

ENGLEWOOD ISLES, UNIT 3

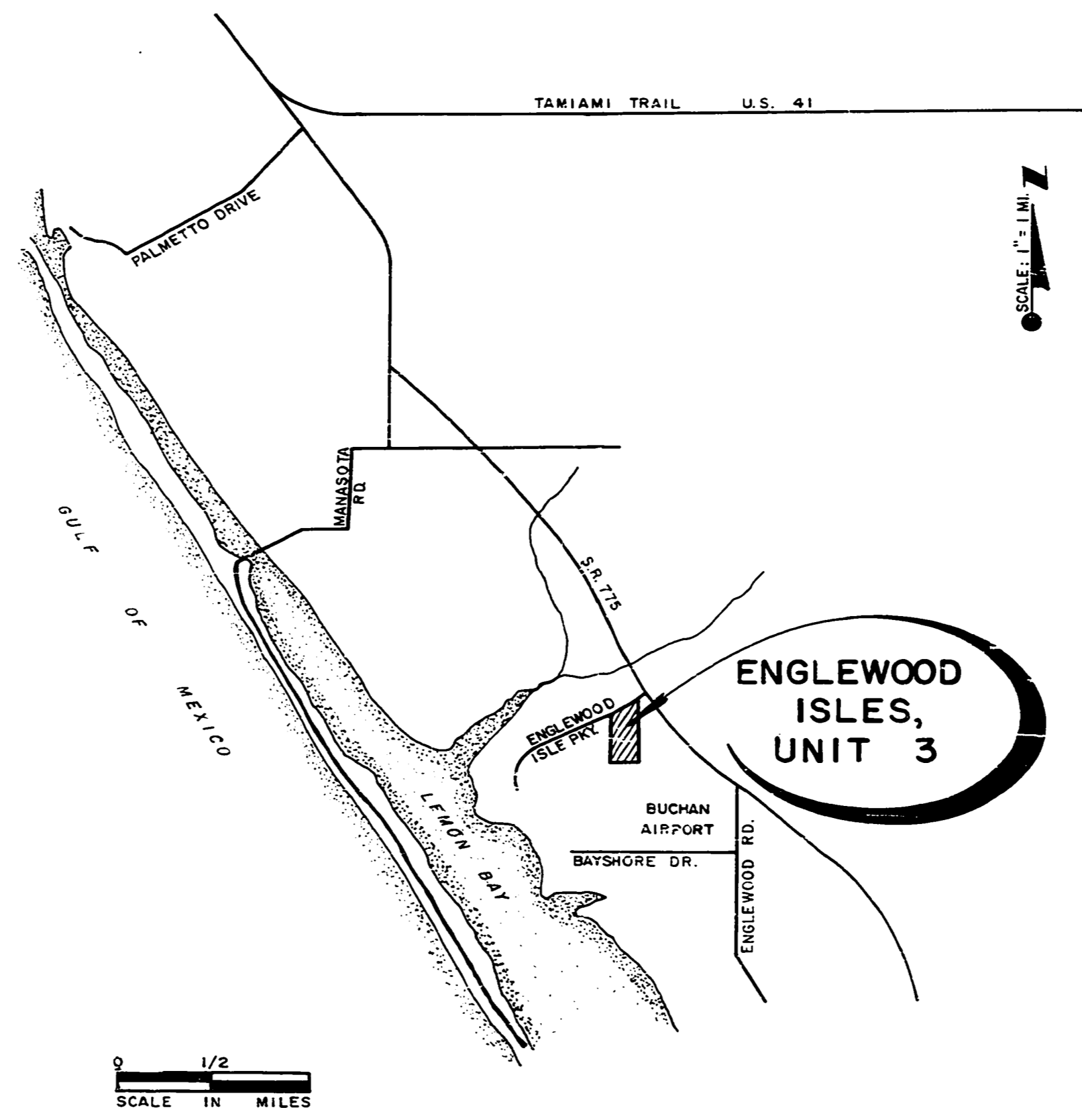
A SUBDIVISION

IN
SECTION 14, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

DESCRIPTION

Commence at a concrete monument at the Southeast corner of Section 14, Township 40 South, Range 19 East, Sarasota County, Florida; thence S-89°-58'-59"-W along the South line of said Section 14 a distance of 2719.39 feet to a concrete monument at the Southeast corner of the Southwest 1/4 of said Section 14; thence N-01°-01'-46"-E a distance of 972.01 feet for a Point of Beginning; thence continue N-01°-01'-46"-E a distance of 361.24 feet to a concrete monument; thence continue N-01°-01'-46"-E a distance of 1300.31 feet to a concrete monument; thence S-88°-48'-25"-E a distance of 8.82 feet to a 1 1/4" I.P.; thence N-21°-27'-40"-W a distance of 166.02 feet to a concrete monument on the Southerly right-of-way line of Englewood Isles Parkway, as shown on Unit No. 1, Englewood Isles Subdivision, as recorded in Plat Book 21, Pages 4 and 4A of the Public Records of Sarasota County, Florida, said concrete monument also being a point on a curve of which the radius point lies S-5°-10'-15"-E a radial distance of 244.00 feet from said point, said curve having a central angle of 25°-27'-35"; thence Southwesterly along the arc of said curve (said Southerly right-of-way line) a distance of 108.42 feet to a concrete monument set at the P.C.C. of a curve to the left, said curve having a central angle of 16°-30'-30" and a radius of 914.93 feet; thence Southwesterly along the arc of said curve (said Southerly right-of-way line) a distance of 263.61 feet to a concrete monument; thence S-42°-51'-40"-W along said right-of-way line a distance of 231.01 feet to a concrete monument at the Northerly corner of Casa Rio Condominium Plat, as recorded in Condominium Book 6, Page 44, of the aforementioned Public Records; thence S-31°-41'-14"-E along the Easterly line of said condominium a distance of 78.42 feet to a concrete monument at the P.C. of a curve to the right having a central angle of 35°-56'-14" and a radius of 275.00 feet; thence Southerly along the arc of said curve a distance of 172.49 feet to a chisel cut; thence S-04°-15'-00"-W a distance of 127.94 feet to a chisel cut, said chisel cut being a point on a curve of which the radius point lies N-43°-15'-50"-W a radial distance of 1294.93 feet from said chisel cut, said curve having a central angle of 14°-52'-25"; thence Southwesterly along the arc of said curve a distance of 336.16 feet to a point on a curve of which the radius point lies N-88°-21'-56"-E a radial distance of 550.00 feet from said point, said curve having a central angle of 12°-31'-02"; thence Northerly along the arc of said curve a distance of 120.16 feet; thence N-10°-52'-58"-E a distance of 83.80 feet to a P.C. of a curve to the left having a central angle of 45°-25'-46" and a radius of 200.00 feet; thence Northerly along the arc of said curve a distance of 158.58 feet to a point on the Southerly right-of-way line of aforementioned Englewood Isles Parkway, said point also being on a curve of which the radius point lies N-37°-46'-40"-W a radial distance of 994.93 feet from said point, said curve having a central angle of 02°-52'-54"; thence Southwesterly along the arc of said curve (said Southerly right-of-way line) a distance of 50.04 feet to a point on a curve of which the radius point lies S-56°-03'-16"-W a radial distance of 150.00 feet, said curve having a central angle of 44°-49'-42"; thence Southerly along the arc of said curve and Easterly line of a Replat of a part of Englewood Isles Unit No. 1, a Condominium, as recorded in Condominium Book 3, Page 48 of the aforementioned Public Records, for a distance of 117.36 feet; thence S-10°-52'-58"-W a distance of 83.60 feet to a P.C. of a curve to the left having a central angle of 14°-46'-44" and a radius of 600.00 feet; thence Southwesterly along the arc of said curve a distance of 154.76 feet to a point on a curve of which the radius point lies N-25°-57'-39"-W a radial distance of 1294.93 feet from said point, said curve having a central angle of 10°-09'-20"; thence Southwesterly along the arc of said curve a distance of 229.52 feet to a concrete monument; thence S-74°-11'-40"-W a distance of 40.82 feet to a chisel cut; thence N-15°-50'-45"-W a distance of 300.00 feet to a concrete monument at the aforementioned Southerly right-of-way line of Englewood Isles Parkway; thence S-74°-11'-40"-W along said right-of-way line a distance of 100.00 feet; thence S-15°-50'-45"-E a distance of 1204.84 feet to a P.C. of a curve to the right having a central angle of 15°-50'-45" and a radius of 1450.00 feet; thence Southeasterly along the arc of said curve a distance of 401.01 feet; thence South a distance of 93.79 feet to the P.C. of a curve to the left having a central angle of 89°-53'-31" and a radius of 53.43 feet; thence Southeasterly along the arc of said curve a distance of 83.83 feet; thence S-89°-53'-31"-E a distance of 620.08 feet; thence N-01°-05'-05"-E a distance of 668.90 feet; thence S-88°-54'-55"-E a distance of 96.15 feet to the Point of Beginning.

Containing 40.56 acres.



LOCATION MAP

EASEMENT DESCRIPTION

LOT LINE EASEMENTS: Easements of 8 feet in width along each rear lot line and 5 feet in width along each side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities and drainage. 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, except as shown to the contrary on this plat.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, R.H. Hackney, Jr., Clerk of the Circuit Court of Sarasota County, Florida, hereby certify that this plat is a true representation of the land described and shown, to the best of my knowledge and belief, and that permanent reference monuments have been placed as required by the Sarasota County Subdivision Regulations and the Statutes of the State of Florida thereunto appertaining.

8/13/75
DATE OF SURVEY

Charles A. O'Quinn
CHARLES A. O'QUINN, REG. LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 1364

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

Kroh Brothers Development Company, a Missouri Corporation authorized to do business in the state of Florida, by its duly elected President, *John A. Kroh, Jr.*, and by its duly elected Vice-President, *George P. Kroh*, acting by and with authority of the Board of Directors, do hereby certify that they are the owners of Englewood Isles Subdivision, Unit 3 as described hereon, and do hereby dedicate and set apart all of the streets, walks, alleys, thoroughfares, rear and side lot line utility and drainage easements, parks and other open spaces, canals and drainage or other easements shown on this plat, for said uses and purposes to the County of Sarasota forever.

IN WITNESS WHEREOF, the undersigned Missouri Corporation has caused these presents to be executed by its President and attested by their Vice-President on this 17th day of August, A.D., 1975 for Kroh Brothers Development Company.

ATTEST:
George P. Kroh
George P. Kroh, Vice-President

John A. Kroh, Jr.
John A. Kroh, Jr., President

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

Before me, the undersigned Notary Public, personally appeared *John A. Kroh, Jr., President* and *George P. Kroh, Vice-President* of Kroh Brothers Development Company, a Missouri Corporation authorized to do business in the state of Florida, to me known to be the individuals described in and who executed the foregoing Certificate of Dedication, and they each duly acknowledged before me that they executed the same, as such officers, for and in behalf of said Missouri Corporation.

WITNESS, my hand and official seal at Sarasota County, Florida, this 17th day of August, A.D., 1975.

Edward E. Danner
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: July 16, 1977

CONSENT TO DEDICATION

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

The Exchange National Bank of Tampa, a Florida Corporation, holder of mortgage dated February 5, 1973 and recorded in O.R. Book 991, Page 1557 and modified on February 25, 1975 and recorded in O.R. Book 1070, Page 1741 of the Public Records of Sarasota County, Florida, does hereby consent to ratify, approve and confirm this plat and the dedication certificate thereon by its duly elected Assistant Vice-President, *John T. McMullen, Jr.*, and its duly elected Assistant Cashier, *Gary M. Stevens*, acting by and with authority of its Board of Directors.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by its Assistant Vice-President and its Assistant Cashier this 7th day of August, A.D., 1975.

ATTEST:
Gary M. Stevens
Gary M. Stevens, Assistant Cashier

John T. McMullen, Jr.
John T. McMullen, Jr., Assistant Vice-President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

Before me, the undersigned Notary Public, personally appeared *John T. McMullen, Jr., Assistant Vice-President* and *Gary M. Stevens, Assistant Cashier*, of the Exchange National Bank of Tampa, a Florida Corporation, to me known to be the individuals described in and who executed the foregoing Certificate of Dedication, and that they each duly acknowledged before me that they executed the same, as such officers, for and in behalf of said Corporation.

Witness, my hand and official seal at Hillsborough County, Florida, this 7th day of August, A.D., 1975.

Robert Ann Fleming
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: July 25, 1977

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 13th day of NOVEMBER, A.D., 1975

APPROVED:
Robert Nelson
COUNTY ATTORNEY

John T. McMullen, Jr.
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

Robert Nelson
COUNTY ENGINEER

C. O. McQuinn
PLANNING DIRECTOR

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

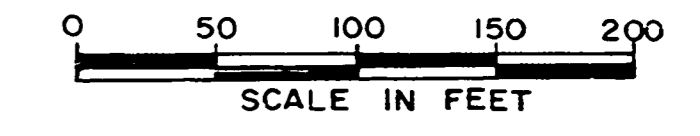
I, R.H. Hackney, Jr., Clerk of the Circuit Court of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 23, Page 22-22B Public Records of Sarasota County, Florida, this 18th day of NOVEMBER, A.D., 1975.

R. H. HACKNEY, JR., CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

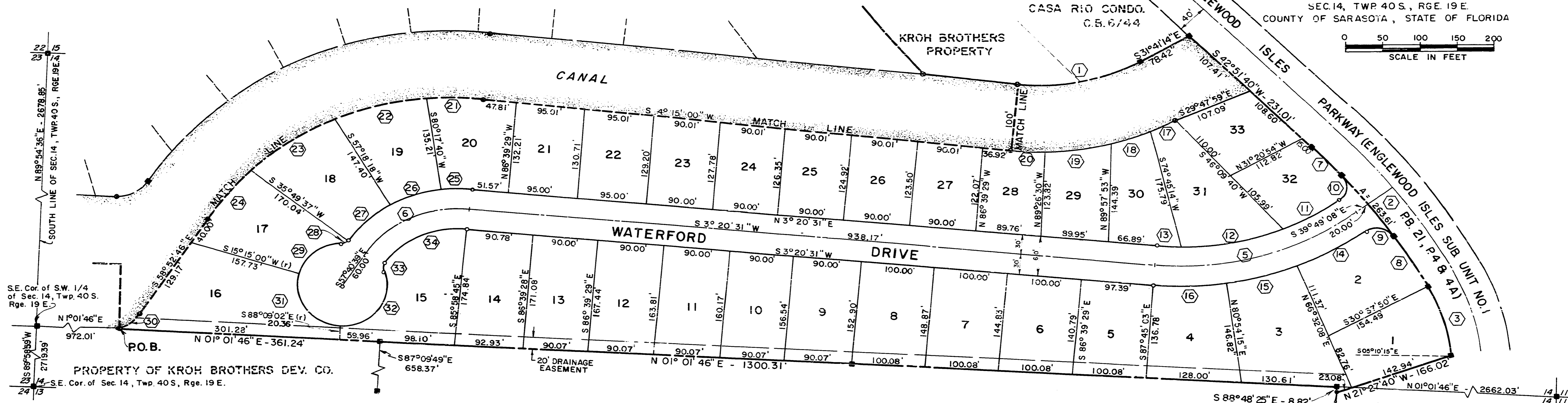
R. H. Hackney, Jr.

ENGLEWOOD ISLES SUBDIVISION
UNIT 3

IN
SEC. 14, TWP. 40 S., RGE. 19 E.
COUNTY OF SARASOTA, STATE OF FLORIDA



SCALE: 1" = 100'



CURVE DATA

BOUNDARY CURVE						
NO.	BEARING	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	35°56'14"	275.00'	172.49'	89.19'	169.67'	N13°43'07" W
2	16°30'30"	914.93'	263.61'	132.73'	262.70'	N51°06'55" E
3	25°27'35"	244.00'	108.42'	55.12'	107.53'	N72°05'58" E
C CURVE						
5	43°09'39"	390.49'	294.15'	154.45'	287.25'	S18°14'19" E
6	61°01'11"	152.06'	161.94'	89.60'	154.39'	S27°10'04" E
R.O.W. CURVE						
7	3°46'21"	914.93'	60.24'	30.13'	60.23'	N44°44'50" E
8	5°38'54"	914.93'	90.20'	45.13'	90.16'	N56°32'43" E
9	92°40'43"	25.00'	40.44'	26.20'	36.17'	S 7°22'55" W
10	94°41'34"	25.00'	41.32'	27.14'	36.77'	S86°01'12" E
11	13°53'29"	360.49'	87.40'	43.92'	87.19'	S31°43'41" E
12	22°46'32"	360.49'	143.30'	72.61'	142.36'	S13°23'40" E
13	5°20'55"	360.49'	33.65'	16.84'	33.64'	S 0°40'05" W
14	14°42'41"	420.49'	107.96'	54.28'	107.67'	S31°36'06" E
15	13°59'13"	420.49'	102.65'	51.58'	102.39'	S17°15'09" E
16	13°36'04"	420.49'	99.82'	50.14'	99.58'	S 3°27'30" E
17	6°06'52"	375.00'	40.02'	20.03'	40.00'	S28°37'48" E
18	8°52'14"	375.00'	58.06'	29.09'	58.00'	S21°08'15" E
19	13°47'03"	375.00'	90.22'	45.33'	90.00'	S 9°48'36" E
20	7°10'05"	375.00'	46.91'	23.49'	46.88'	S 0°39'58" W
21	10°50'54"	400.00'	75.74'	37.98'	75.62'	S 1°10'15" E
22	18°37'16"	400.00'	130.00'	65.58'	129.43'	S15°54'28" E
23	20°03'13"	400.00'	140.00'	70.72'	139.29'	S35°14'42" E
24	13°36'28"	400.00'	95.00'	47.73'	94.78'	S52°04'32" E
25	13°02'51"	182.06'	41.46'	20.82'	41.37'	S 3°10'54" E
26	22°59'22"	182.06'	73.05'	37.02'	72.56'	S21°12'01" E
27	24°58'57"	182.06'	79.38'	40.33'	78.75'	S45°11'11" E
28	53°07'48"	15.00'	13.91'	7.50'	13.42'	S31°06'45" E
29	70°12'10"	60.00'	73.52'	42.17'	69.00'	S39°38'56" E
30	40°27'16"	50.00'	35.30'	18.43'	34.57'	S38°39'08" E
31	103°24'02"	60.00'	108.28'	75.97'	94.17'	N53°32'58" E
32	112°39'25"	60.00'	117.97'	90.06'	99.87'	N54°28'44" W
33	53°07'48"	15.00'	13.91'	7.50'	13.42'	N84°14'33" W
34	61°01'11"	122.06'	129.99'	71.92'	123.93'	N27°10'04" W

PROPERTY OF KENNEDY & LANE

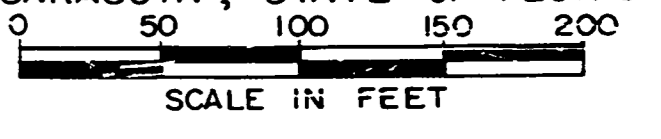
LEGEND:

- - CONCRETE MONUMENT-PERMANENT REFERENCE MONUMENT
- - CHISEL CUT - PERMANENT REFERENCE MONUMENT
- - IRON PIPE - PERMANENT REFERENCE MONUMENT
- - CONCRETE MONUMENT - PERMANENT CONTROL POINT
- (r) - RADIAL LINE

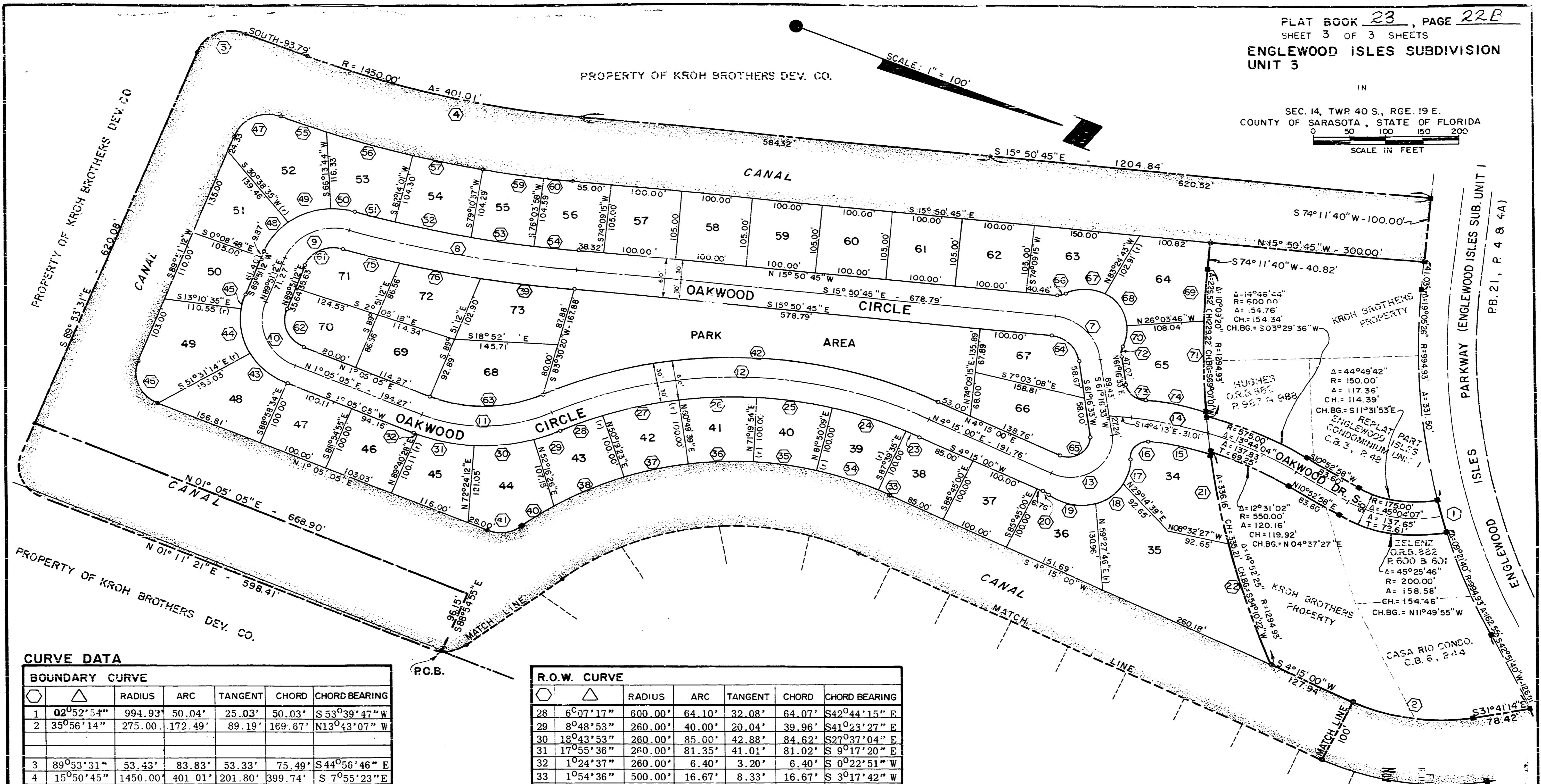
NOTE: BEARINGS ARE BASED ON FLA. DEPT. OF TRANSPORTATION BEARING ON S.R. 775.

ENGLEWOOD ISLES SUBDIVISION
UNIT 3

SEC. 14, TWP. 40 S., RGE. 19 E.
COUNTY OF SARASOTA, STATE OF FLORIDA



SCALE: 1" = 100'



CURVE DATA

BOUNDARY CURVE						
Station	Radius	Arc	Tangent	Chord	Chord Bearing	
1	02°52'54"	994.93'	50.04'	25.03'	50.03'	S53°39'47" W
2	35°56'14"	275.00'	172.49'	89.19'	169.67'	N13°43'07" W
3	89°53'31"	53.43'	83.83'	53.33'	75.49'	S44°56'46" E
4	15°50'45"	1450.00'	401.01'	201.80'	399.74'	S 7°55'23" E
C CURVE						
7	77°07'18"	75.00'	100.95'	59.79'	93.50'	N22°42'54" E
8	9°57'56"	1882.98'	327.51'	164.17'	327.10'	S10°51'47" E
9	84°15'59"	75.00'	110.30'	67.85'	100.63'	S48°00'49" E
10	88°46'07"	75.00'	116.20'	73.41'	104.92'	N45°28'09" E
11	46°52'59"	230.00'	188.20'	99.73'	182.99'	N22°21'24" W
12	50°02'54"	630.00'	550.31'	294.10'	532.98'	N20°46'27" W
13	122°58'27"	60.00'	128.78'	110.45'	105.45'	N57°01'14" W
14	11°13'07"	575.00'	112.59'	56.47'	112.41'	S 8°29'40" E
R.O.W. CURVE						
15	9°11'19"	545.00'	87.40'	43.80'	87.31'	S 5°57'47" E
16	104°54'14"	25.00'	45.77'	32.52'	39.64'	S63°00'33" E
17	35°48'46"	70.00'	43.75'	22.62'	43.05'	N82°26'43" E
18	49°06'39"	70.00'	60.00'	31.98'	58.18'	S55°05'35" E
19	53°22'24"	70.00'	65.21'	35.19'	62.88'	S 3°51'03" E
20	18°35'09"	25.00'	8.11'	4.09'	8.07'	S13°32'34" W
21	6°19'15"	1294.93'	139.46'	69.80'	139.40'	N58°16'35" E
22	8°27'17"	1294.93'	191.08'	95.72'	190.91'	N50°57'48" E
23	1°54'35"	600.00'	20.00'	10.00'	20.00'	S 3°17'41" W
24	10°30'15"	600.00'	110.00'	55.16'	109.85'	S 2°54'43" E
25	10°30'15"	600.00'	110.00'	55.16'	109.85'	S13°24'58" E
26	10°30'15"	600.00'	110.00'	55.16'	109.85'	S23°55'14" E
27	10°30'15"	600.00'	110.00'	55.16'	109.85'	S34°25'29" E

R.O.W. CURVE

Station	Radius	Arc	Tangent	Chord	Chord Bearing	
28	6°07'17"	600.00'	64.10'	32.08'	64.07'	S42°44'15" E
29	8°48'53"	260.00'	40.00'	20.04'	39.96'	S41°23'27" E
30	18°43'53"	260.00'	85.00'	42.88'	84.62'	S27°37'04" E
31	17°55'36"	260.00'	81.35'	41.01'	81.02'	S 9°17'20" E
32	1°24'37"	260.00'	6.40'	3.20'	6.40'	S 0°22'51" W
33	1°54'36"	500.00'	16.67'	8.33'	16.67'	S 3°17'42" W
34	10°30'15"	500.00'	91.67'	45.96'	91.54'	S 2°54'43" E
35	10°30'15"	500.00'	91.67'	45.96'	91.54'	N13°24'58" W
36	10°30'15"	500.00'	91.67'	45.96'	91.54'	N23°55'14" W
37	10°30'15"	500.00'	91.67'	45.96'	91.54'	N34°25'29" W
38	12°25'26"	500.00'	108.42'	54.42'	108.21'	N45°53'20" W
39	3°56'23"	1912.98'	131.54'	65.80'	131.51'	S13°52'33" E
40	6°27'12"	500.00'	56.32'	28.19'	56.29'	N55°20'01" W
41	59°38'20"	50.39'	52.45'	28.88'	50.16'	N28°44'05" W
42	50°02'54"	660.00'	576.51'	308.10'	558.36'	N20°46'27" W
43	37°23'45"	105.00'	68.53'	35.54'	67.32'	S19°46'54" W
44	38°20'39"	105.00'	70.27'	36.51'	68.97'	S57°39'06" W
45	13°01'47"	105.00'	23.88'	11.99'	23.83'	S83°20'19" W
46	88°46'07"	50.00'	77.47'	48.94'	69.95'	N45°28'09" E
47	88°50'23"	50.39'	78.13'	49.38'	70.54'	S45°43'37" E
48	30°47'23"	105.00'	56.43'	28.91'	55.75'	N74°45'06" W
49	35°35'09"	105.00'	65.21'	33.70'	64.17'	N41°33'51" W
50	17°53'27"	105.00'	32.79'	16.53'	32.65'	N14°49'33" W
51	1°53'10"	1852.98'	61.00'	30.50'	60.99'	N 6°49'24" W
52	3°03'24"	1852.98'	98.86'	49.44'	98.84'	N 9°17'41" W
53	3°06'39"	1352.98'	100.61'	50.32'	100.59'	N12°22'42" W
54	1°54'43"	1852.98'	61.83'	30.92'	61.83'	N14°53'23" W
55	2°21'07"	1754.09'	72.00'	35.01'	72.00'	S 2°28'58" E
56	4°06'06"	1754.09'	125.57'	62.81'	125.55'	S 5°42'35" E
57	4°02'50"	1754.09'	93.29'	46.66'	93.28'	S 9°17'03" E

R.O.W. CURVE

Station	Radius	Arc	Tangent	Chord	Chord Bearing	
59	3°30'06"	1553.51'	94.94'	47.49'	94.93'	S12°33'31" E
60	1°32'12"	1553.51'	41.66'	20.83'	41.66'	S15°04'39" E
61	84°15'59"	45.00'	66.18'	40.71'	60.38'	S48°00'48" E
62	88°46'07"	45.00'	69.72'	44.04'	62.95'	N45°28'09" E
63	46°52'59"	200.00'	163.65'	86.72'	159.13'	N22°21'24" W
64	77°07'18"	45.00'	60.57'	35.87'	56.10'	S22°42'54" W
65	122°58'27"	30.00'	64.39'	55.22'	52.72'	N57°14'14" W
66	33°52'10"	25.00'	14.78'	7.61'	14.56'	N32°46'50" W
67	56°18'13"	60.00'	58.96'	32.11'	56.62'	N21°33'49" W
68	57°20'57"	60.00'	60.06'	32.81'	57.58'	N35°15'46" E
69	3°32'23"	1294.93'	80.00'	40.01'	79.99'	S72°25'29" W
70	31°12'28"	60.00'	32.68'	16.76'	32.28'	N79°32'29" E
71	6°22'38"	1294.93'	144.13'	72.14'	144.06'	S67°27'58" W
72	33°52'10"	25.00'	14.78'	7.61'	14.56'	N78°12'38" E
73	74°18'05"	25.00'	32.42'	18.94'	30.20'	N24°07'30" E
74	8°56'20"	605.00'	94.39'	47.29'	94.29'	N 8°33'22" W
75	2°32'49"	1912.98'	85.04'	42.53'	85.03'	S 7°09'14" E
76	3°28'44"	1912.98'	116.15'	58.09'	116.13'	S10°10'00" E

LEGEND:

- - CONCRETE MONUMENT - P.R.M.
- - CHISEL CUT - P.R.M.
- - IRON PIPE - P.R.M.
- - CONCRETE MONUMENT - P.C.P.
- (r) - RADIAL LINE

NOTE: BEARINGS ARE BASED ON FLA. DEPT. OF TRANSPORTATION BEARING ON S.R. 775.

SMALLY, WELLFORD & NALVEN
CONSULTING ENGINEERS
SARASOTA, FLORIDA