

# CYPRESS GLEN AT RIVER WILDERNESS, PHASE IV

A SUBDIVISION IN SECTION 5,  
TOWNSHIP 34 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA

PLAT BOOK 105, PAGE 100  
SHEET 1 OF 4  
201941028861

NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands depicted herein and will in no circumstances be supported 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.

**GRANT OF EASEMENTS**

**LOT LINE EASEMENTS:** Unless otherwise indicated, easements of ten feet (10') in width along each front lot line, five feet (5') in width along each rear lot line and five feet (5') in width along each side lot line are hereby created and provided for the purpose of accommodating surface and underground utilities and drainage including any irrigation, water delivery or stormwater control system servicing the subdivision. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements. Such easements shall also be easements for the construction, installation, maintenance and operation of cable/digital or other means of television, internet, voice, data and other media or communication transmission services, present and future, however, no such construction, installation, maintenance and operation of such services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. Where more than one lot is used as a building site, the outside boundary of said building site shall carry said easements. All other easements shown on this plat are hereby reserved in perpetuity for the purpose noted.

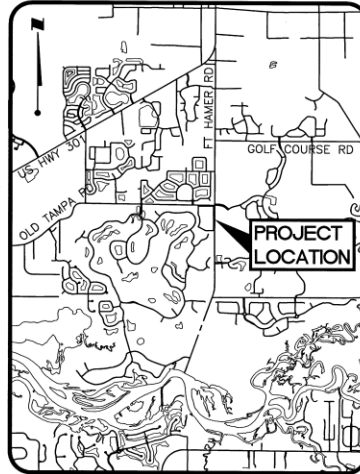
**UTILITY EASEMENTS:**

There are hereby expressly reserved for Peace River Electric Cooperative, Inc., its successors and/or assigns, ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the private roads, for the express purposes of construction, installation, maintenance and operation of electrical facilities.

There are hereby expressly reserved for TECO energy, its successors and/or assigns and other private utility companies providing service to the subdivision, ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the private roads, for the express purposes of construction, installation, maintenance and operation of gas facilities.

There are hereby expressly reserved for Frontier Communications, its successors and/or assigns, ten (10) foot wide non-exclusive utility easements lying parallel and contiguous with the outside perimeters of the private roads, for the express purposes of construction, installation, maintenance and operation of communication facilities.

There are hereby expressly reserved for Manatee County, its successors and/or assigns, a non-exclusive vehicular and pedestrian access easement and utility easement across the private road right-of-way (Tract 300) for the express purposes of construction, installation, maintenance and operation of Manatee County facilities, emergency vehicles and law enforcement only.



**LOCATION MAP**  
NOT TO SCALE

**TRACT DESIGNATION AND EASEMENTS**

TRACT 300 - Private Roadway, Drainage and Utility Easement (Cypress Glen at River Wilderness Home Owners Association, Inc.); Public Utility Easement.

TRACT 400 - Open Space, Drainage and Utility Easement; Landscape Buffer and Non-Vehicular Ingress-Egress Buffer, except for lake maintenance (Cypress Glen at River Wilderness Home Owners Association, Inc.) and emergency vehicles.

TRACTS 500 and 501 - Lake, Drainage, Utility and Landscape Maintenance Easement (Cypress Glen at River Wilderness Home Owners Association, Inc.).

TRACT 600 - Preservation Area (Cypress Glen at River Wilderness Home Owners Association, Inc.)

**CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS**

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS  
It is hereby certified that this plat has been officially approved for record and all offers of dedication accepted by the Board of County Commissioners of Manatee County, Florida this 26th day of March, 2019.

*Adam M. Ginn*  
Clerk of the Circuit Court

*Stephen R. Wysson*  
Chairman  
Board of County Commissioners



**CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT**

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS  
I, Angelina Colonneso, 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 105, Pages 100 through 109, Public Records of Manatee County, Florida, this 26th day of MARCH, 2019.

*Adam M. Ginn*  
Clerk of the Circuit Court  
Manatee County, Florida



**CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR**

STATE OF FLORIDA )  
COUNTY OF MANATEE, ) SS  
It is hereby certified that this plat has been reviewed for conformity with the plotting requirements of Chapter 177, Part 1 of the Florida Statutes and the Land Development Code of Manatee County, Florida. The geometric data has not been verified.

*Todd E. Boyle*  
Manatee County Surveyor  
Florida Certificate No. 6047

3/12/2019  
Date

DATE OF CERTIFICATION: FEB 12, 2019  
(Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper)

SIGNATURE: *Jeff D. Lacey*  
Jeff D. Lacey, P.S.M.  
Florida Certificate No. 7090



The Declaration of Covenants, Conditions and Restrictions for River Wilderness was recorded in Official Record Book 1100, Page 3286 of the Public Records of Manatee County, Florida, and modified by Certificate of Amendment to Declaration as recorded in Official Record Book 2110, Page 3076 of the Public Records of Manatee County, Florida; together with that certain Supplemental Declaration of Covenants, Conditions and Restrictions for River Wilderness, Phase IV, as recorded in Official Records Book 1774, Page 5200 of the Public Records of Manatee County, Florida. (Collectively The "Declaration").

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

Pursuant to Florida Statute 177.081, the undersigned, Gregg Carlson, as Chief Executive Officer of West Coast Land Partners, LLC, a Delaware limited liability company, licensed to do business in the State of Florida, certifies ownership of the property described hereon and has caused this plat entitled "RIVER WILDERNESS, PHASE IV, CYPRESS GLEN" to be made and does hereby dedicate the following:

1. To Manatee County for use by the general public forever, the following:
  - A) A public utility easement across Tracts 300; together with a (10) foot wide public utility easement lying parallel and contiguous with the outside parameters of such tract for installation, operation and maintenance of public water and wastewater infrastructure facilities and meter maintenance, replacement and reading.
  - B) All easements designated as "Public Utility Easement" shown on this plat.
  - C) A non-exclusive ingress and egress easement across Tracts 300 and 400 for emergency, law enforcement and Manatee County maintenance personnel.

IN WITNESS WHEREOF, the foregoing has set his hand and seal this 17<sup>th</sup> day of FEBRUARY, 2019.

By: *Gregg Carlson*  
Name: Gregg Carlson  
Its: Chief Executive Officer

*Stephanie Taraj*  
Print Name of Witness

*Amanda Parks*  
Print Name of Witness

West Coast Land Partners, LLC, a Delaware limited liability company

**NOTARY ACKNOWLEDGMENT**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

The foregoing instrument was acknowledged before me this 27 day of FEBRUARY, 2019, by Gregg Carlson, as Chief Executive Officer of West Coast Land Partners, LLC, a Delaware limited liability company, on behalf of the Company, ( X ) who is personally known to me or ( ) who has produced N/A as identification.



*Amanda S. Parks*  
NOTARY PUBLIC, State of Florida  
Printed Name: Amanda Parks  
My Commission Expires: 1/1/2023



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-907-8000 • Fax 941-907-8910  
Certificate of Authorization #27193 • www.stantec.com  
Licensed Business Number 7866  
Task Code: 420  
Project Number: 215613985

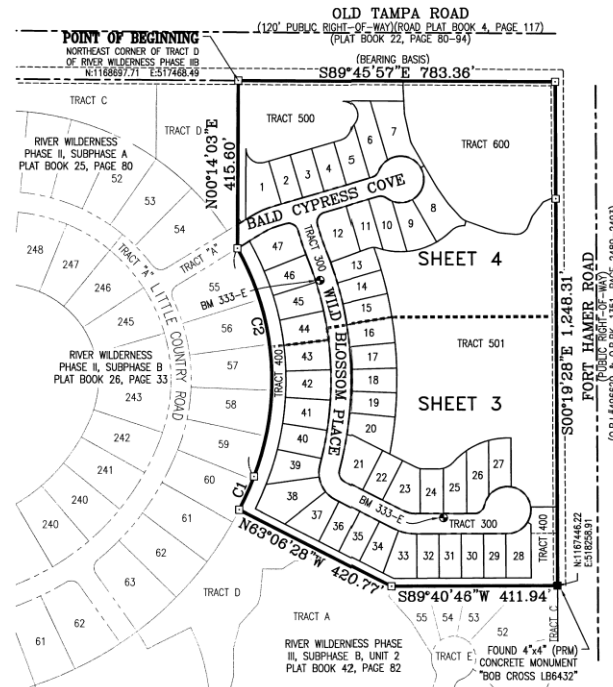
CYPRESS GLEN AT  
RIVER WILDERNESS, PHASE IV  
A SUBDIVISION IN SECTION 5,  
TOWNSHIP 34 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	875.00'	5°53'26"	89.96'	89.92'	N23°56'49"E

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A parcel of land lying in the Southwest Quarter of Section 5, Township 34 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

Beginning at the Northeast corner of Tract "D" Private Park and Recreational Open Space of RIVER WILDERNESS PHASE II B subdivision, as recorded in Plat Book 26, Pages 33 through 50, Public Records of Manatee County, Florida; thence along the South right of way line of Old Tampa Road dedicated per the plat of RIVER WILDERNESS PHASE I, recorded in Plat Book 22, Pages 80 through 94 in said Public Records, S. 89° 45' 57" E., a distance of 783.36 feet to the intersection with the West right of way line of Fort Hamer Road dedicated to Manatee County by the Warranty Deed recorded as Instrument No. 496620 in Book 1351, Pages 2489 through 2493 of the Official Records of said Manatee County; thence along said west right-of-way line, S. 00° 19' 28" E., a distance 1248.31 feet to the Northeast corner of Tract "C" of RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2 subdivision, as recorded in Plat Book 42, Pages 82 through 87, in said Public Records; thence along the North line of said Tract "C" and the North line of Lots 52 through 55 of said RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2 subdivision, S. 89° 40' 46" W., a distance of 411.94 feet (record plat = S 89° 39' 55" W, 411.68 feet) to the northern-most corner common to Lot 55 and Tract A of said RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2; thence along the Northerly line of said Tract "A", N. 63° 06' 28" W., (record plat = N. 63° 07' 19" W.) a distance of 420.77 feet to a point on the Easterly line of Lot 60 of the aforementioned RIVER WILDERNESS PHASE II B subdivision, said point being the point of curvature of a non-tangent curve to the left, having a radius of 875.00 feet and a central angle of 05° 53' 26", the radius to which bears N. 63° 06' 28" W., thence northeasterly along the arc of said curve and the Easterly lines of Lot 60 and 59 of said RIVER WILDERNESS PHASE II B subdivision, a distance of 89.96 feet, said curve having a chord bearing and distance of N. 23° 56' 49" E., 89.92 feet to a point of compound curvature to the left having a radius of 666.33 feet and a central angle of 50° 22' 50" (record plat = 50° 22' 42"); thence Northerly along the arc of said curve and the Easterly line of Lots 59 through 55 of said RIVER WILDERNESS PHASE II B subdivision, a distance of 585.91 feet (record plat = 585.88') to the Northeasterly corner of said Lot 55; thence along the East line of the aforementioned Tract "D" Private park and Recreational Open Space of said RIVER WILDERNESS PHASE II B subdivision, N. 00° 14' 03" E., a distance of 415.60 feet to the point of beginning.

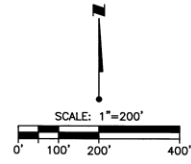


- LEGEND:
- ∠ = ANGLE POINT
  - = BENCHMARK
  - = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
  - = PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT SET (PRM LB#7866)
  - ⊙ = PERMANENT CONTROL POINT, P.X. NAIL & DISK (PCP LB#7866) 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
  - = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866) UNLESS NOTED OTHERWISE
  - = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
  - S.F. = AREA OF LOT IN SQUARE FEET
  - (R) = RADIAL LINE
  - (OA) = OVERALL DISTANCE
  - D = CENTRAL ANGLE
  - L = ARC LENGTH
  - R = RADIUS
  - C = CHORD DISTANCE
  - C.B. = CHORD BEARING
  - C# = CURVE # (SEE CURVE TABLE)
  - L# = LINE # (SEE LINE TABLE)
  - O.R.BK = OFFICIAL RECORDS BOOK
  - O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
  - LB# = LICENSED BUSINESS NUMBER
  - NT = NON-TANGENT

- NOTES:
- Bearings shown hereon are based on the southerly right-of-way line of Old Tampa Road and the north lines of Tracts 500 & 600 shown hereon having a bearing of S89°45'57"E.
  - Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD 88) and value of plot benchmark in Tract 503 of Kingsfield, Phase II recorded in Plat Book 34, Page 31 of the Public Records of Manatee County, Florida, with an elevation of 39.66' (NGVD 29). To convert these elevations from NAVD 88 to National Geodetic Vertical Datum of 1929 (NGVD 29), add 0.955' to the values shown hereon, per Vertcom conversion.
  - All easements are private unless otherwise designated.
  - All lines intersecting with a curve which are not designated with (R), are non radial.
  - Numerical expressions shown hereon to the nearest foot or tenth of a foot are to be interpreted as having a precision to the nearest one hundredth of a foot.
  - The plot boundary contains 912,105 square feet or 20.9391 acres.
  - State Plane Coordinates shown are NAD83 Florida West Zone values measured by Trimble RTK GPS receivers corrected by the Florida Permanent Reference Network on July 20, 2017 and verified to NGS OPUS positions of Plumb Bob (PID D02880) and New Hampshire (PID DN9424).
  - All utilities are underground unless otherwise noted.
  - Visibility triangles must be maintained at corner lots per Section 1002 of the Land Development Code of Manatee County, Florida.

BENCH MARK LEGEND		
BM#	NAVD88 ELEVATION	DESCRIPTION
333-E	37.16	CHISELED BOX + NAIL & DISK STAMPED BM 333-E
333-F	36.85	CHISELED BOX + NAIL & DISK STAMPED BM 333-F

TYPICAL LOT LINE EASEMENTS  
Easements of 10' along all front, 5' along all rear & 5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.



KEY MAP  
**Stantec**  
6900 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-907-6900 • Fax 941-907-6910  
Certificate of Authorization #27013 • www.stantec.com  
Licensed Business Number 7966  
Task Code: 420  
Project Number: 215613985

CYPRESS GLEN AT RIVER WILDERNESS, PHASE IV  
A SUBDIVISION IN SECTION 5,  
TOWNSHIP 34 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA

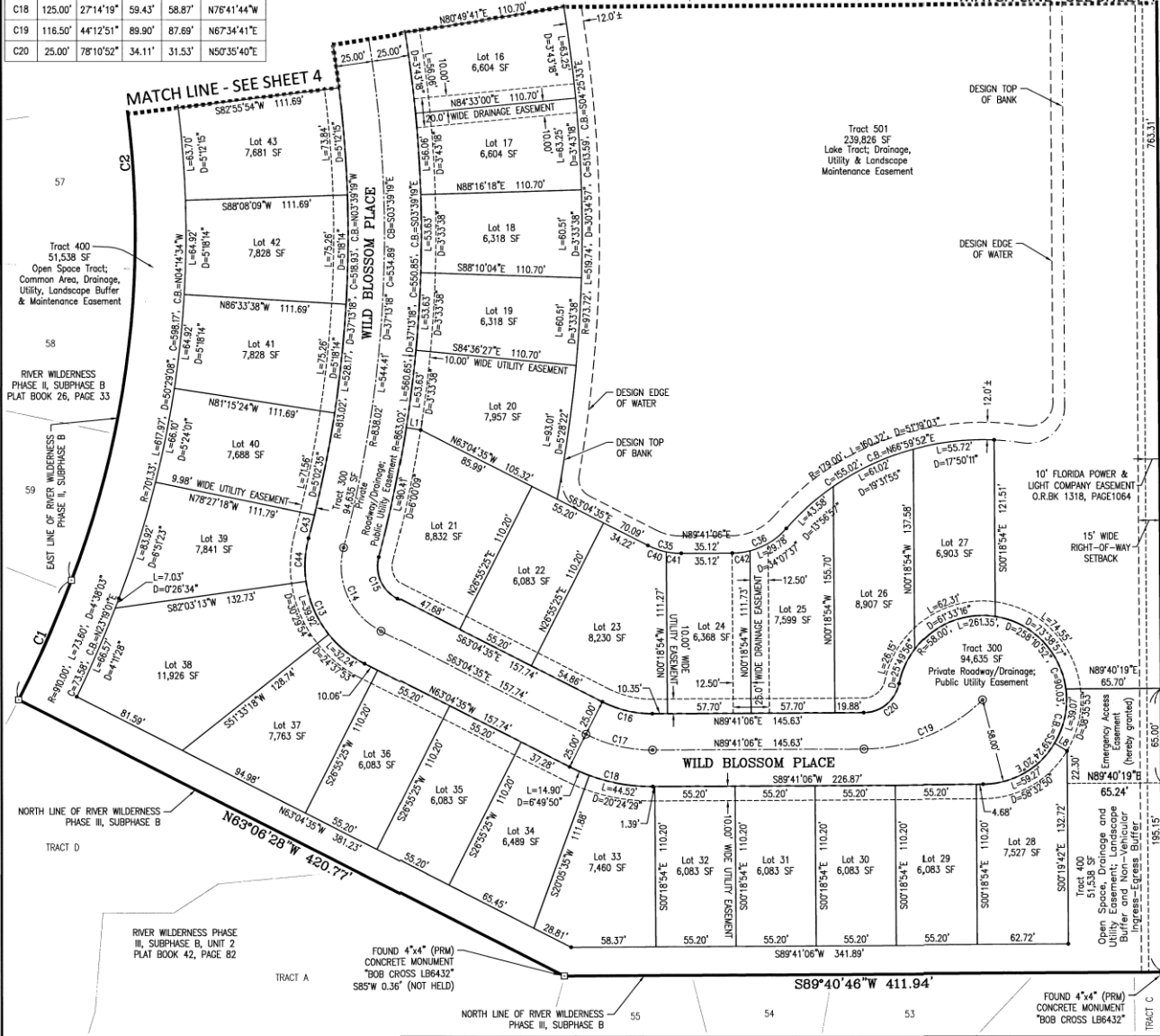
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	875.00'	5°53'26"	89.96'	89.92'
C2	666.33'	50°22'50"	585.91'	567.21'
C13	75.00'	78°01'55"	102.14'	94.43'
C14	50.00'	78°01'55"	68.10'	62.95'
C15	25.00'	78°01'55"	34.05'	31.48'
C16	75.00'	27°14'19"	35.66'	35.32'
C17	100.00'	27°14'19"	47.54'	47.09'
C18	125.00'	27°14'19"	59.43'	58.87'
C19	116.50'	44°12'51"	89.90'	87.69'
C20	25.00'	78°10'52"	34.11'	31.53'

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C35	50.00'	27°14'19"	23.77'	23.55'
C36	50.00'	48°20'46"	42.19'	40.95'
C40	50.00'	152°11'16"	13.40'	13.36'
C41	50.00'	11°53'03"	10.37'	10.35'
C42	50.00'	14°13'09"	12.41'	12.38'
C43	813.02'	1°10'09"	16.59'	16.59'
C44	75.00'	22°54'08"	29.98'	29.78'

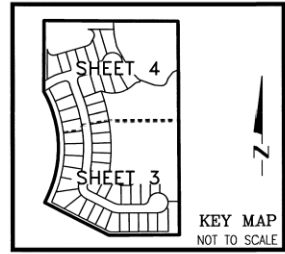
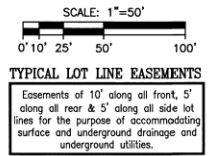
NOTES:  
1. Bearings shown hereon are based on the southerly right-of-way line of Old Tampa Road and the north lines of Tracts 501 & 600 shown hereon having a bearing of S89°45'57"E.  
2. Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD88) and value of plot benchmark in Tract 503 of Kingsfield, Phase II recorded in Plat Book 34, Page 31 of the Public Records of Manatee County, Florida, with an elevation of 39.66' (NGVD29). To convert these elevations from NAVD88 to National Geodetic Vertical Datum of 1929 (NGVD29), add 0.955' to the values shown hereon, per Verticom conversion.

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S89°51'44"E	10.00'
L11	N81°02'49"W	9.98'

3. All easements are private unless otherwise designated.  
4. All lines intersecting with a curve which are not designated with (R), are non radial.  
5. Numerical expressions shown hereon to the nearest foot or tenth of a foot are to be interpreted as having a precision to the nearest one hundredth of a foot.  
6. The plot boundary contains 912,105 square feet or 20,939.1 acres.  
7. State Plane Coordinates shown are NAD83 Florida West Zone values measured by Trimble RTX GPS receivers corrected by the Florida Permanent Reference Network on July 29, 2017 and verified to NGS OPLS positions of Plumb Bob (PID D0280) and New Hampshire (PID DN9424).  
8. All utilities are underground unless otherwise noted.  
9. Viability triangles must be maintained at corner lots per Section 1002 of the Land Development Code of Manatee County, Florida.



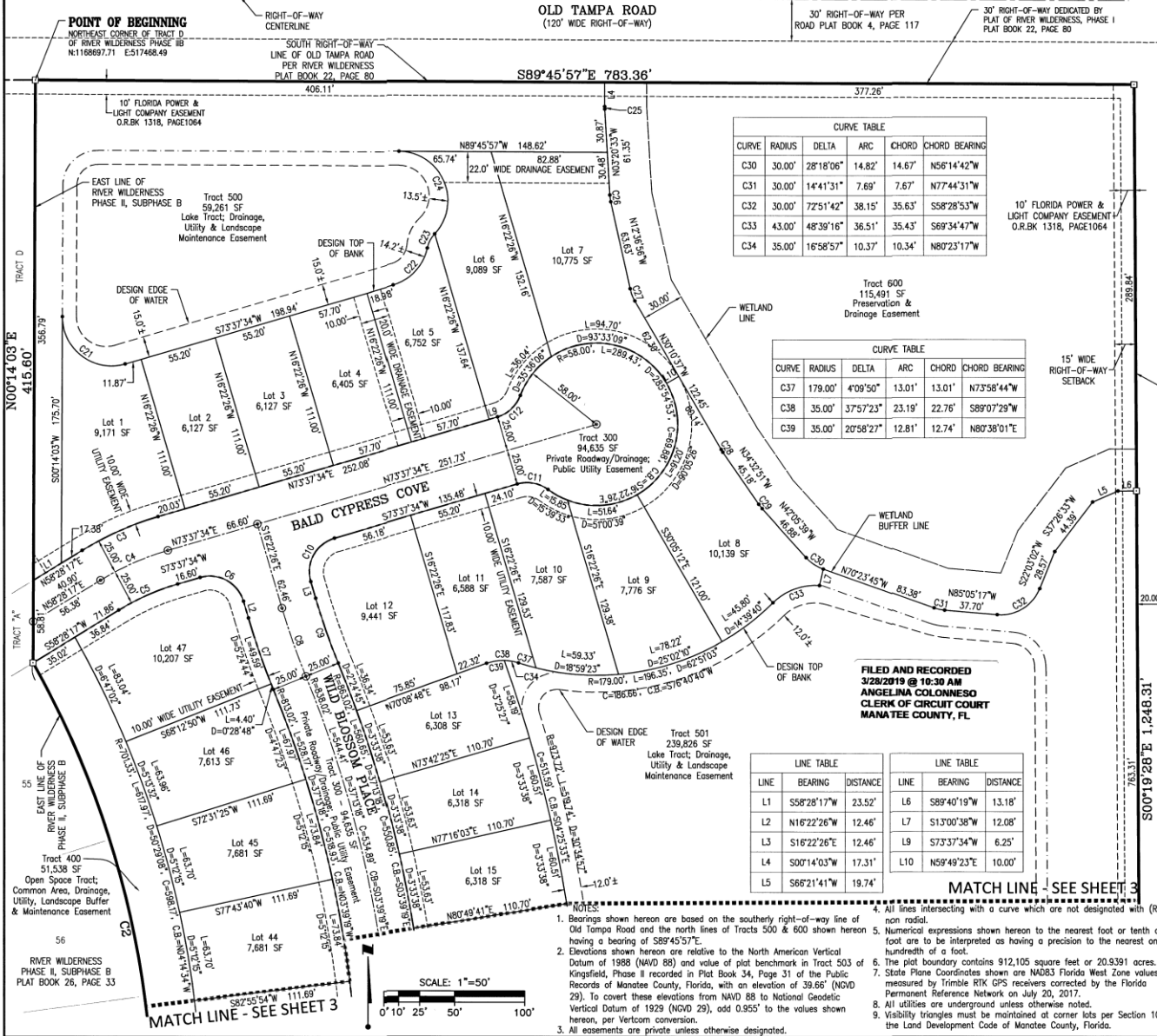
- LEGEND:
- ∠ = ANGLE POINT
  - = BENCHMARK
  - = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
  - = PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT SET (PRM LB#7866)
  - ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866) 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN PVIOUS AREAS
  - = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866) UNLESS NOTED OTHERWISE
  - = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
- S.F. = AREA OF LOT IN SQUARE FEET  
(R) = RADIAL LINE  
(OA) = OVERALL DISTANCE  
D = CENTRAL ANGLE  
L = ARC LENGTH  
R = RADIUS  
C = CHORD DISTANCE  
C.B. = CHORD BEARING  
C# = CURVE # (SEE CURVE TABLE)  
L# = LINE # (SEE LINE TABLE)  
O.R.B.K. = OFFICIAL RECORDS BOOK NUMBER  
O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER  
LB# = LICENSED BUSINESS NUMBER  
NT = NON-TANGENT



KEY MAP  
**Stantec**  
6900 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-907-6900 • Fax 941-907-6910  
Certificate of Authorization #27013 • www.stantec.com  
Licensed Business Number 7566  
Task Code: 420  
Project Number: 215613985

CYPRESS GLEN AT  
RIVER WILDERNESS, PHASE IV  
A SUBDIVISION IN SECTION 5,  
TOWNSHIP 34 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	666.33'	50°22'50"	585.91'	567.21'	N04°11'17"W	C7	525.00'	5°53'32"	53.99'	53.97'	N19°19'12"W	C12	25.00'	52°57'26"	23.11'	22.29'	N47°08'51"E	C25	30.00'	3°34'36"	1.87'	1.87'	S01°33'15"E
C3	225.00'	15°09'17"	59.51'	59.34'	N66°02'56"E	C8	500.00'	5°53'32"	51.42'	51.40'	S19°19'12"E	C21	35.00'	106°36'29"	65.12'	56.13'	N53°04'11"W	C26	30.00'	9°16'23"	4.86'	4.85'	N07°58'44"W
C4	200.00'	15°09'17"	52.90'	52.75'	N66°02'56"E	C9	475.00'	5°53'32"	48.85'	48.83'	S19°19'12"E	C22	35.00'	61°43'14"	37.70'	35.91'	S42°45'57"W	C27	30.00'	17°33'41"	9.20'	9.16'	N21°23'46"W
C5	175.00'	15°09'17"	46.29'	46.15'	S66°02'56"W	C10	25.00'	90°00'00"	39.27'	35.36'	S28°37'34"W	C23	21.25'	51°08'26"	11.55'	11.41'	S27°28'34"W	C28	30.00'	4°22'14"	2.29'	2.29'	N32°21'44"W
C6	25.00'	90°00'00"	39.27'	35.36'	N61°22'26"W	C11	25.00'	52°57'26"	23.11'	22.29'	N79°53'43"W	C24	35.00'	132°48'43"	81.13'	64.15'	S23°21'35"E	C29	30.00'	7°32'48"	3.95'	3.95'	N38°19'15"W



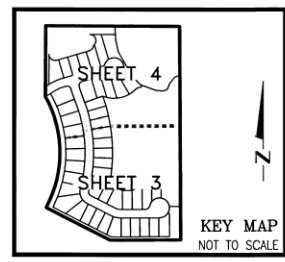
CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C30	30.00'	28°18'06"	14.82'	N56°14'42"W
C31	30.00'	14°41'31"	7.69'	N77°44'31"W
C32	30.00'	72°51'42"	38.15'	S58°28'53"W
C33	43.00'	48°39'16"	36.51'	S69°34'47"W
C34	35.00'	16°58'57"	10.37'	N80°23'17"W

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C37	179.00'	4°09'50"	13.01'	N73°58'44"W
C38	35.00'	37°57'23"	23.19'	S89°07'29"W
C39	35.00'	20°58'27"	12.81'	N80°38'01"E

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S58°28'17"W	23.52'	L6	S89°40'19"W	13.18'
L2	N16°22'26"W	12.46'	L7	S13°00'38"W	12.08'
L3	S16°22'26"E	12.46'	L8	S73°37'34"W	6.25'
L4	S00°14'03"W	17.31'	L9	N59°49'23"E	10.00'
L5	S66°21'41"W	19.74'			

- LEGEND:**
- ∠ = ANGLE POINT
  - ⊙ = BENCHMARK
  - = PERMANENT REFERENCE MONUMENT SET, 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866)
  - = PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT SET (PRM LB#7866)
  - ⊙ = PERMANENT CONTROL POINT, P.K. NAIL & DISK (PCP LB#7866) 5/8" IRON ROD WITH ALUMINUM CAP (PCP LB#7866) WHEN LOCATED IN FERVIDOUS AREAS
  - = FOUND 5/8" IRON ROD WITH ALUMINUM CAP (PRM LB#7866) UNLESS NOTED OTHERWISE
  - = 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
  - S.F. = AREA OF LOT IN SQUARE FEET
  - (R) = RADIAL LINE
  - (OA) = OVERALL DISTANCE
  - ∠ = CENTRAL ANGLE
  - ℓ = ARC LENGTH
  - r = RADIUS
  - C.D. = CHORD DISTANCE
  - C.B. = CHORD BEARING
  - C# = CURVE # (SEE CURVE TABLE)
  - L# = LINE # (SEE LINE TABLE)
  - O.R.B.# = OFFICIAL RECORDS BOOK NUMBER
  - O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
  - LB# = LICENSED BUSINESS NUMBER
  - NT = NON-TANGENT

**TYPICAL LOT LINE EASEMENTS**  
Easements of 10' along all front, 5' along all rear & 5' along all side lot lines for the purpose of accommodating surface and underground drainage and underground utilities.



**KEY MAP**  
**Stantec**

6500 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-507-6800 • Fax 941-507-6910  
Certificate of Authorization #27013 • www.stantec.com  
Licensee/Business Number 7396  
Task Code: 420  
Project Number: 215613985

- NOTES:**
- Bearings shown hereon are based on the southerly right-of-way line of Old Tampa Road and the north lines of Tracts 500 & 600 shown hereon.
  - Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD 88) and value of plot benchmark in Tract 503 of Kingsfield, Phase II recorded in Plat Book 34, Page 31 of the Public Records of Manatee County, Florida, with an elevation of 39.66' (NGVD 29). To convert these elevations from NAVD 88 to National Geodetic Vertical Datum of 1929 (NGVD 29), add 0.955' to the values shown hereon, per Vertcon conversion.
  - All easements are private unless otherwise designated.
  - All lines intersecting with a curve which are not designated with (R), are non radial.
  - Numerical expressions shown hereon to the nearest foot or tenth of a foot are to be interpreted as having a precision to the nearest one hundredth of a foot.
  - The plot boundary contains 912,105 square feet or 20.9391 acres.
  - State Plane Coordinates shown are NAD83 Florida West Zone values measured by Trimble RTK GPS receivers corrected by the Florida Permanent Reference Network on July 20, 2017.
  - All utilities are underground unless otherwise noted.
  - Visibility triangles must be maintained at corner lots per Section 1002 of the Land Development Code of Manatee County, Florida.

