.59
L484	S87°31'59"E	56.81	L521	S54°24'33"W	56.20	L578	S86°47'50"W	45.66
L485	N08°12'28"W	12.81	L522	S54°58'42"W	65.48	L579	S88°34'36"W	46.08
L486	N69°11'23"E	33.50	L523	S62°25'55"W	42.55	L580	N72°28'39"W	77.87
L487	S89°09'48"E	14.38	L524	S58°37'17"W	57.71	L581	N73°38'52"W	71.38
L488	S07°03'18"E	20.27	L525	S68°35'50"W	70.71	L582	N87°39'20"W	87.84
L489	S00°54'02"E	22.60	L526	S53°18'19"W	60.82	L583	N87°12'21"W	57.46
L490	S11°42'49"E	40.93	L527	S67°48'50"W	61.88	L584	N83°48'13"W	82.60
L491	N58°22'45"E	9.17	L528	S64°42'35"W	61.56	L585	N53°22'26"W	45.10
L492	S22°16'10"E	32.06	L529	S38°10'12"W	34.33	L586	N72°58'51"W	80.93
L493	N65°13'43"W	20.88	L530	S64°21'47"W	232.40	L587	N86°58'35"W	71.38
L494	S01°51'14"W	35.85	L531	S54°08'35"W	178.97	L588	N82°22'09"W	34.83
L495	S00°25'50"W	15.97	L532	S66°18'21"W	17.59	L589	N65°24'26"W	67.56
L496	N72°52'58"E	20.90	L533	S85°02'55"W	14.20	L590	N48°02'28"W	79.66
L497	S85°24'33"E	31.29	L534	N85°05'51"W	19.58	L591	N35°16'03"W	55.45
L498	S82°57'58"E	33.56	L535	N88°41'21"W	147.08	L592	N51°28'38"W	116.19
L499	S55°55'53"E	31.39	L536	N68°28'37"W	182.11	L593	N58°37'14"W	73.45
L500	S44°07'49"E	20.49	L537	S28°26'21"E	46.26	L594	S71°10'45"W	122.93
L501	N84°50'14"E	78.46	L538	N72°40'49"W	66.73	L595	S35°13'10"W	61.16
L502	N65°19'50"E	39.34	L539	S73°28'51"E	56.18	L596	S33°13'10"W	63.56
L503	N26°18'57"E	37.82	L540	S00°20'48"W	21.40	L597	S10°42'23"W	77.03
L504	S87°04'28"E	23.12	L541	S41°41'41"W	166.07	L598	S45°18'37"W	59.28
L505	N10°44'12"W	27.64	L542	S70°33'41"E	91.77	L599	S48°38'38"W	49.60
L506	N44°14'41"E	42.10	L543	S01°34'02"E	21.71	L600	S72°25'23"W	43.14
L507	S00°00'48"W	122.28	L544	S86°38'17"W	161.96	L601	S72°05'57"W	47.65
L508	S75°54'28"W	64.70	L545	S07°53'58"E	107.59	L602	S72°05'51"W	60.72
L509	S59°28'25"W	32.35	L546	N85°35'15"E	95.07	L744	S44°59'48"E	42.43
						L745	N19°26'18"E	31.82

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C19	30.00	37.50	62°04'18"	S30°54'14"E	92.80
C20	25.00	47.03	86°37'58"	S78°25'20"E	47.52
C47	25.00	40.36	86°18'37"	S44°41'43"E	36.44
C58	50.00	72.66	83°19'41"	S41°39'35"E	66.43
C60	1478.00	193.38	77°48'48"	S86°32'21"E	193.26
C61	100.00	75.83	43°26'52"	N57°59'18"E	74.03
C247	56.00	107.37	108°45'00"	N78°51'38"W	91.60
C216	80.00	84.89	90°38'40"	N48°19'20"E	85.30
C249	36.00	27.45	43°32'10"	S21°47'05"W	26.70
C250	36.00	29.09	43°18'15"	S98°12'18"W	28.31
C256	128.00	145.25	65°00'55"	N32°08'09"W	137.56
C257	36.00	36.05	80°33'32"	N39°11'18"W	36.30
C258	72.00	72.03	57°18'58"	N37°34'00"W	69.06
C259	72.00	72.03	57°18'59"	S38°15'35"W	69.06
C260	36.00	36.05	80°33'32"	S39°52'51"W	36.30
C261	128.00	145.25	65°00'55"	S32°51'16"W	137.58
C262	15.00	17.07	84°55'57"	S32°48'46"W	16.10



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 64
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE



Scale: 1" = 80 FT

SANCTUARY COVE

A SUBDIVISION IN

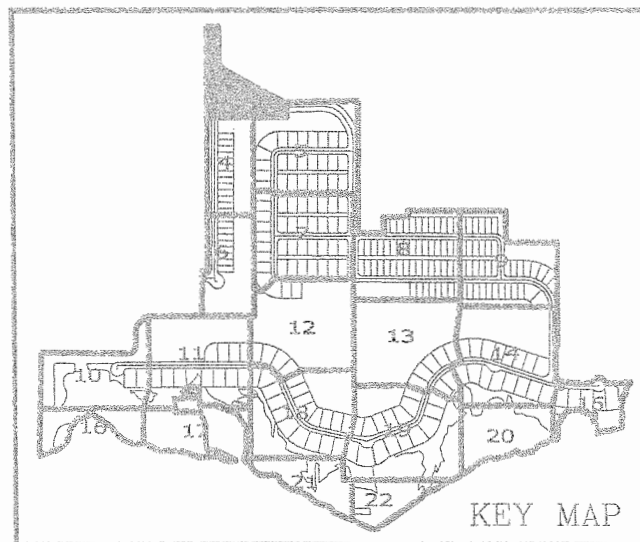
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 of 22

- LEGEND
- 2" x 4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
 - 4" x 4" CONCRETE MONUMENT SET - PER LB 7327
 - NAIL & DISK SET ALONG CENTERLINE - PER LB 7327
 - 5/8" IRON ROD SET ALONG RIGHT-OF-WAY
 - BENCHMARK
 - SQUARE FEET
 - RADIAL
 - FLORIDA POWER & LIGHT
 - PARCEL IDENTIFICATION NUMBER
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LOCATED BUSINESS
 - RAILROAD
 - CONCRETE MONUMENT FOUND
 - POINT OF BEGINNING
 - NON-RADIAL
 - POINT OF CURVATURE
 - POINT OF REVERSE CURVE
 - POINT OF COMBINO CURVE
 - POINT OF TANGENCY
 - POINT ON CURVE
 - DELTA
 - RADIUS
 - ARC
 - CHORD DISTANCE
 - CHORD BEARING
 - NUMBER

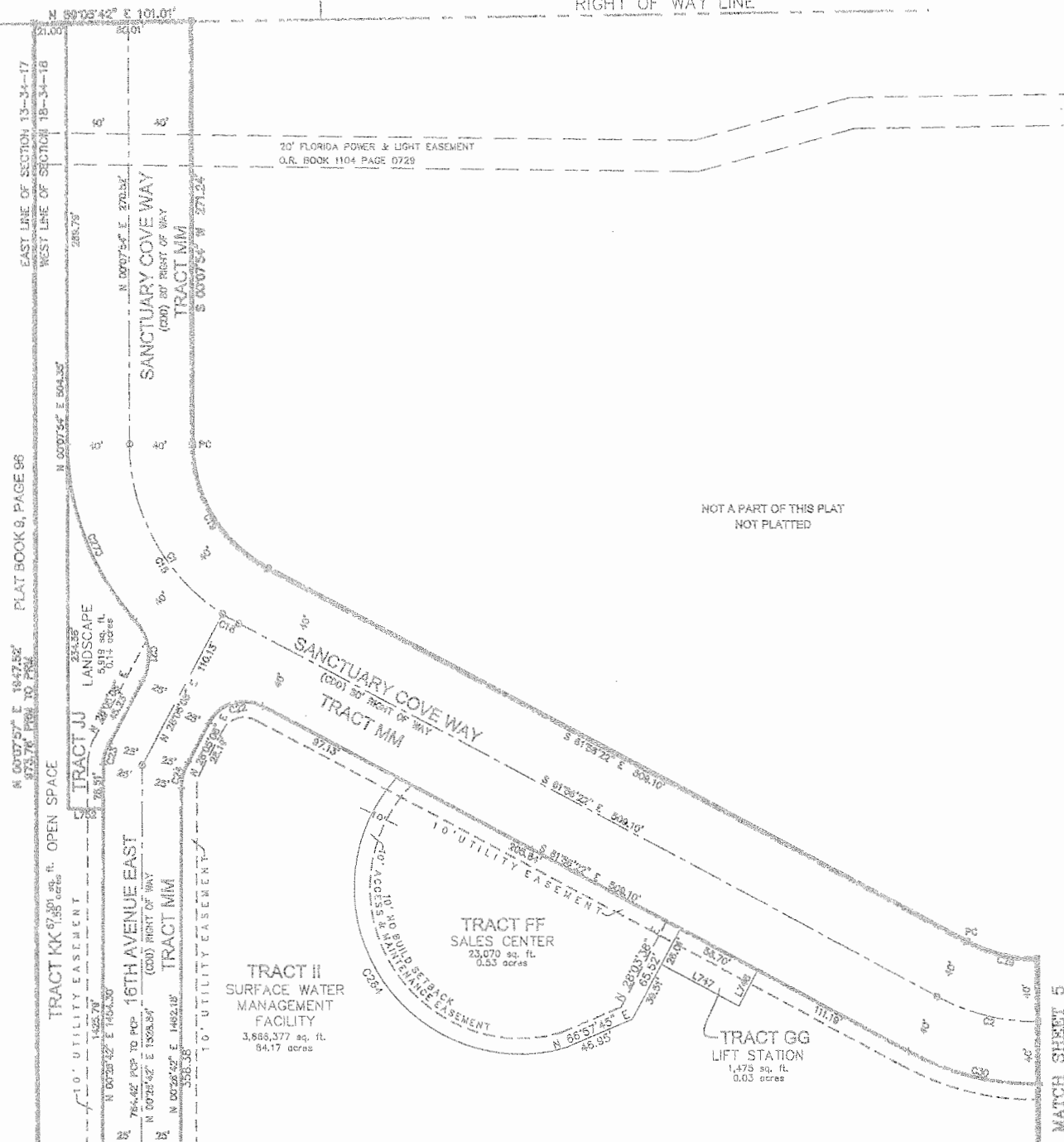
LINE TABLE		
LINE	DIRECTION	LENGTH
L747	N61°56'22"W	58.70
L748	N28°03'38"E	26.01
L752	N89°52'03"W	22.23

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	130.00	140.83	62°04'16"	S30°54'14"E	134.05
C2	135.00	68.25	28°57'57"	S76°25'20"E	67.52
C15	130.00	129.11	56°54'12"	S28°19'11"E	123.87
C16	130.00	11.73	5°10'04"	S59°21'20"E	11.72
C19	90.00	97.50	62°04'16"	S30°54'14"E	92.60
C21	35.00	43.29	70°52'25"	N07°19'36"W	40.59
C22	25.00	39.27	90°00'00"	S73°03'38"W	35.36
C23	25.00	14.38	32°38'07"	S16°29'03"W	14.19
C24	35.00	16.87	27°36'57"	S14°15'10"W	16.71
C29	95.00	48.03	28°57'56"	S76°25'20"E	47.52
C30	175.00	88.47	28°57'57"	S76°25'20"E	87.53
C264	105.84	274.42	148°33'33"	S31°52'56"E	203.76
C273	170.00	122.59	41°19'02"	S20°31'37"E	119.95



KEY MAP

SUNKIST ACRES



MATCH SHEET 4

MATCH SHEET 6

MATCH SHEET 5



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 64
BRADENTON, FLORIDA 34208
(941) 745-1512



GRAPHIC SCALE



Scale: 1" = 60 FT

SANCTUARY COVE A SUBDIVISION IN SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

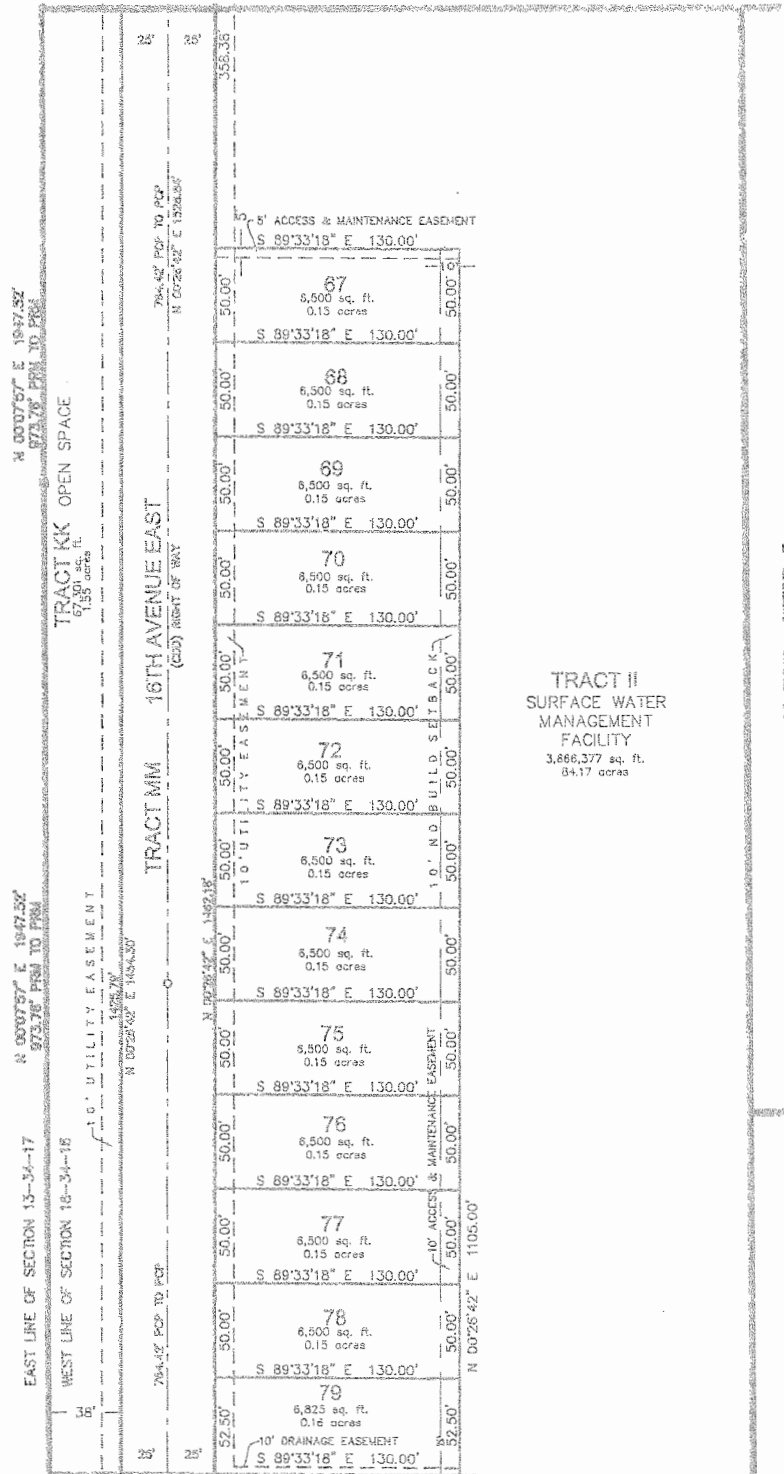
PLAT BOOK _____ PAGE _____
SHEET 4 OF 22

LEGEND
B 4"x4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
C 4"x4" CONCRETE MONUMENT SET - PER LB 7327
D 3/4" X 3/4" DISK SET ALONG CENTERLINE - PER LB 7327
E 3/8" IRON ROD SET ALONG RIGHT-OF-WAY
F BENCHMARK
G SQUARE FOOT
H RADIAL
I FLORIDA POWER & LIGHT
J PARCEL IDENTIFICATION NUMBER
K PERMANENT REFERENCE MONUMENT
L PERMANENT CONTROL POINT
M LICENSED BUSINESS
N/R RAILROAD
O/C CONCRETE MONUMENT FOUND
P/B POINT "X" BEGINNING
(NR) NON-RADIAL
PC POINT OF CURVATURE
P/C POINT OF BEGINNING CURVE
P/C POINT OF COMPOUND CURVE
PT POINT OF TANGENCY
POC POINT ON CURVE
D DELTA
R RADIUS
A ARC
C CHORD DISTANCE
CB CHORD BEARING
NO. NUMBER
PUBLIC DESIGNATION TO (D10)

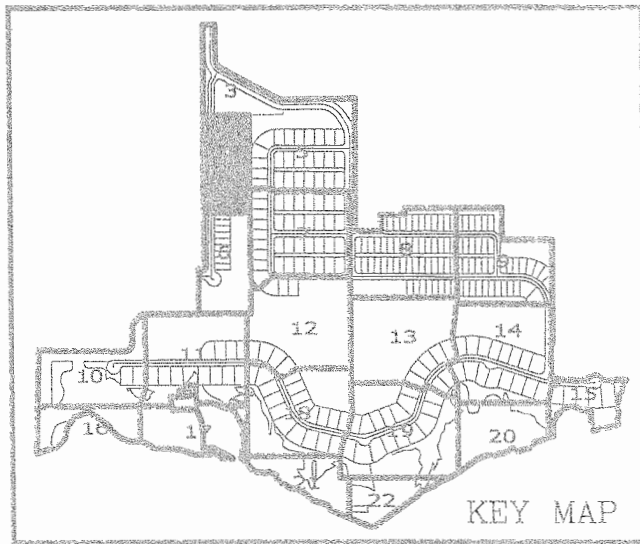
MATCH SHEET 3

SUNKIST ACRES

PLAT BOOK 9, PAGE 96



MATCH SHEET 6



KEY MAP



GLOBAL SURVEYING OF BRADENTON, L.L.C.
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 64
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE



Scale: 1" = 60 FT

SANCTUARY COVE

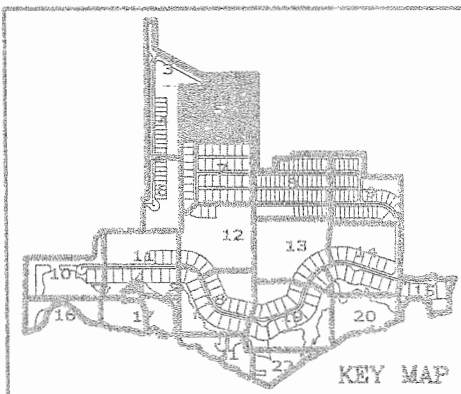
A SUBDIVISION IN
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 22

LEGEND
4" x 4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
4" x 4" CONCRETE MONUMENT SET - PER LB 7327
NAIL & DISK SET ALONG CENTERLINE - PER LB 7327
5/8" IRON ROD SET ALONG RIGHT-OF-WAY
BENCHMARK
SQUARE FEET
RADIUS
FLORIDA POWER & LIGHT
PARCEL IDENTIFICATION NUMBER
PERMANENT REFERENCE MONUMENT
PERMANENT CONTROL POINT
LOCKED BUSINESS
RAILROAD
CONCRETE MONUMENT FOUND
POINT OF BEGINNING
NON-RADIAL
POINT OF CURVATURE
POINT OF REVERSE CURVE
POINT OF TANGENCY
POINT ON CURVE
DELTA
RADIUS
CHORD DISTANCE
CHORD BEARING
NUMBER

LINE TABLE		
LINE	DIRECTION	LENGTH
L750	N57°42'55"E	40.00
L751	N57°42'55"E	40.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C3	200.00	204.62	58°37'13"	N61°35'42"W	195.81
C4	220.00	125.67	32°43'47"	N15°55'12"W	123.97
C5	50.00	78.30	89°43'17"	S45°18'20"W	70.54
C31	240.00	245.55	58°37'13"	N61°35'42"W	234.98
C32	160.00	163.70	58°37'13"	N61°35'41"W	156.65
C33	260.00	148.52	32°43'47"	N15°55'12"W	146.51
C34	180.00	102.82	32°43'47"	N15°55'12"W	101.43
C35	75.00	117.44	89°43'16"	S45°18'20"W	105.81
C36	25.00	39.15	89°43'16"	S45°18'20"W	35.27
C37	25.00	39.39	90°16'44"	S44°41'40"E	35.44
C40	25.00	39.15	89°43'16"	N45°18'20"E	35.27
C41	25.00	39.39	90°16'44"	N44°41'40"W	35.44
C83	204.00	319.45	89°43'16"	S45°18'20"W	287.80
C108	25.00	39.15	89°43'16"	N45°18'20"E	35.27
C109	204.00	20.67	5°48'21"	S87°15'48"W	20.68
C110	204.00	203.41	57°07'49"	S55°47'43"W	195.09
C111	204.00	95.37	26°47'07"	S13°50'18"W	94.30
C112	75.00	21.94	16°45'50"	S81°47'03"W	21.87
C113	75.00	58.85	44°57'34"	S50°55'21"W	57.35
C114	75.00	36.65	27°59'52"	S14°28'36"W	36.29
C254	180.00	53.68	20°16'15"	N09°41'26"W	63.35
C255	180.00	39.14	12°27'32"	N28°03'19"W	39.06

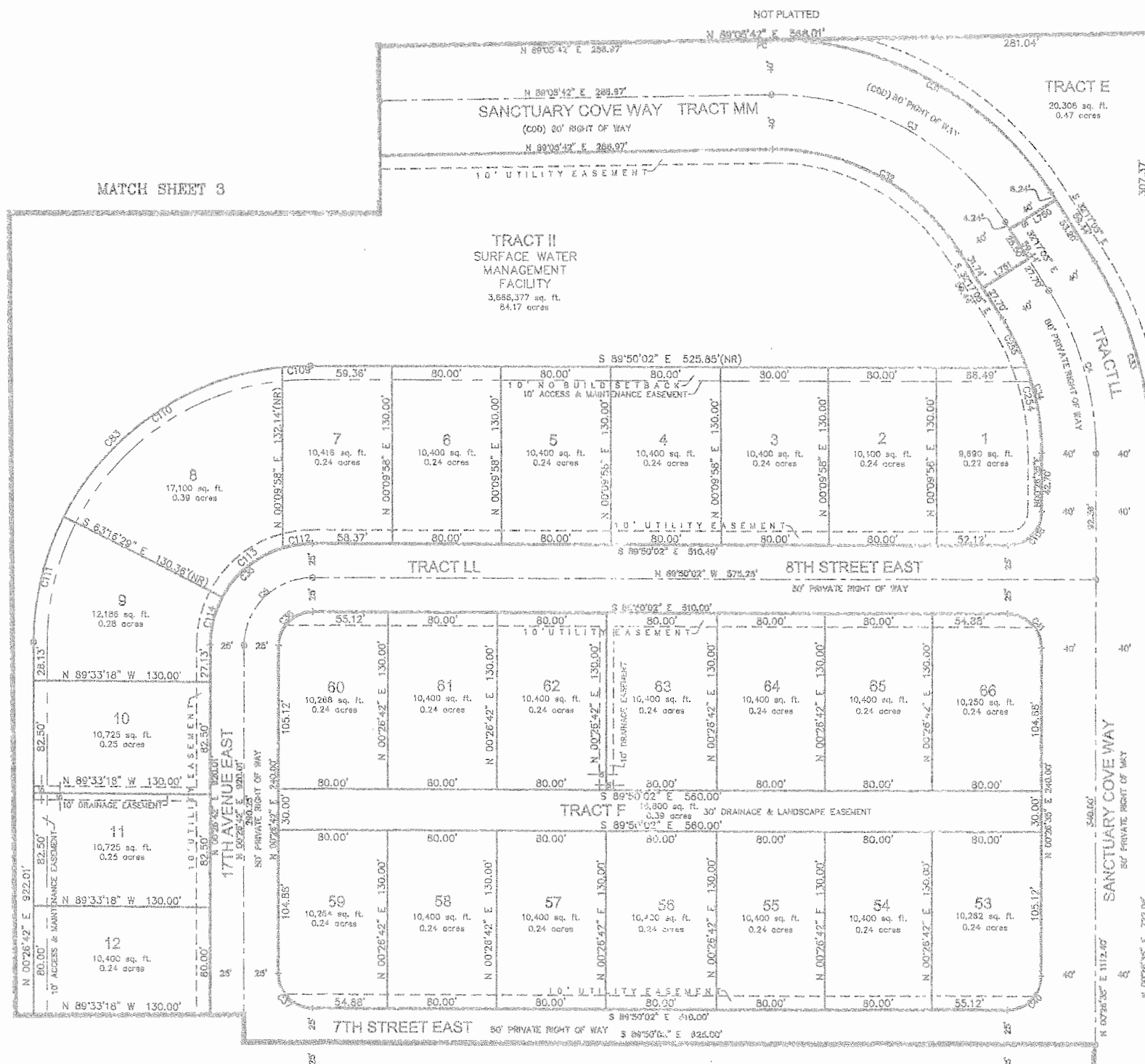


MATCH SHEET 3

MATCH SHEET 4

MATCH SHEET 7

MATCH SHEET 8





GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 64
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE

LEGEND
* 4"x4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
4"x4" CONCRETE MONUMENT SET - PER LB 7327
NAIL & DISK SET ALONG CENTERLINE- PER LB 7327
5/8" IRON ROD SET ALONG RIGHT-OF-WAY
BENCHMARK
S SQUARE FEET
(R) RADIAL
FPL FLORIDA POWER & LIGHT
PI# PARCEL IDENTIFICATION NUMBER
PRM PERMANENT REFERENCE MONUMENT
PCP PERMANENT CONTROL POINT
LB LICENSED BUSINESS
R/R RAILROAD
CMP CONCRETE MONUMENT FOUND
POB POINT OF BEGINNING
(NR) NON-RADIAL
PC POINT OF CURVATURE
PRC POINT OF REVERSE CURVE
PCC POINT OF COMPOUND CURVE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
ARC ARC
CHORD CHORD
CHORD BEARING
NO. NUMBER

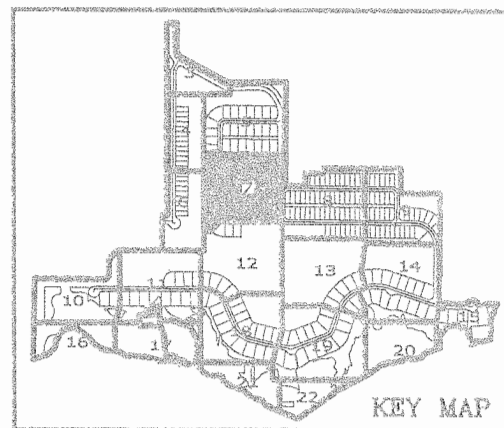


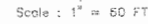
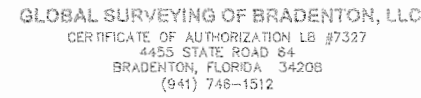
SANCTUARY COVE

A SUBDIVISION IN
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 7 OF 22

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C6	50.00	78.78	90°16'43"	S44°41'40"E	70.88
C38	25.00	39.15	89°43'18"	S45°18'20"W	35.27
C39	25.00	39.39	90°16'44"	N44°41'40"W	35.44
C42	25.00	39.39	90°16'44"	S44°41'40"E	35.44
C43	25.00	39.15	89°43'18"	S45°18'20"W	35.27
C44	25.00	39.15	89°43'18"	N45°18'20"E	35.27
C45	25.00	39.39	90°16'44"	N44°41'40"W	35.44
C48	25.00	39.39	90°16'44"	S44°41'40"E	35.44
C49	75.00	118.17	90°16'44"	S44°41'40"E	108.32
C50	25.00	39.15	89°43'18"	N45°18'20"E	35.27
C115	75.00	2.12	1°37'17"	S00°21'56"E	2.12
C116	75.00	57.98	44°17'26"	S23°19'18"E	56.54
C118	203.95	1.12	0°18'50"	S00°18'03"W	1.12
C119	203.95	162.56	45°40'05"	S22°41'25"E	158.29





SANCTUARY COVE
A SUBDIVISION IN
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 of 22

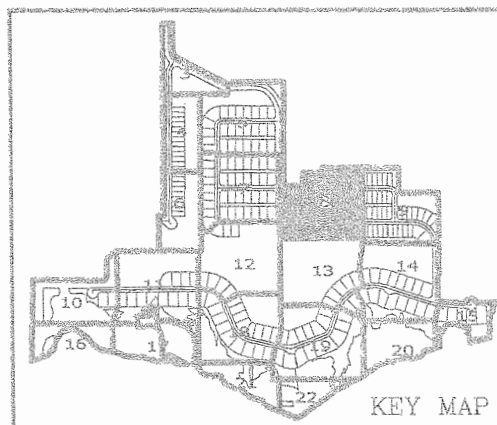
MATCH SHEET 5

2. THE SET

MARCH SHEET 9

LINE TABLE		
LINE	DIRECTION	LENGTH
L746	N00°09'58"E	4.15

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C46	25.00	39.15	89°42'50"	S45°18'33"W	35.27
C47	25.00	39.39	90°16'37"	S44°41'43"E	35.44
C51	25.00	39.39	90°17'10"	S44°41'27"E	35.44

[illegible]

MATCH SHEET 13

TRACT II SURFACE WATER MANAGEMENT FACILITY-

S 89°50'02" E 793.73'

H:\acad\11_and_projects\040553 SANCTUARY LAYOUT.dwg 2006 PLATWORK_R3.dwg



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 84
BRADENTON, FLORIDA 34208
(941) 746-1512



0 30 60 120 180
GRAPHIC SCALE
Scale: 1" = 60 FT

SANCTUARY COVE

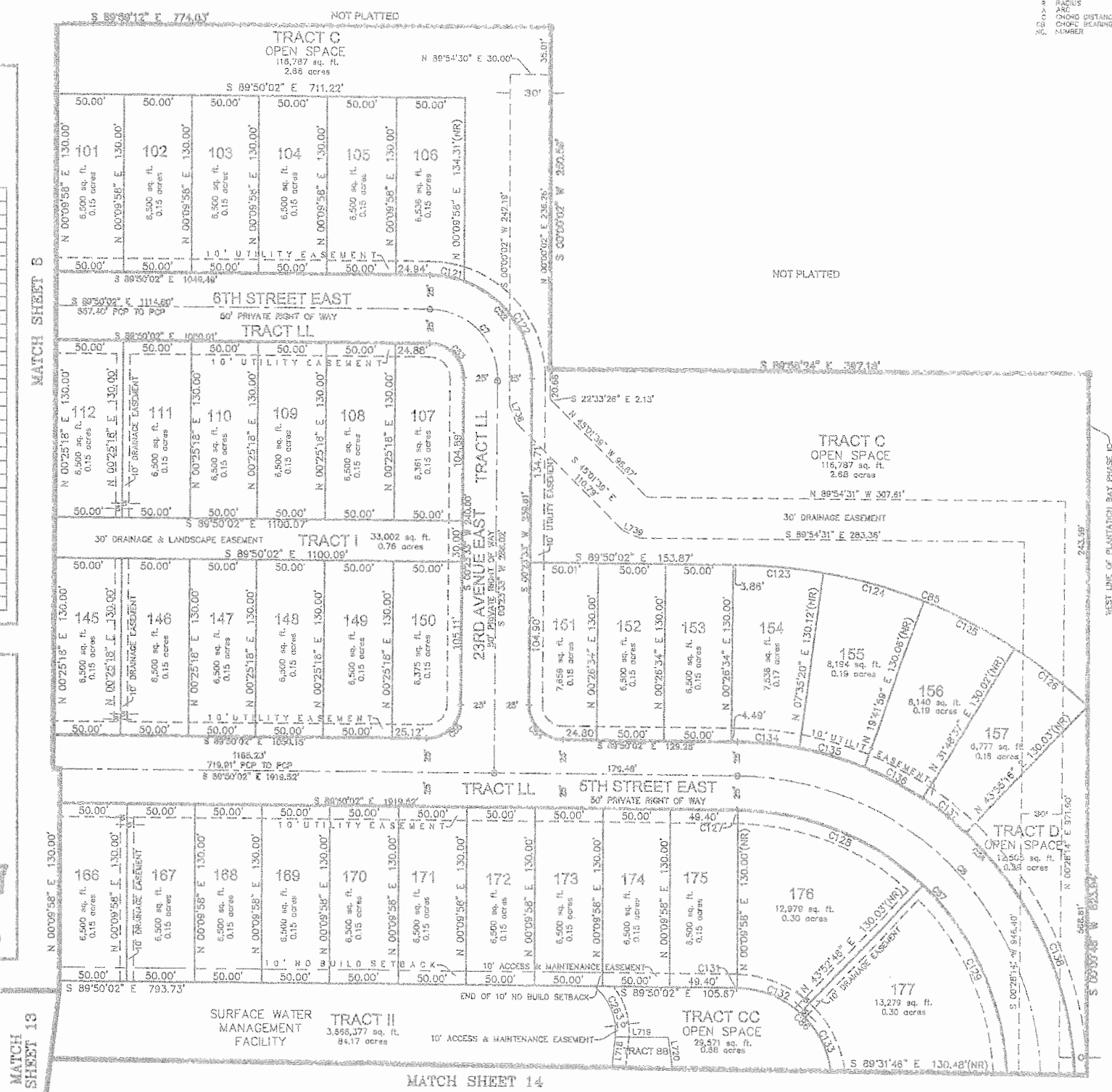
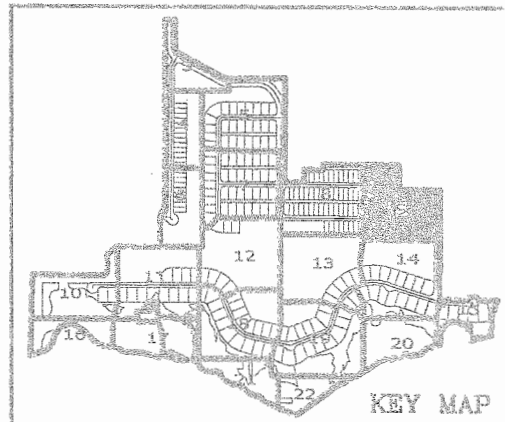
A SUBDIVISION IN
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 9 OF 22

- LEGEND
- CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
 - CONCRETE MONUMENT SET - PER LB 7327
 - NAI & DISK SET ALONG CENTERLINE - PER LB 7327
 - 5/8" IRON ROD SET ALONG RIGHT-OF-WAY
 - BENCHMARK
 - SQUARE FEET
 - RADIAL
 - FLORIDA POWER & LIGHT
 - PARCEL IDENTIFICATION NUMBER
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - RAILROAD
 - CONCRETE MONUMENT FOUND
 - POINT OF BEGINNING
 - WORK-RADIAL
 - POINT OF CURVATURE
 - POINT OF REVERSE CURVE
 - POINT OF COMPOUND CURVE
 - POINT OF TANGENCY
 - POINT ON CURVE
 - RADIUS
 - CHORD DISTANCE
 - CHORD BEARING
 - NUMBER

LINE TABLE		
LINE	DIRECTION	LENGTH
L718	N06°07'29"E	47.57
L719	S89°53'31"E	39.37
L720	S08°05'03"E	20.88
L738	S22°33'26"E	14.07
L739	S67°28'38"E	13.95

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C7	50.00	78.79	90°17'00"	N44°41'31"W	70.89
C8	225.00	354.62	90°18'16"	N44°40'54"W	319.04
C52	75.00	118.11	90°13'35"	N44°43'15"W	106.28
C53	25.00	39.38	90°15'14"	N44°42'25"W	35.43
C54	25.00	39.37	90°13'35"	S44°43'15"E	35.43
C55	25.00	39.16	89°44'46"	N45°17'35"E	35.28
C56	250.00	394.03	90°18'16"	N44°40'54"W	354.49
C57	200.00	315.22	90°18'16"	N44°40'54"W	283.59
C85	380.00	283.66	42°46'12"	N68°26'55"W	277.12
C86	70.00	100.12	81°57'01"	N48°51'31"W	91.80
C121	75.00	25.55	19°30'59"	N80°04'32"W	25.42
C122	75.00	92.56	70°42'36"	N34°57'45"W	86.80
C123	380.00	62.20	9°22'42"	N85°08'41"W	62.13
C124	380.00	76.78	11°34'36"	N74°40'02"W	76.65
C125	380.00	76.36	11°30'49"	N63°07'19"W	76.23
C126	380.00	68.32	10°18'06"	N52°12'52"W	68.23
C127	200.00	0.60	0°10'23"	N89°44'50"W	0.60
C128	200.00	149.43	42°48'34"	N68°15'22"W	145.98
C129	200.00	155.01	44°24'26"	N24°38'52"W	151.16
C131	70.00	0.60	0°29'39"	N89°35'12"W	0.60
C132	70.00	50.25	41°07'51"	N68°46'27"W	49.18
C133	70.00	49.27	40°19'31"	N28°02'47"W	48.26
C134	250.00	45.36	10°23'46"	N64°38'09"W	45.30
C135	250.00	49.30	11°17'54"	N73°47'19"W	49.22
C136	250.00	1525.44	349°36'14"	S84°38'08"E	45.30
C138	250.00	48.88	11°12'10"	N62°32'17"W	48.80
C137	250.00	40.84	9°21'39"	N52°15'22"W	40.80
C138	250.00	208.64	48°02'48"	N23°33'09"W	203.55
C263	41.00	42.21	58°59'13"	N23°22'08"W	40.37



PLANTATION BAY PHASE IC
PLAT BOOK 58, PAGE 143



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
1455 STATE ROAD 64
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE

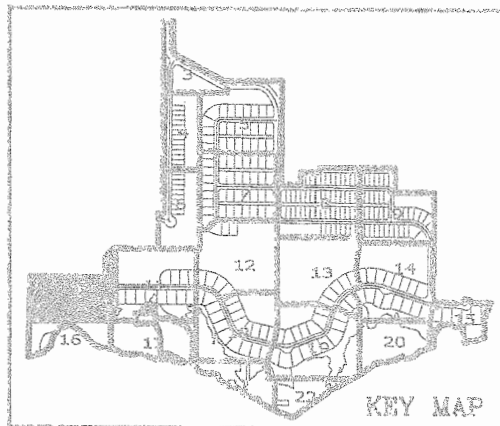


Scale: 1" = 60 FT

SANCTUARY COVE A SUBDIVISION IN SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 10 of 22

- LEGEND
- CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
 - 4" X 4" CONCRETE MONUMENT SET - PER LB 7327
 - NAI & DISK SET ALONG CENTERLINE - PER LB 7327
 - 3/8" HIGH ROD SET ALONG RIGHT-OF-WAY
 - BENCHMARK
 - SQUARE FEET
 - RADIAL
 - FLORIDA POWER & LIGHT
 - PARCEL IDENTIFICATION NUMBER
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - RAILROAD
 - CONCRETE MONUMENT FOUND
 - POINT OF BEGINNING
 - NON-RADIAL
 - POINT OF CURVATURE
 - POINT OF REVERSE CURVE
 - POINT OF COMPOUND CURVE
 - POINT OF TANGENCY
 - POINT ON CURVE
 - DELTA
 - RADIUS
 - CHORD DISTANCE
 - CHORD BEARING
 - NUMBER

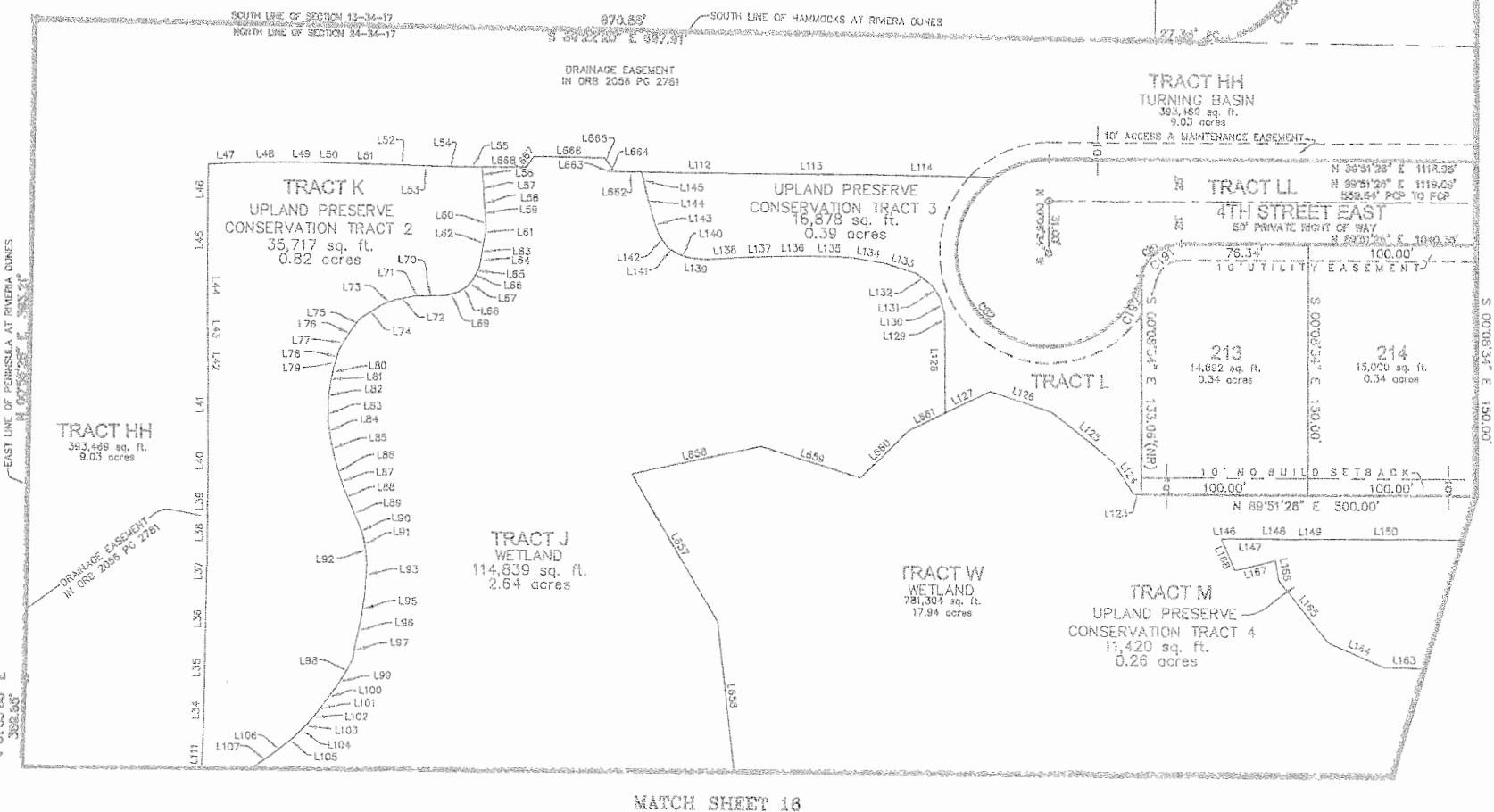


HAMMOCKS AT RIVIERA DUNES
PLAT BOOK 44, PAGE 20

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L34	N00°57'54"E	18.24	L96	S12°27'17"W	15.42
L35	N01°16'01"E	32.05	L97	S12°27'17"W	10.86
L36	N01°00'32"E	26.47	L98	S26°36'07"W	8.99
L37	N01°09'36"E	30.01	L99	S32°46'27"W	9.83
L38	N01°00'34"E	15.68	L100	S36°52'12"W	12.50
L39	N00°13'11"E	21.85	L101	S38°22'10"W	8.14
L40	N00°13'37"E	26.30	L102	S40°59'30"W	8.37
L41	N00°02'10"E	40.09	L103	S45°49'05"W	6.63
L42	N00°39'02"W	11.64	L104	S45°49'05"W	5.50
L43	N00°14'08"W	26.94	L105	S51°48'11"W	5.93
L44	N00°12'43"W	25.00	L106	S52°23'04"W	9.88
L45	N00°00'00"E	30.00	L107	S55°49'27"W	16.08
L46	N00°52'42"E	30.44	L111	N02°52'53"E	35.18
L47	N87°03'23"E	21.21	L112	S89°48'42"E	69.11
L48	N89°07'56"E	25.89	L113	S89°59'36"E	64.57
L49	N89°57'44"E	16.96	L114	S89°19'35"E	68.60
L50	S88°26'39"E	16.04	L123	S89°51'26"W	4.29
L51	S88°49'03"E	27.49	L124	N32°44'14"W	17.80
L52	S88°44'05"E	17.22	L125	N51°03'33"W	47.03
L53	S88°35'16"E	11.72	L126	N72°14'09"W	39.49
L54	S89°29'05"E	17.54	L127	S64°03'59"W	29.92
L55	S88°42'43"E	9.98	L128	N00°27'45"W	52.33
L56	S03°56'57"E	9.90	L129	N00°27'45"W	6.68
L57	S03°04'33"E	7.76	L130	N15°49'11"W	9.69
L58	S04°55'20"E	7.51	L131	N34°01'00"W	9.75
L59	S03°50'03"E	4.78	L132	N54°06'18"W	11.76
L60	S03°19'34"E	5.90	L133	N73°07'27"W	19.19
L61	S07°06'10"W	5.30	L134	N80°33'15"W	22.15
L62	S09°48'53"W	6.62	L135	N88°48'27"W	24.01
L63	S09°48'53"W	6.32	L136	S88°59'22"W	19.66
L64	S09°48'53"W	5.66	L137	S87°17'51"W	19.77
L65	S26°34'26"W	4.89	L138	S86°22'20"W	21.74
L66	S26°43'12"W	3.64	L139	N85°01'19"W	10.90
L67	S41°38'40"W	5.05	L140	N70°12'52"W	6.53
L68	S58°19'12"W	6.09	L141	N60°32'01"W	7.18
L69	S73°36'59"W	7.48	L142	N33°46'31"W	10.33
L70	S87°24'46"W	14.31	L143	N18°31'26"W	12.08
L71	S88°59'43"W	5.50	L144	N14°32'13"W	14.69
L72	S78°06'55"W	10.66	L145	N13°29'07"W	11.15
L73	S68°59'45"W	9.29	L146	N88°29'31"E	8.75
L74	S58°39'10"W	15.34	L147	N89°51'43"E	14.17
L75	S38°40'58"W	9.32	L148	S89°09'34"E	17.53
L76	S31°37'03"W	5.93	L149	S89°07'54"E	23.50
L77	S31°37'03"W	7.05	L150	N89°51'43"E	26.48
L78	S17°06'32"W	8.46	L163	N88°56'05"W	37.01
L79	S17°06'32"W	2.78	L164	N66°42'26"W	36.20
L80	S12°27'40"W	5.88	L165	N39°13'14"W	47.35
L81	S12°16'10"W	4.28	L166	N09°38'58"W	12.19
L82	S07°07'40"W	10.15	L167	S78°06'03"W	25.09
L83	S00°01'55"W	12.72	L168	N24°03'28"W	20.47
L84	S07°40'10"E	9.87	L656	N06°10'22"W	89.17
L85	S12°12'18"E	11.74	L657	N30°31'14"W	101.55
L86	S15°41'06"E	13.38	L658	N77°21'43"E	78.81
L87	S18°30'07"E	3.75	L659	S72°57'18"E	62.72
L88	S22°42'50"E	13.38	L660	N45°30'58"E	40.65
L89	S23°49'45"E	10.98	L661	N64°03'59"E	24.67
L90	S22°02'57"E	7.67	L662	N89°15'31"W	20.45
L91	S10°22'48"E	8.10	L663	N51°09'27"E	1.59
L92	S05°10'08"E	9.06	L664	N89°01'33"E	1.99
L93	S03°30'17"W	10.61	L665	N34°50'44"W	8.57
L94	S03°30'17"W	5.83	L666	N89°09'55"W	41.87
L95	S07°46'06"W	14.87	L667	S36°30'35"W	7.97
			L668	S89°40'42"W	26.36

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C81	25.00	33.35	76°28'02"	S51°38'26"W	30.93
C82	56.00	250.77	256°34'35"	S38°17'18"E	87.91
C191	25.00	31.06	71°10'53"	S54°18'00"W	29.10
C192	25.00	2.29	51°5'09"	S16°02'59"W	2.29
C248	60.00	94.89	90°36'41"	N45°19'20"E	85.30
C249	36.00	27.35	43°32'10"	N21°47'05"E	26.70
C250	36.00	29.09	46°18'18"	N66°42'18"E	28.31

PENINSULA AT RIVIERA DUNES PLAT BOOK 36, PAGE 43



MATCH SHEET 16

MATCH SHEET 11



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 64
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE

LEGEND

4"x4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
4"x4" CONCRETE MONUMENT SET - PER LB 7327
MAIL & DISK SET ALONG CENTERLINE - POP US 7327
3/8" IRON ROD SET ALONG RIGHT-OF-WAY
BENCHMARK
SQUARE FEET
FLORIDA POWER & LIGHT
PARCEL IDENTIFICATION NUMBER
PERMANENT REFERENCE MONUMENT
PERMANENT CONTROL POINT
LICENSED BUSINESS
RAILROAD
CONCRETE MONUMENT FOUND
POINT OF BEGINNING
NON-RADIAL
POINT OF CURVATURE
POINT OF REVERSE CURVE
POINT OF COMPOUND CURVE
POINT OF TANGENCY
POINT ON CURVE
DELTA
RADIUS
ARC
CHORD DISTANCE
CHORD BEARING
NUMBER



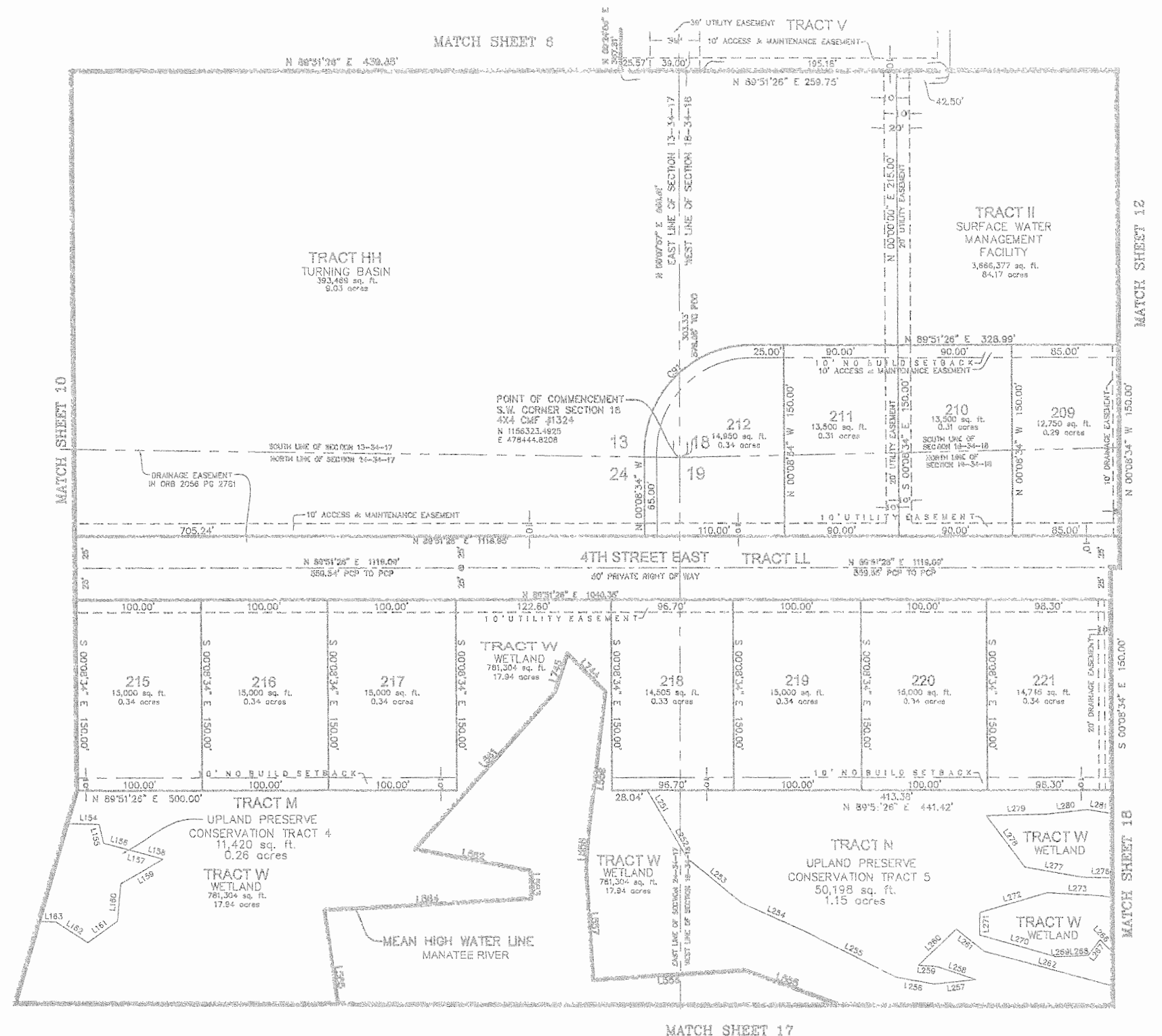
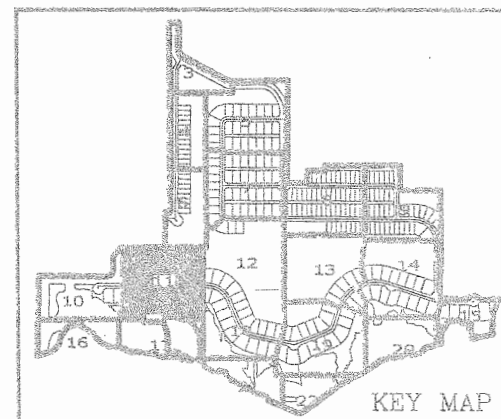
Scale: 1" = 60 FT

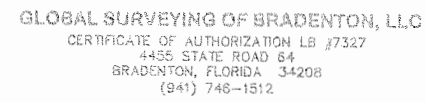
SANCTUARY COVE A SUBDIVISION IN SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 11 of 22

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L154	S88°33'27"E	16.93	L268	S87°46'07"W	11.53
L155	S12°52'22"E	15.03	L269	S87°46'07"W	13.93
L156	S75°08'17"E	23.04	L270	N74°23'27"W	62.32
L157	S75°25'05"E	13.33	L271	N00°01'36"E	17.69
L158	S75°26'26"E	12.34	L272	N73°33'46"E	55.46
L159	S60°05'18"W	36.94	L273	S86°53'48"E	43.41
L160	S05°04'10"W	29.24	L276	N88°34'18"W	29.40
L161	S54°28'32"W	29.22	L277	N80°17'48"W	45.98
L162	N57°11'10"W	29.59	L278	N36°32'15"W	50.22
L163	N88°56'05"W	37.01	L279	N88°37'49"E	47.15
L251	S31°04'44"E	28.46	L280	N83°20'13"E	32.78
L252	S30°15'37"E	32.36	L281	S80°56'44"E	57.42
L253	S50°57'57"E	55.38	L555	N69°39'27"W	196.93
L254	S85°48'50"E	55.10	L556	S86°25'13"W	120.63
L255	S63°15'34"E	78.53	L557	N03°30'54"W	87.57
L256	S80°18'12"E	31.00	L558	N04°33'31"E	28.59
L257	N83°53'20"E	33.47	L559	N07°07'06"E	110.71
L258	N71°58'36"W	32.98	L561	S41°41'41"W	166.07
L259	N86°42'02"W	14.38	L562	S79°33'41"E	91.77
L260	N46°28'01"E	41.47	L563	S01°34'02"E	21.71
L261	S52°15'11"E	28.49	L564	S86°38'17"W	161.96
L262	S75°07'56"E	103.82	L565	S07°53'56"E	107.59
L266	N44°34'40"W	18.64	L744	N44°59'48"W	42.43
L267	S37°38'43"W	15.78	L745	S18°26'18"W	31.62

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C91	85.00	133.52	90°00'00"	S44°51'26"W	120.21





SANCTUARY COVE
A SUBDIVISION IN
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 12 of 22

LEADING

M 4"x4" CONCRETE MOUNTMENT FOUND -- PHM LB 7327 UNLESS OTHERWISE NOTED

O 4"x4" CONCRETE MOUNTMENT SET -- PHM LB 7327

□ 1/4" x 1/4" SET ALONG CENTERLINE -- PHM LB 7327

1 5/8" IRON ROD SET ALONG RIGHT-OF-WAY

CONCRETE MARK

W 1/4" CONCRETE MOUNTMENT FOUND

(R) RADIAL

PFL FLORIDA POWER & LIGHT

PL FENCE IDENTIFICATION NUMBER

PRM PERMANENT REFERENCE MOUNTMENT

PRP PERMANENT CONTROL POINT

LB LEASED BUSINESS

RA RAILROAD

CH CONCRETE MOUNTMENT FOUND

POS POINT OF BEGINNING

(NR) NON-RADIAL

HC POINT OF CURVATURE

PC POINT OF REVERSE CURVE

PCC POINT OF COMPOUND CURVE

PT POINT OF TANGENCY

PCB POINT ON CURVE

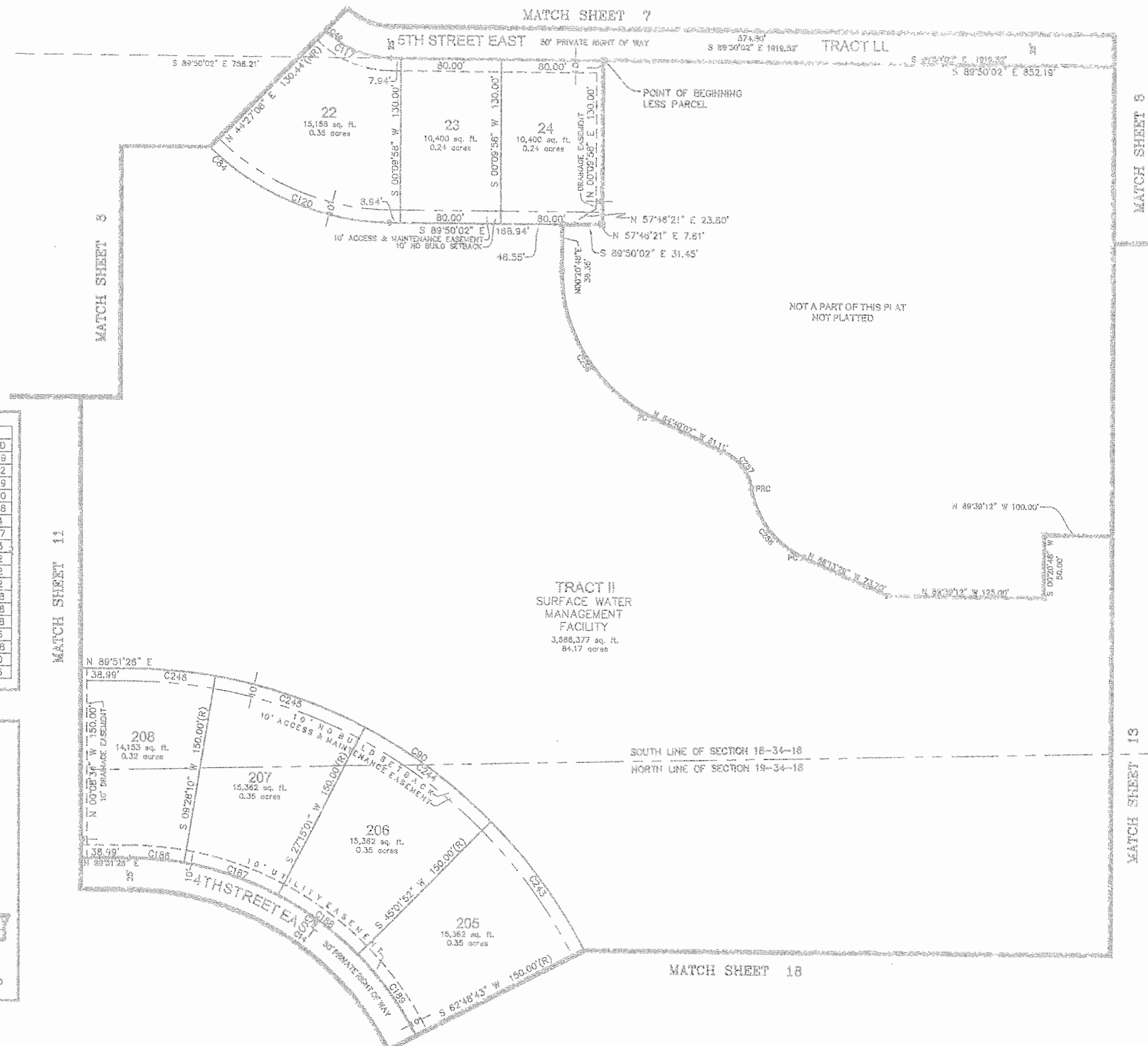
Δ DELTA

R RADIUS

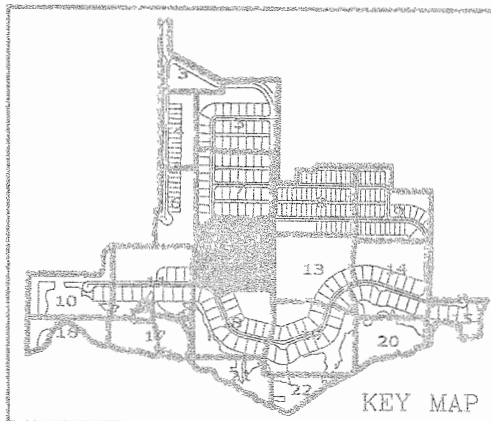
A ARC

CHD CHORD DISTANCE

NUM NUMBER



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C14	230.00	267.87	66°43'50"	N56°46'39"W	252.99
C49	75.00	118.17	90°16'44"	S44°41'40"E	106.32
C79	255.00	296.99	68°43'51"	N56°46'39"W	280.49
C84	203.95	321.45	90°18'14"	N44°41'39"E	289.20
C90	405.00	471.69	66°43'51"	S56°46'39"W	445.48
C117	75.00	58.07	44°22'01"	S67°39'01"E	56.64
C120	203.95	167.77	44°19'20"	S67°41'07"E	153.87
C186	255.00	42.78	9°36'44"	N85°20'12"W	42.73
C187	255.00	79.14	17°46'51"	N71°38'25"W	78.82
C188	255.00	79.14	17°46'51"	N53°51'34"W	78.82
C189	255.00	79.14	17°46'51"	N36°04'42"W	78.82
C243	405.00	125.68	17°46'51"	N36°04'42"W	125.18
C244	405.00	125.68	17°46'51"	N53°51'34"W	125.18
C245	405.00	125.69	17°46'51"	N71°38'25"W	125.18
C246	405.00	64.94	9°36'44"	N85°20'12"W	67.86
C258	128.05	125.25	65°00'55"	S32°09'36"W	137.56
C257	36.00	38.05	60°33'32"	N39°11'6"W	36.30
C258	72.00	72.03	57°18'59"	S37°34'00"W	69.00





GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 84
BRADENTON, FLORIDA 34208
(841) 746-1512



GRAPHIC SCALE



Scale: 1" = 60 FT

SANCTUARY COVE

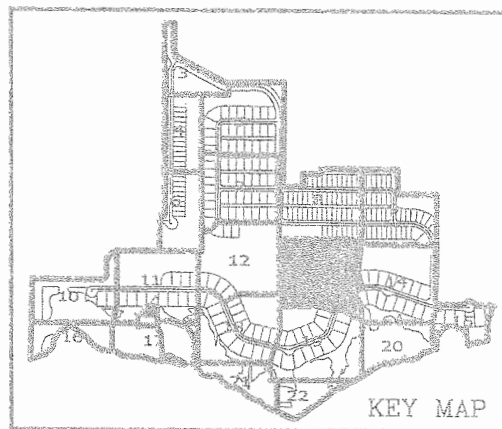
A SUBDIVISION IN
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 13 of 22

LEGEND
4"x4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
O 1"x4" CONCRETE MONUMENT SET - PER LB 7327
H&L & DISK SET ALONG CENTERLINE - PER LB 7327
+ 5/8" IRON ROD SET ALONG RIGHT-OF-WAY
B BENCHMARK
S SQUARE FEET
R/R RADIAL
FPL FLORIDA POWER & LIGHT
PZ PARCEL IDENTIFICATION NUMBER
PRM PERMANENT REFERENCE MONUMENT
PCP PERMANENT CONTROL POINT
LB LICENSED SURVEYOR
R/R RAILROAD
CMF CONCRETE MONUMENT FOUND
POB POINT OF BEGINNING
(NR) NON-RADIAL
PC POINT OF CURVATURE
PRC POINT OF REVERSE CURVE
PCC POINT OF COMPOUND CURVE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
A ARC
C CHORD DISTANCE
CB CHORD BEARING
NO. NUMBER

LINE TABLE		
LINE	DIRECTION	LENGTH
L388	S38°56'57"E	14.11
L389	S47°21'34"W	37.16
L390	S22°52'01"W	67.88
L540	S00°20'48"W	21.40

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C11	400.00	629.34	90°08'49"	S63°11'42"W	566.41
C69	425.00	668.68	90°08'46"	S63°11'42"W	601.81
C70	375.00	558.54	85°20'18"	S60°47'27"W	508.32
C87	575.00	904.68	90°08'49"	S63°11'42"W	814.21
C98	225.00	241.21	61°25'23"	S48°50'00"W	229.62
C154	375.00	123.10	18°48'31"	S52°58'20"W	122.55
C155	375.00	106.66	16°36'07"	S35°16'01"W	108.28
C158	425.00	81.30	10°57'39"	S26°07'20"W	81.18
C159	425.00	81.30	10°57'39"	S37°05'00"W	81.18
C160	425.00	81.30	10°57'39"	S48°02'39"W	81.18
C161	425.00	81.30	10°57'39"	S59°00'16"W	81.18
C162	425.00	81.30	10°57'39"	S69°57'57"W	81.18
C209	225.00	72.48	18°27'23"	S34°19'54"W	72.16
C210	225.00	72.01	18°20'12"	S52°43'41"W	71.70
C232	575.00	110.00	10°57'39"	S69°57'57"W	109.83
C233	575.00	110.00	10°57'39"	S59°00'16"W	109.83
C234	575.00	110.00	10°57'39"	S48°02'39"W	109.83
C235	575.00	110.00	10°57'39"	S37°05'00"W	109.83
C236	575.00	110.00	10°57'39"	S26°07'20"W	109.83
C259	72.00	72.03	57°18'59"	S38°15'35"W	69.06
C260	36.00	36.05	60°33'32"	S39°52'52"W	36.30
C261	126.00	145.25	65°00'55"	S32°51'16"W	137.58
C262	15.00	17.00	84°55'57"	S32°48'46"W	16.10
C275	225.00	143.59	36°33'54"	S38°24'16"W	141.17
C276	225.00	53.26	13°33'50"	S61°28'07"W	53.14



KEY MAP

MATCH SHEET 8

NOT A PART OF THIS PLAT
NOT PLATTED

TRACT II
SURFACE WATER
MANAGEMENT
FACILITY
3,888,377 sq. ft.
84.17 acres

SOUTH LINE OF SECTION 18-34-18
NORTH LINE OF SECTION 18-34-18

MATCH SHEET 19

TRACT II
SURFACE WATER
MANAGEMENT
FACILITY

MATCH SHEET 14



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 84
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE



Scale: 1" = 60'

SANCTUARY COVE A SUBDIVISION IN

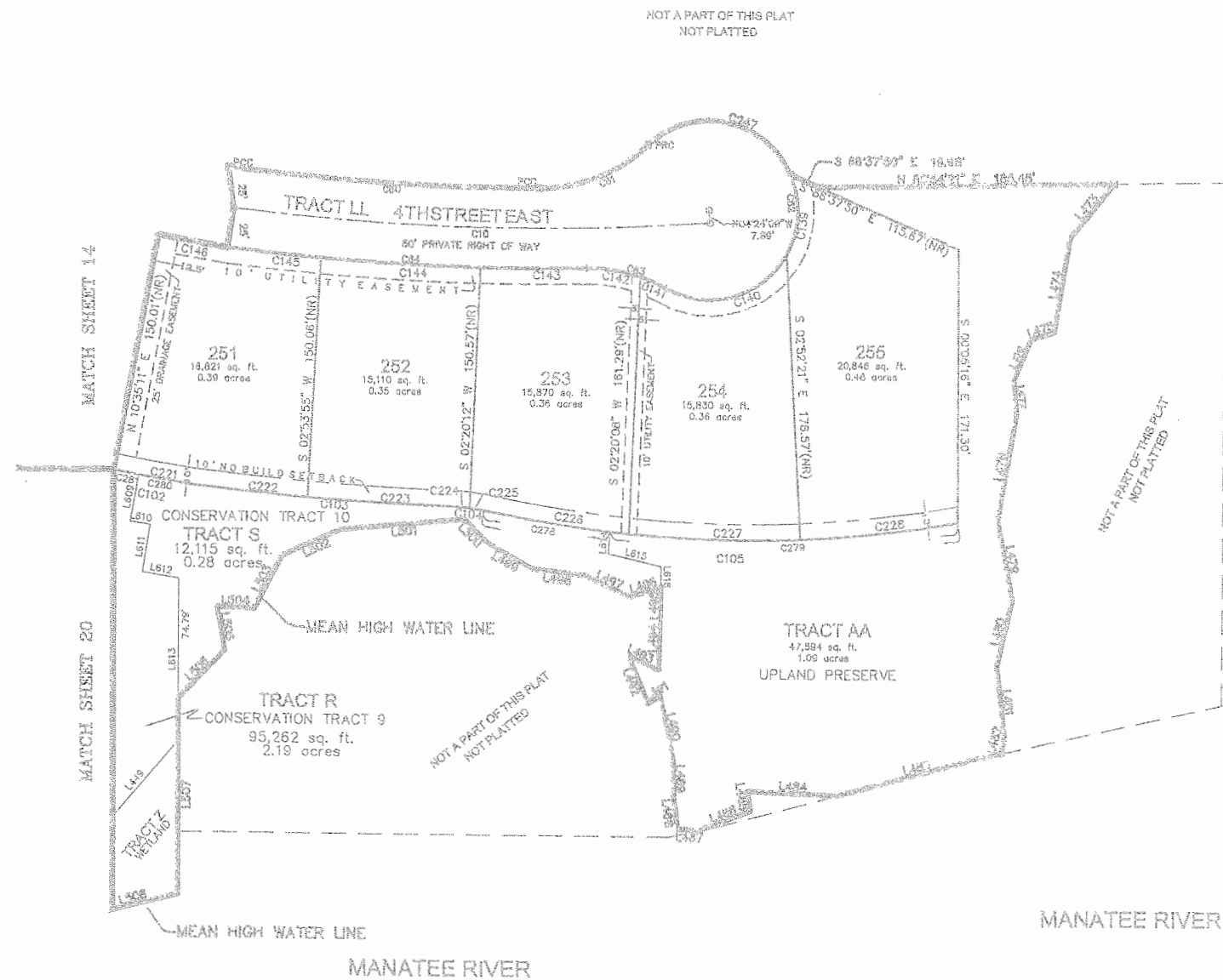
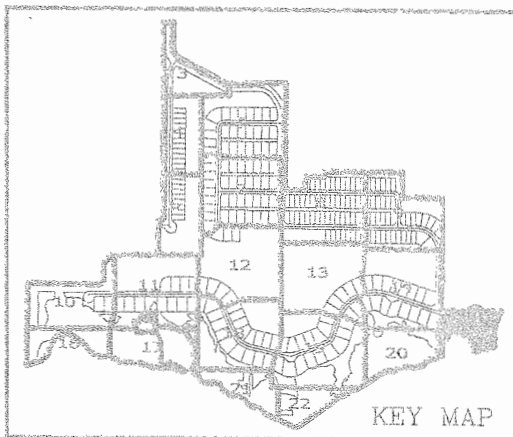
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 15 OF 22

- 1. 4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
- 2. 1" CONCRETE MONUMENT SET - PER LB 7327
- 3. 1/2" IRON ROD SET ALONG CENTERLINE - PER LB 7327
- 4. 3/4" IRON ROD SET ALONG RIGHT-OF-WAY
- 5. 1/2" IRON ROD SET
- 6. 1/2" IRON ROD SET
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- 100. 1/2" IRON ROD SET

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L449	S40°37'52"W	65.08	L495	N00°25'50"E	15.97
L473	S38°35'12"W	43.51	L496	S72°52'59"W	20.90
L474	S09°22'44"W	58.83	L497	N65°24'33"W	31.29
L475	S73°11'37"W	15.36	L498	N82°57'58"W	33.56
L476	S23°44'01"W	27.70	L499	N58°55'53"W	31.39
L477	S04°56'33"E	21.82	L500	N44°07'49"W	20.49
L478	S09°55'38"W	67.46	L501	S84°50'14"W	78.46
L479	S10°36'23"E	50.84	L502	S65°19'50"W	39.34
L480	S13°05'16"W	42.35	L503	S26°48'57"W	37.82
L481	S06°13'46"E	45.71	L504	N87°04'28"W	23.12
L482	S14°07'02"W	9.35	L505	S10°44'12"E	27.64
L483	S75°06'20"W	108.37	L506	S44°14'41"W	42.10
L484	N87°31'59"W	56.81	L507	S00°00'48"W	122.28
L485	S08°12'26"E	12.61	L508	S75°54'29"W	64.70
L486	S69°11'23"W	33.50	L509	N10°35'11"E	29.65
L487	N89°09'48"W	14.38	L610	N89°43'58"W	12.68
L488	N07°03'18"W	20.27	L611	N09°18'02"E	30.00
L489	N00°54'02"W	22.90	L612	S80°43'58"E	23.00
L490	N11°42'49"W	40.93	L613	N00°00'49"E	101.77
L491	S59°22'45"W	9.17	L614	S03°02'33"W	13.56
L492	N22°16'10"W	32.06	L615	S76°47'04"E	34.11
L493	S65°13'43"E	20.86	L616	N00°17'38"W	12.83
L494	N01°51'14"E	35.86			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C10	1503.00	298.28	11°22'15"	S88°43'02"E	297.79
C80	1478.00	193.39	7°29'49"	S88°32'21"E	193.26
C61	100.00	75.83	43°28'52"	N67°58'18"E	74.03
C62	58.00	216.74	252°27'04"	N07°30'38"W	90.35
C63	100.00	52.56	30°07'01"	N76°20'35"W	51.96
C64	1525.84	223.98	8°24'38"	S87°11'57"E	223.78
C102	1123.00	217.81	11°07'05"	S75°42'38"E	217.57
C103	1663.70	164.68	5°40'17"	S85°37'51"E	164.61
C104	100.00	18.66	10°41'28"	N83°07'16"W	18.63
C105	770.61	300.61	22°21'01"	S88°57'02"E	298.70
C139	56.00	51.89	53°05'27"	N02°33'36"E	50.05
C140	56.00	87.58	89°36'37"	N73°54'37"E	78.93
C141	100.00	18.22	10°28'13"	N66°30'10"W	18.19
C142	100.00	34.35	19°40'48"	N81°33'41"W	34.18
C143	1525.84	66.08	2°28'53"	N89°50'10"E	66.07
C144	1525.84	99.99	3°45'16"	S87°02'45"E	99.97
C145	1525.84	57.91	2°10'29"	S84°04'52"E	57.91
C146	973.00	44.19	2°36'07"	S79°58'07"E	44.18
C221	1123.00	49.04	2°30'08"	S80°01'06"E	49.04
C222	1663.70	73.18	2°31'12"	S84°03'19"E	73.17
C223	1663.70	91.50	3°09'05"	S86°53'27"E	91.49
C224	100.00	9.97	5°42'40"	N85°36'40"W	9.96
C225	100.00	8.69	4°58'48"	N80°15'56"W	8.69
C226	770.61	92.02	6°50'31"	S81°11'47"E	91.97
C227	770.61	108.18	8°02'30"	S88°38'18"E	108.07
C228	770.61	100.42	7°28'00"	N83°36'27"E	100.35
C247	56.00	107.27	109°45'00"	S78°51'38"E	91.60
C278	770.61	80.00	5°56'52"	S80°44'58"E	78.96
C279	770.61	220.81	18°24'08"	N88°04'31"E	219.88
C280	1123.00	24.81	1°15'21"	S80°13'43"E	24.81
C281	1123.00	185.20	9°28'57"	S74°52'34"E	184.99



MANATEE RIVER

MANATEE RIVER



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB 7327
4455 STATE ROAD 84
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE



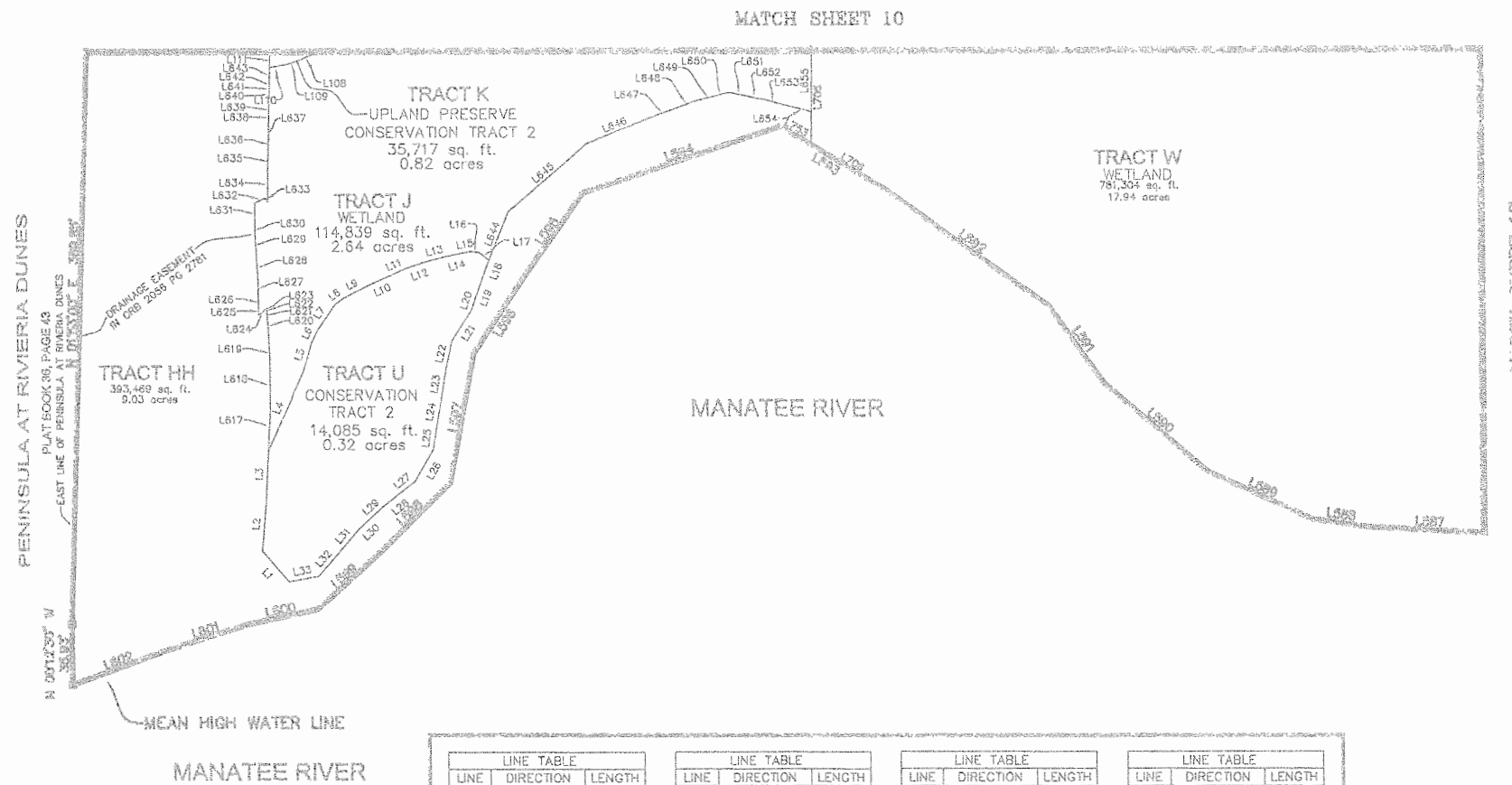
Scale: 1" = 80 FT

SANCTUARY COVE

A SUBDIVISION IN
SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 16 of 22

- LEGEND
- 1" 4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
 - 4" 4" CONCRETE MONUMENT SET - PER LB 7327
 - NAL & DISK SET ALONG CENTERLINE - PER LB 7327
 - 3/4" 3/4" ROD SET ALONG RIGHT-OF-WAY
 - BENCHMARK
 - SQUARE FOOT
 - RADIAL
 - FLORIDA POWER & LIGHT
 - PARCEL IDENTIFICATION NUMBER
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - UNIMPROVED BUSINESS
 - RAILROAD
 - CONCRETE MONUMENT FOUND
 - POINT OF BEGINNING
 - NON-RADIAL
 - POINT OF CURVATURE
 - POINT OF REVERSE CURVE
 - POINT OF COMPOUND CURVE
 - POINT OF TANGENCY
 - POINT ON CURVE
 - CHORD
 - RADIUS
 - CHORD DISTANCE
 - CHORD BEARING
 - NUMBER

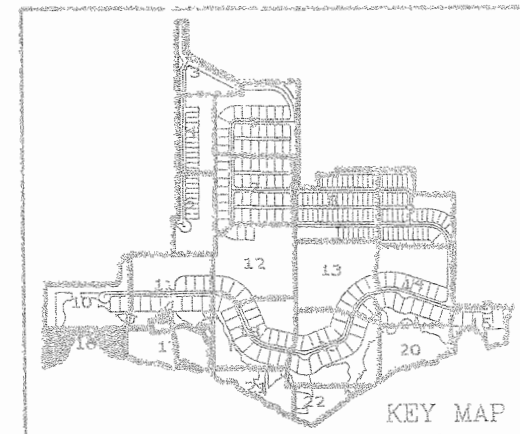


LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N40°27'20"W	23.70
L2	N04°50'05"E	31.55
L3	N02°40'13"E	27.57
L4	N23°44'33"E	51.69
L5	N17°08'32"E	17.10
L6	N25°45'43"E	8.11
L7	N34°39'13"E	18.62
L8	N54°04'50"E	6.53
L9	N63°42'44"E	16.09
L10	N65°39'35"E	12.67
L11	N68°08'24"E	12.42
L12	N71°42'55"E	12.28
L13	N75°37'54"E	13.00
L14	N77°44'59"E	8.38
L15	N80°36'34"E	6.18
L16	S81°15'27"E	4.58
L17	S50°47'08"E	7.31
L18	S20°53'11"W	10.21
L19	S19°18'24"W	12.17
L20	S19°19'24"W	8.62
L21	S33°15'41"W	21.25
L22	S12°11'25"W	18.05
L23	S09°10'42"W	17.73

LINE TABLE		
LINE	DIRECTION	LENGTH
L24	S09°56'04"W	17.77
L25	S08°32'03"W	11.54
L26	S29°51'31"W	21.78
L27	S52°05'03"W	11.72
L28	S51°23'09"W	11.90
L29	S48°03'10"W	12.29
L30	S47°25'50"W	8.43
L31	S40°59'35"W	18.30
L32	S41°20'23"W	18.17
L33	S79°41'57"W	17.81
L108	S67°09'59"W	13.75
L109	S72°11'15"W	7.42
L110	S79°41'57"W	9.61
L587	N86°58'35"W	71.36
L588	N82°22'09"W	34.83
L589	N65°24'26"W	67.58
L590	N49°02'28"W	79.68
L591	N35°15'03"W	55.45
L592	N5°26'36"W	118.19
L593	N58°37'44"W	73.48
L594	S71°19'45"W	122.93
L595	S35°13'51"W	61.18
L596	S33°13'10"W	53.56
L597	S10°42'23"W	77.03

LINE TABLE		
LINE	DIRECTION	LENGTH
L598	S45°18'37"W	59.28
L599	S48°36'21"W	49.60
L600	S77°25'23"W	43.14
L601	S72°05'57"W	47.65
L602	S70°06'51"W	60.72
L111	N02°52'53"E	35.16
L617	N03°14'52"E	22.48
L618	N00°07'35"W	23.30
L619	N00°07'35"W	9.77
L620	N02°53'57"W	8.51
L621	N02°54'41"W	8.76
L622	N02°54'41"W	6.28
L623	N02°54'41"W	2.48
L624	N06°34'28"E	2.61
L625	S53°30'48"W	6.70
L626	N00°28'53"W	10.36
L627	N00°28'53"W	10.38
L628	N03°34'40"W	12.21
L629	N02°34'36"W	13.04
L630	N01°42'08"W	5.37
L631	N00°10'32"E	14.53
L632	N65°06'21"E	6.71
L633	S32°03'42"E	2.75
L634	N00°08'24"E	14.03

LINE TABLE		
LINE	DIRECTION	LENGTH
L635	N01°21'13"E	12.50
L636	N02°23'13"E	13.60
L637	S83°22'01"W	0.28
L638	N01°48'34"E	13.63
L639	N01°21'09"E	7.81
L640	N01°18'52"E	5.63
L641	N01°47'18"E	6.92
L642	N02°26'15"E	2.42
L643	N04°21'33"W	2.41
L644	N21°48'19"E	30.83
L645	N49°07'57"E	61.02
L646	N67°24'52"E	39.43
L647	N69°39'14"E	19.61
L648	N69°39'14"E	9.55
L649	N75°58'08"E	10.11
L650	N75°58'08"E	10.11
L651	S78°34'38"E	18.15
L652	S79°34'38"E	5.24
L653	S75°58'04"E	16.56
L654	S75°58'04"E	10.12
L555	N00°29'04"E	36.26
L705	N00°29'04"E	55.71
L706	S58°37'44"E	52.48
L753	S58°37'44"E	20.97



KEY MAP



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 64
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE



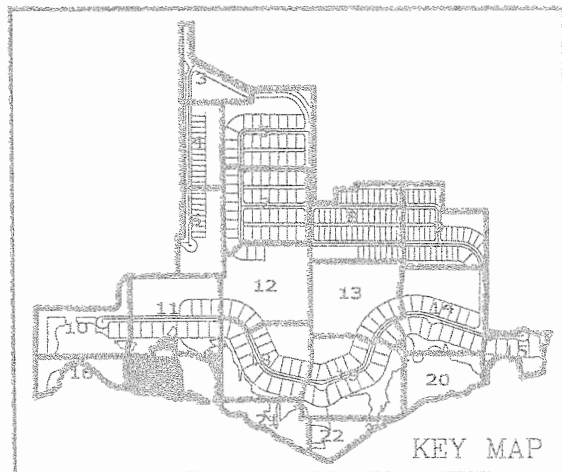
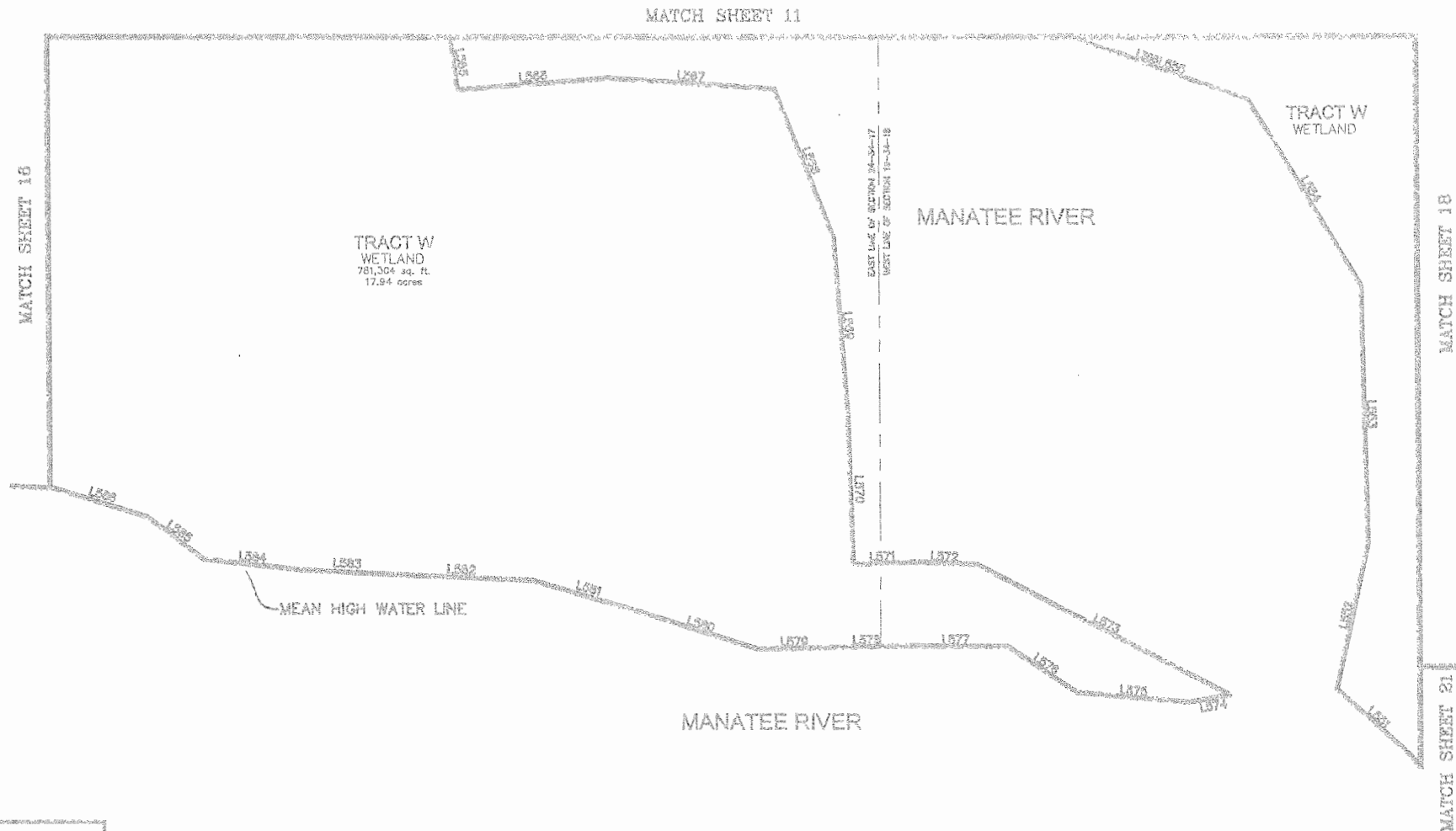
Scale: 1" = 60 FT

SANCTUARY COVE A SUBDIVISION IN

SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 17 OF 22

- LEGEND
- # 4"x4" CONCRETE MONUMENT FOUND -- PER LB 7327 UNLESS OTHERWISE NOTED
 - 6"x6" CONCRETE MONUMENT SET -- PER LB 7327
 - NAIL & DISK SET ALONG CENTERLINE -- PER LB 7327
 - + 3/8" IRON ROD SET ALONG RIGHT-OF-WAY
 - ⊕ BENCHMARK
 - sq. ft. SQUARE FEET
 - (R) RADIAL
 - FPL FLORIDA POWER & LIGHT
 - P/I PARCEL IDENTIFICATION NUMBER
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - LB LICENSED BUSINESS
 - R/R RAILROAD
 - CUP CONCRETE MONUMENT FOUND
 - POB POINT OF BEGINNING
 - (NR) NON-RADIAL
 - PC POINT OF CURVATURE
 - PRC POINT OF REVERSE CURVE
 - POC POINT OF COMPOUND CURVE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - Δ DELTA
 - R RADIUS
 - ARC ARC
 - CHORD CHORD DISTANCE
 - CHORD CHORD BEARING
 - NO. NUMBER



LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L551	N47°45'55"W	62.35	L574	S80°12'39"W	26.98
L552	N12°24'46"E	94.47	L575	N84°58'31"W	70.95
L553	N01°09'40"W	182.78	L576	N56°43'03"W	53.30
L554	N31°01'12"W	136.34	L577	N89°36'46"W	66.59
L555	N69°59'27"W	196.93	L578	S88°47'50"W	45.66
L556	S07°53'56"E	107.59	L579	S88°34'39"W	46.09
L557	N85°35'15"E	95.07	L580	N72°25'39"W	77.67
L558	S88°14'58"E	104.83	L581	N73°38'52"W	71.36
L559	S21°38'48"E	100.95	L582	N87°39'29"W	87.84
L560	S04°13'16"E	112.20	L583	N87°12'21"W	57.43
L561	S01°42'28"E	94.17	L584	N83°49'13"W	62.50
L562	N87°44'10"E	36.42	L585	N53°22'26"W	45.10
L563	S87°51'16"E	42.19	L586	N72°59'51"W	60.95
L564	S62°45'37"E	180.99			



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GRAPHIC SCALE



Scale: 1" = 60 FT

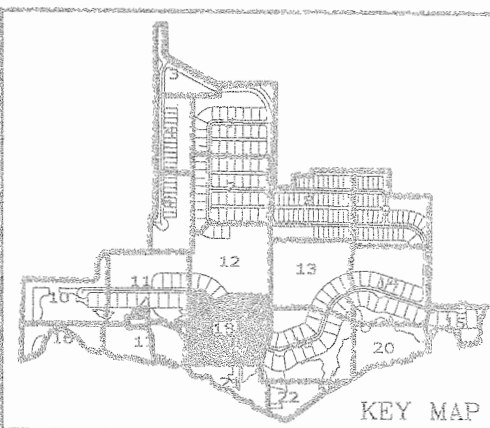
SANCTUARY COVE A SUBDIVISION IN SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 18 OF 22

- LEGEND
- 4"x4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
 - 4"x4" CONCRETE MONUMENT SET - PER LB 7327
 - NAIL & DISK SET ALONG CENTERLINE - PER LB 7327
 - 5/8" IRON ROD SET ALONG RIGHT-OF-WAY
 - BOUCHARD
 - SQUARE FEET
 - RADIAL
 - FLORIDA POWER & LIGHT
 - PARCEL IDENTIFICATION NUMBER
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - RAILROAD
 - CONCRETE MONUMENT FOUND
 - POINT OF BEGINNING
 - NON-RADIAL
 - POINT OF CURVATURE
 - POINT OF REVERSE CURVE
 - POINT OF COMPOUND CURVE
 - POINT OF TANGENCY
 - POINT ON CURVE
- DELTA
RADIUS
ARC
CHORD DISTANCE
CHORD BEARING
NUMBER

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L169	S00°34'57"W	22.17	L276	N88°34'18"W	29.40
L170	S11°32'54"E	52.98	L281	S80°56'44"E	57.42
L171	S53°25'37"E	46.37	L282	S37°54'12"E	25.51
L172	S34°44'19"E	40.79	L283	S32°32'29"E	27.62
L173	S04°37'52"W	48.71	L284	N68°14'00"W	34.50
L174	S58°00'15"E	53.28	L285	S00°47'31"E	25.69
L175	S78°31'31"E	39.49	L286	S46°00'30"E	7.48
L176	S79°26'18"E	53.28	L287	N54°31'12"E	23.62
L177	S63°00'08"E	53.97	L288	S39°47'11"E	76.65
L178	N68°55'45"E	75.69	L289	S05°34'38"E	47.82
L179	S79°44'39"E	39.19	L290	S18°23'30"E	43.84
L180	N03°32'10"W	15.19	L291	S37°54'25"E	46.10
L238	N88°09'56"E	95.13	L292	S20°18'28"E	41.78
L263	S89°39'55"E	20.01	L293	S00°09'04"E	93.33
L284	N07°40'04"W	23.48	L294	S71°03'29"E	15.29
L265	S88°27'56"W	12.52	L295	N08°05'46"E	73.80
L274	S80°08'45"E	34.08	L296	N03°55'53"E	55.56
L275	N45°33'01"W	28.01	L390	S22°52'01"W	67.98

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C13	220.00	206.67	53°49'27"	S50°19'27"E	199.15
C14	230.00	267.87	66°43'50"	N58°46'39"W	252.99
C77	195.00	183.18	53°49'27"	S50°19'27"E	176.52
C78	245.00	230.15	53°49'27"	S50°19'27"E	221.78
C80	205.00	238.76	66°43'51"	N56°46'39"W	225.49
C89	45.00	42.27	53°49'27"	S50°19'27"E	40.74
C92	55.00	64.06	66°43'51"	N56°46'39"W	60.50
C93	395.00	371.07	53°49'27"	S50°19'27"E	357.57
C177	245.00	34.54	8°04'43"	S73°11'49"E	34.52
C178	245.00	93.01	21°45'05"	S58°16'54"E	92.45
C179	245.00	94.75	22°09'33"	S36°19'35"E	94.18
C180	245.00	7.85	1°50'08"	S24°19'46"E	7.85
C181	195.00	103.83	30°30'30"	S38°39'56"E	102.61
C182	195.00	79.35	23°18'57"	S65°34'42"E	78.81
C183	205.00	22.24	6°13'02"	N26°31'14"W	22.23
C184	205.00	162.93	45°32'19"	N52°23'55"W	158.68
C185	205.00	53.58	14°58'10"	N82°39'19"W	53.43
C190	255.00	16.81	3°46'34"	N25°18'00"W	16.80
C193	55.00	14.37	14°58'30"	N82°39'19"W	14.33
C194	55.00	26.87	27°58'36"	N61°10'46"W	26.59
C195	55.00	22.83	23°46'46"	N35°18'06"W	22.63
C196	395.00	7.85	1°08'17"	S23°58'52"E	7.85
C197	395.00	157.57	22°51'22"	S35°58'41"E	156.53
C198	395.00	149.96	21°45'05"	S58°16'54"E	149.06
C199	395.00	55.69	8°04'43"	S73°11'49"E	55.65
C240	45.00	18.31	23°18'57"	S65°34'42"E	18.19
C241	45.00	23.96	30°30'30"	S38°39'56"E	23.68
C242	405.00	28.69	3°46'34"	N25°18'00"W	28.59



KEY MAP



MATCH SHEET 21

MATCH SHEET 12

MATCH SHEET 13

MATCH SHEET 19



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
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BRADENTON, FLORIDA 34208
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SANCTUARY COVE

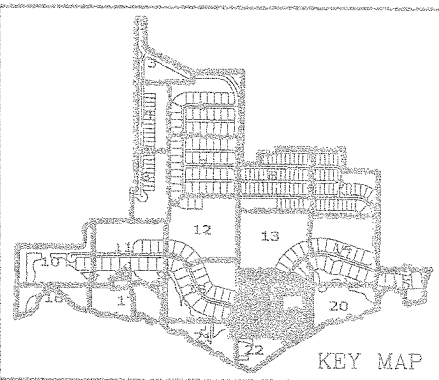
A SUBDIVISION IN

SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 19 OF 22

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L202	S08°19'41"E	66.17	L407	N33°45'46"E	32.83
L209	N02°42'38"W	57.14	L408	N32°58'50"W	34.49
L210	N14°25'37"W	72.97	L409	S11°36'19"W	34.94
L211	N82°33'04"W	37.68	L410	S21°40'43"W	76.05
L212	N81°37'32"W	90.63	L411	S10°41'25"E	33.86
L370	N21°33'41"W	17.27	L421	N27°17'58"E	109.64
L390	S22°52'01"W	67.88	L422	N35°18'28"W	55.76
L391	S26°28'55"E	51.37	L423	N21°39'57"E	50.17
L392	S32°44'25"E	50.53	L424	N18°26'01"W	31.20
L393	S81°14'54"E	62.77	L425	N53°15'06"W	37.86
L394	S48°11'08"W	156.21	L426	S70°45'29"W	53.95
L395	N84°53'19"W	33.02	L427	S89°41'41"W	46.40
L396	S05°06'41"W	58.18	L428	S73°21'22"W	48.79
L397	S41°34'18"W	38.40	L429	S63°33'42"W	44.35
L398	S15°02'59"W	48.44	L523	S82°25'55"W	42.55
L399	S24°43'57"W	47.54	L524	S58°37'17"W	57.71
L400	S14°26'12"E	66.94	L698	N63°03'10"W	27.86
L401	S17°46'09"E	25.01	L699	N51°49'59"W	26.90
L402	S24°54'16"E	22.32	L700	N00°50'49"E	40.67
L403	S86°32'40"W	31.18	L701	N22°44'35"W	55.20
L404	S08°38'58"W	28.45	L702	N21°54'34"E	30.83
L405	S20°48'30"W	56.09	L703	N47°02'25"E	26.40
L406	S85°33'10"W	15.55	L704	N47°02'25"E	26.40

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C11	400.00	629.34	90°08'49"	S63°11'42"W
C12	95.00	83.69	50°28'32"	N43°21'34"E
C89	425.00	668.68	90°08'49"	S63°11'42"W
C70	375.00	558.34	85°20'18"	S60°47'27"W
C71	70.00	61.67	50°28'32"	N43°21'34"E
C72	120.00	105.72	50°28'32"	N43°21'34"E
C73	245.00	146.10	34°10'00"	N85°40'50"E
C74	25.00	22.39	51°19'04"	S42°56'18"W
C75	55.00	131.32	136°48'08"	N85°40'50"E
C76	25.00	22.39	51°19'04"	N51°34'38"W
C87	575.00	904.98	90°08'49"	S63°11'42"W
C88	95.00	56.65	34°10'00"	N85°40'50"E
C94	176.00	69.20	22°31'46"	N65°58'18"W
C95	204.00	282.08	79°13'31"	N85°40'50"E
C96	176.00	69.20	22°31'46"	S57°19'57"W
C97	270.00	237.86	50°28'32"	N43°21'34"E
C98	225.00	241.21	61°25'23"	S48°50'00"W
C156	375.00	57.89	8°59'39"	S22°32'38"W
C157	425.00	18.69	2°31'13"	S19°22'54"W
C166	120.00	69.94	33°23'39"	N34°49'07"E
C167	120.00	35.78	17°04'53"	N60°03'23"E
C168	70.00	30.83	25°14'16"	N55°58'42"E
C169	70.00	30.83	25°14'16"	N30°44'28"E
C170	55.00	23.42	24°23'36"	N29°28'34"E
C171	55.00	11.81	12°18'14"	N47°49'29"E
C172	55.00	96.09	100°08'18"	S75°58'15"E
C173	25.00	18.62	42°41'02"	N47°15'37"W
G174	25.00	3.77	8°38'02"	N72°55'09"W
C175	245.00	30.32	7°05'24"	S80°46'52"E
C176	245.00	115.78	27°04'36"	N62°08'08"E
C200	204.00	35.45	9°57'26"	S59°41'08"E
C201	204.00	150.55	42°16'58"	S85°48'20"E
C202	204.00	10.10	2°50'15"	N71°38'04"E
C203	204.00	85.98	24°08'52"	N58°08'30"E
C204	176.00	45.15	14°41'50"	S53°24'59"W
C205	176.00	24.06	7°49'56"	S64°40'52"W
C206	270.00	80.49	17°04'53"	N60°03'23"E
C207	270.00	157.37	33°23'39"	N34°49'07"E
C208	225.00	27.42	6°58'54"	S21°36'45"W
C237	575.00	25.29	2°31'13"	S19°22'54"W
C238	95.00	27.01	16°17'21"	N76°44'30"E
C239	95.00	29.64	17°52'39"	S86°10'30"E
C275	225.00	143.59	38°33'54"	S38°24'15"W



- LEGEND
- 1" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
 - 1/4" CONCRETE MONUMENT SET - PER LB 7327
 - NAIL & DISK SET ALONG CENTERLINE - PER LB 7327
 - 5/8" IRON ROD SET ALONG RIGHT-OF-WAY
 - BEYOND MARK
 - S SQUARE FEET
 - (R) RADIAL
 - FLORIDA POWER & LIGHT
 - PARCEL IDENTIFICATION NUMBER
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - LE LICENSED BUSINESS
 - R/W RAILROAD
 - OFF CONCRETE MONUMENT FOUND
 - POB POINT OF BEGINNING
 (NR) NON-RADIAL | - PC POINT OF CURVATURE
 - PRC POINT OF REVERSE CURVE
 - POC POINT OF COMPOUND CURVE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - DELTA
 - R RADIUS
 - ARC
 - CHORD DISTANCE
 - CB CHORD BEARING
 - NO. NUMBER



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 64
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE



Scale : 1" = 60 FT

SANCTUARY COVE A SUBDIVISION IN SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 20 OF 22

- LEGEND
- M 4"x4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
 - 4"x4" CONCRETE MONUMENT SET - PER LB 7327
 - NAIL & DISK SET ALONG CENTERLINE - PER LB 7327
 - + 5/8" IRON ROD SET ALONG RIGHT-OF-WAY
 - BENCHMARK
 - SODIUM PILE
 - (N) RADIAL
 - PL PLUCKA POWER & LIGHT
 - PL# PLUCKA IDENTIFICATION NUMBER
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - LB LICENSED BUSINESS
 - R/R RAILROAD
 - CMF CONCRETE MONUMENT FOUND
 - POB POINT OF BEGINNING
 - (NR) NON-RADIAL
 - PC POINT OF CURVATURE
 - PRC POINT OF REVERSE CURVE
 - POC POINT OF COMPOUND CURVE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - Δ DELTA
 - R RADIUS
 - ARC ARC
 - CD CHORD DISTANCE
 - GB CHORD BEARING
 - NO. NUMBER

MATCH
SHEET 13

MATCH SHEET 14

TRACT Q
CONSERVATION TRACT 8
92,015 sq. ft.
2.11 acres

TRACT R
CONSERVATION TRACT 9
95,262 sq. ft.
2.19 acres

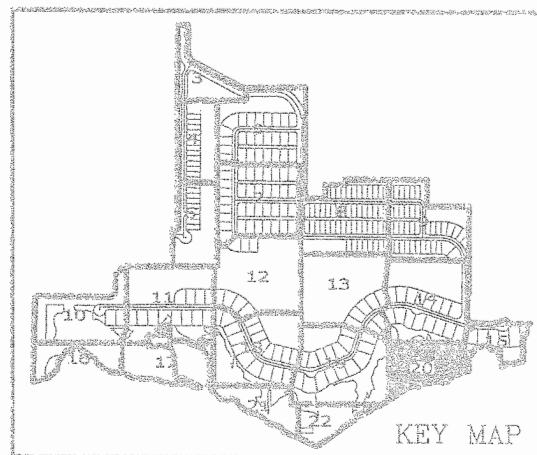
TRACT R
CONSERVATION TRACT 9
95,262 sq. ft.
2.19 acres

TRACT Z
WETLAND
428,285 sq. ft.
9.85 acres

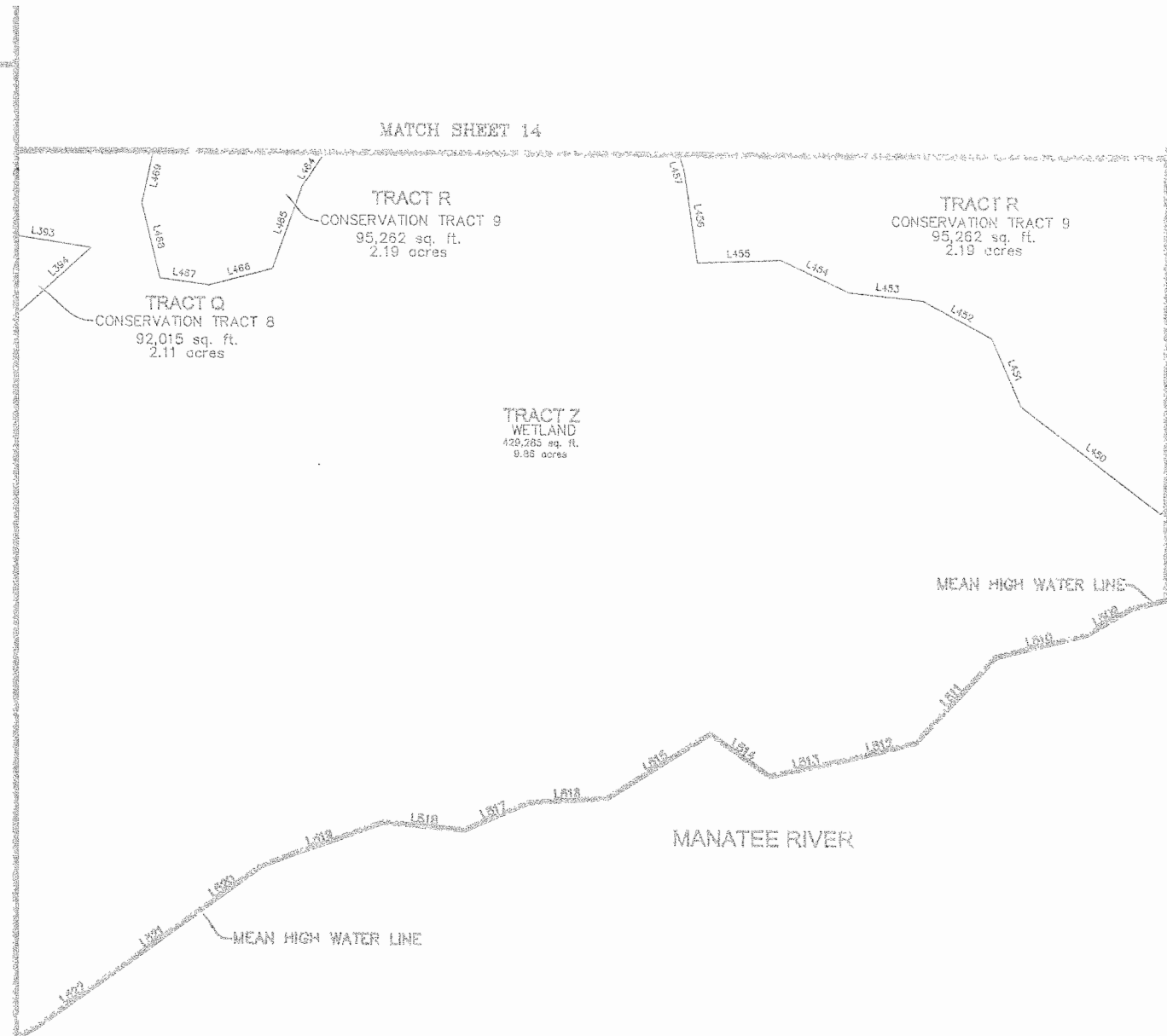
LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L393	S81°14'54"E	62.77	L469	N12°30'20"E	52.65
L394	S48°11'08"W	156.21	L509	S59°28'28"W	32.35
L450	N52°42'51"W	109.87	L510	S75°46'39"W	59.11
L451	N23°35'57"W	45.96	L511	S42°31'58"W	72.97
L452	N61°41'08"W	48.62	L512	S75°47'56"W	45.72
L453	N84°07'48"W	47.09	L513	S77°50'37"W	48.76
L454	N65°00'46"W	47.13	L514	N55°08'56"W	45.67
L455	S87°45'54"W	52.32	L515	S58°01'06"W	76.81
L456	N08°34'40"W	57.59	L516	S86°05'35"W	49.04
L459	S13°13'10"W	75.43	L517	S66°35'11"W	43.28
L464	S33°22'31"W	52.79	L518	N85°05'52"W	50.60
L465	S19°55'43"W	55.17	L519	S70°05'53"W	61.61
L466	S75°19'53"W	40.99	L520	S53°41'01"W	53.79
L467	N82°35'38"W	31.04	L521	S54°25'33"W	56.20
L468	N13°51'20"W	48.20	L522	S54°58'42"W	65.48

MATCH SHEET 10

MATCH SHEET 15



KEY MAP



MANATEE RIVER

MANATEE RIVER



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 84
BRADENTON, FLORIDA 34208
(941) 746-1512



GRAPHIC SCALE



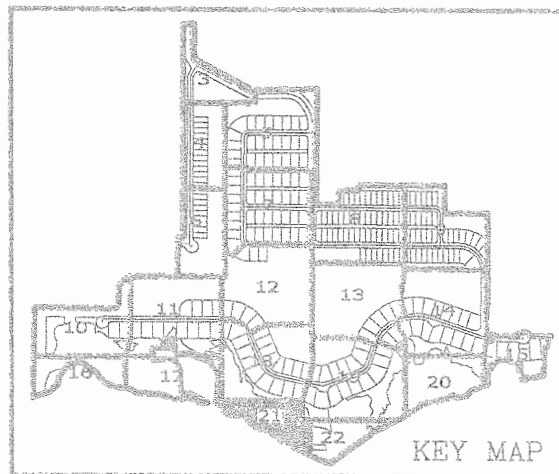
Scale: 1" = 60 FT

SANCTUARY COVE A SUBDIVISION IN SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 21 of 22

- LEGEND
- 4"x4" CONCRETE MONUMENT FOUND - PRI LB 7327 UNLESS OTHERWISE NOTED
 - 4"x4" CONCRETE MONUMENT SET - PRI LB 7327
 - 1/2" x 1/2" x 1/2" IRON ROD SET ALONG CENTERLINE - POP LB 7327
 - 5/8" IRON ROD SET ALONG RIGHT-OF-WAY
 - BENCHMARK
 - SQUARE FEET
 - ACRES
 - FLORIDA POWER & LIGHT
 - PARCEL IDENTIFICATION NUMBER
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - UNDEVELOPED BUSINESS
 - RAILROAD
 - CONCRETE MONUMENT FOUND
 - POINT OF BEGINNING
 - NON-RADIAL
 - POINT OF CURVATURE
 - POINT OF REVERSE CURVE
 - POINT OF COMPOUND CURVE
 - POINT OF TANGENCY
 - POINT ON CURVE
 - DELTA
 - RADIUS
 - CHORD DISTANCE
 - CHORD BEARING
 - NUMBER

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L212	N81°37'32"W	50.63	L536	N66°26'07"W	182.11
L213	S62°35'45"W	34.89	L537	N28°25'21"W	46.26
L214	S60°27'16"E	36.94	L538	N72°40'49"W	66.73
L215	S52°21'00"W	15.28	L539	N73°29'51"W	56.16
L216	S66°12'39"W	73.89	L540	N48°40'21"W	75.26
L217	S31°14'28"W	33.45	L541	N58°27'25"W	67.39
L218	S51°14'51"W	75.40	L542	N80°24'56"W	71.73
L219	N00°43'37"E	61.90	L543	N58°14'35"W	70.96
L220	N00°31'39"E	36.64	L544	N50°34'03"W	55.34
L221	N08°41'53"E	29.04	L545	N10°58'04"W	38.12
L222	N70°01'46"W	29.71	L546	N72°07'55"W	57.93
L223	S09°11'23"W	42.80	L547	S73°06'53"W	31.89
L224	S02°08'35"E	61.53	L548	N82°30'25"W	70.78
L225	S04°24'50"W	39.82	L549	N59°58'50"W	42.15
L226	S11°29'13"E	59.57	L550	N36°52'12"W	63.87
L227	S18°41'09"W	33.13	L669	S85°47'16"E	28.03
L228	N38°11'04"W	30.33	L670	S39°49'58"E	19.07
L229	N16°35'11"W	57.99	L671	S27°53'53"E	9.45
L230	S85°32'24"W	29.91	L672	N65°32'24"E	18.10
L231	N27°53'53"W	26.01	L673	N04°24'50"E	20.19
L232	N39°49'58"W	38.04	L674	N02°05'35"W	21.03
L233	N24°48'05"W	39.99	L675	N02°05'35"W	25.73
L234	S85°47'16"E	54.36	L676	N02°05'35"W	16.03
L235	N04°12'44"E	52.83	L677	N09°11'23"E	44.34
L236	N16°50'34"W	47.69	L678	S82°12'51"W	11.93
L237	N82°12'51"E	55.62	L679	S16°50'34"E	18.11
L238	N88°09'58"E	95.13	L680	S04°12'44"W	88.40
			L755	S66°26'05"E	164.60



KEY MAP

MATCH SHEET 17

MATCH SHEET 18

MATCH SHEET 19

MATCH SHEET 22

TRACT W
WETLAND
781,304 sq. ft.
17.94 acres

TRACT P
CONSERVATION TRACT 7
79,011 sq. ft.
1.81 acres

TRACT X
WETLAND
1,052 sq. ft.
0.02 acres

TRACT W
WETLAND
781,304 sq. ft.
17.94 acres

MANATEE RIVER

MEAN HIGH WATER LINE

MANATEE RIVER



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB #7327
4455 STATE ROAD 64
BRADENTON, FLORIDA 34208
(941) 748-1512



GRAPHIC SCALE



Scale: 1" = 80 FT

SANCTUARY COVE A SUBDIVISION IN SECTIONS 13&24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AND SECTIONS 18&19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF PALMETTO, MANATEE COUNTY, FLORIDA

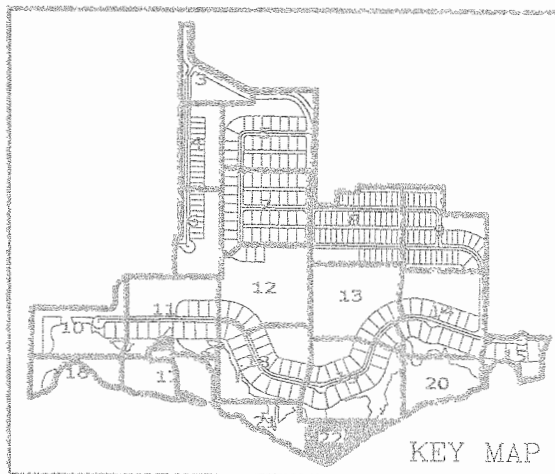
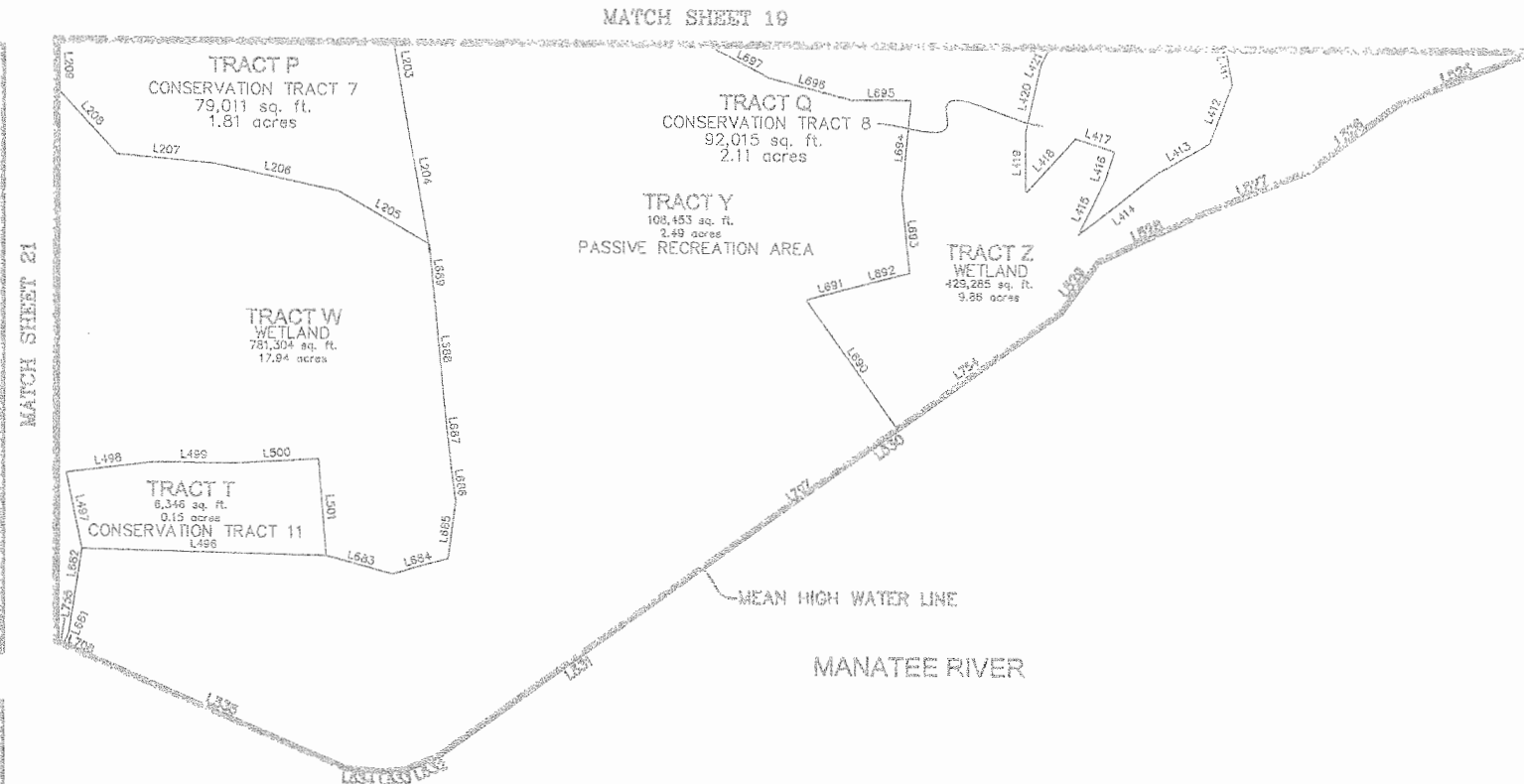
PLAT BOOK..... PAGE.....
SHEET 22 OF 22

LEGEND

- # 4"x4" CONCRETE MONUMENT FOUND - PER LB 7327 UNLESS OTHERWISE NOTED
- 1"x4" CONCRETE MONUMENT SET - PER LB 7327
- NAIL & DISK SET ALONG CENTERLINE - PER LB 7327
- + 3/8" IRON ROD SET ALONG RIGHT-OF-WAY
- BENCHMARK
- W.L. SQUARE TEST
- (R) RADIAL
- FL FLORIDA POWER & LIGHT
- PI PARCEL IDENTIFICATION NUMBER
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LB LICENSED BUSINESS
- R/R RAILROAD
- CMF CONCRETE MONUMENT FOUND
- PCB POINT OF BEGINNING
- (NR) NON-RADIAL
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVE
- POC POINT OF COMPOUND CURVE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- DELTA
- R RADIUS
- A ARC
- C CHORD DISTANCE
- CB CHORD BEARING
- NO. NUMBER

LINE TABLE		
LINE	DIRECTION	LENGTH
L203	S09°42'58"E	59.94
L204	S10°08'00"E	77.04
L205	N80°05'45"W	56.04
L206	N77°53'04"W	98.30
L207	N85°00'43"W	52.41
L208	N42°25'27"W	49.28
L209	N02°42'39"W	57.14
L411	S10°44'25"E	33.86
L412	S21°27'13"W	34.07
L413	S59°08'24"W	32.19
L414	S52°01'14"W	53.46
L415	N25°39'12"E	33.07
L416	N18°00'16"E	15.47
L417	N71°59'44"W	21.73
L418	S42°37'35"W	39.81
L419	N00°15'43"E	32.87
L420	N12°34'30"E	36.40
L421	N27°17'58"E	109.64
L496	N72°52'59"E	20.90
L497	S65°24'33"E	31.29
L498	S82°57'58"E	33.56
L499	S59°55'53"E	31.39
L500	S44°07'49"E	20.49
L501	N84°50'14"E	78.46
L525	S68°35'50"W	70.71
L526	S53°19'19"W	60.62
L527	S67°48'50"W	61.68
L528	S64°42'39"W	61.58

LINE TABLE		
LINE	DIRECTION	LENGTH
L529	S36°10'42"W	34.33
L530	S54°21'47"W	232.40
L531	S54°09'35"W	179.97
L532	S68°18'21"W	17.59
L533	S85°02'55"W	14.20
L534	N85°05'52"W	19.58
L535	N66°41'21"W	147.08
L681	N23°33'55"E	7.31
L682	N08°49'47"E	45.52
L683	S74°55'47"E	36.95
L684	N73°54'55"E	30.96
L685	N07°31'23"E	31.04
L686	N07°46'25"W	18.92
L687	N06°34'23"W	37.62
L688	N05°22'30"W	50.46
L689	N05°23'03"W	31.76
L690	N35°38'11"W	84.77
L691	N75°08'55"E	28.76
L692	N75°08'55"E	28.76
L693	N05°54'59"W	41.33
L694	N05°24'18"E	51.41
L695	N89°58'24"W	32.24
L696	N75°27'09"W	46.30
L697	N63°03'10"W	27.66
L707	N54°21'44"E	124.56
L708	N66°27'25"W	17.51
L754	N54°21'50"E	107.84
L755	S66°26'05"E	164.60



KEY MAP