RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999039807 7 PGS
1999 MAR 24 12:42 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#088546

SERENOA LAKES

A SUBDIVISION IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

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 23RD DAY OF MARCH, A.D., 1999.

APPROVED:

COUNTY ATTORNEY

COUNTY SURVEYOR/MAPPER

COUNTY ENGINEER

CHAIRMAN,
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

I, KAREN E. RUSHING, COUNTY CLERK 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 40 PAGES 31-37 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 24 DAY OF March, A.D., 1999.

KAREN E. RUSHING,
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA

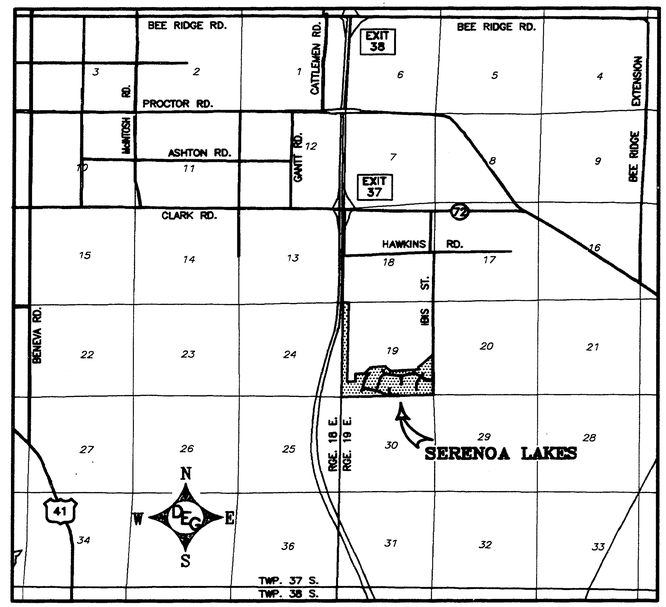
BY: DEPUTY CLERK

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON DECEMBER 23, 1998. THE PERMANENT CONTROL POINTS (PCP'S), LOT CORNERS AND BENCH MARKS (BM'S) WERE INSTALLED ON 2-1-99.

12/22/98
DATE:

DARRELL E. GERKEN, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE No. LS 1747
DARRELL E. GERKEN PSM, INC. LB 6754
5730-A JASON LEE PLACE
SARASOTA, FL 34233



LOCATION MAP

SCALE: 1" = 1 MILE±

RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, FIFTEEN (15) FEET IN WIDTH ALONG EACH FRONT LOT LINE AND EIGHT (8) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE SERVING THE SUBDIVISION. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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.

NOTICE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE COMMUNITY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 1999039806 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CONSENTS TO DEDICATION ARE RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 1999039802, OFFICIAL RECORDS INSTRUMENT NUMBER 1999039803 AND OFFICIAL RECORDS INSTRUMENT NUMBER 1999039804 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTICE TO PURCHASER FOR THIS PLAT IS RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 1999039799 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

FOR THE PURPOSE OF NOTE 4 CONTAINED ON SHEETS 2 THROUGH 7 THE TERM "OWNERS OF COMMITTED PROPERTY IN SERENOA LAKES" SHALL MEAN SERENOA LAKES COMMUNITY ASSOCIATION, INC.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
)SS:
COUNTY OF SARASOTA)

SERENOA LAKES DEVELOPMENT, INC, A FLORIDA CORPORATION BY ITS DULY ELECTED PRESIDENT, CYRUS G. BISPHAM, AND BY ITS DULY ELECTED SECRETARY, DORIS E. BISPHAM ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS AND M. PETE McNABB, INC., A FLORIDA CORPORATION BY ITS DULY ELECTED VICE PRESIDENT, DEREK J. NELSON ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATIONS OF SERENOA LAKES SHOWN AND DESCRIBED HEREON.

PRIVATE

SERENOA LAKES DEVELOPMENT, INC. AND M. PETE McNABB, INC. DOES HEREBY DEDICATE AND SET APART PRIVATE ROAD RIGHT OF WAY (TRACT 200), PRIVATE DRAINAGE AREAS (TRACTS 500–503); PRIVATE COMMON AREAS (TRACTS 600–606); PRESERVE AREAS (TRACTS 700–709); FRONT, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE SERENOA LAKES COMMUNITY ASSOCIATION, INC. THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES, INCLUDING CABLE TELEVISION, TO THE SUBDIVISION, FOREVER. SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA BY THIS PLAT. THE PRESERVATION AREAS (TRACTS 700–709) AND THE REGULATIONS AND RESTRICTIONS APPLICABLE THERETO, ARE AS DEFINED IN THE COMMUNITY DECLARATION REFERRED TO HEREON.

PUBLIC

SERENOA LAKES DEVELOPMENT, INC. AND M. PETE McNABB, INC. DOES FURTHER DEDICATE AND SET APART 5' FEET OF ADDITIONAL PUBLIC ROAD RIGHT OF WAY FOR IBIS STREET (TRACT 100); THE 100' AND 150' PUBLIC DRAINAGE EASEMENT THROUGH TRACTS 500, 501 AND 702; PUBLIC FLOWAGE EASEMENTS (THROUGH TRACTS 500–503 AND 700–709) MAINTAINED BY THE OWNERS OF COMMITTED PROPERTY IN SERENOA LAKES AS DEFINED IN THE COMMUNITY DECLARATION REFERRED TO HEREON; AND OTHER PUBLIC DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR OFFICERS THIS 28 DAY OF December, A.D., 1998.

SERENOA LAKES DEVELOPMENT, INC.,
A FLORIDA CORPORATION

ATTEST:

DORIS E. BISPHAM
SECRETARY

CYRUS G. BISPHAM
PRESIDENT (CORPORATE SEAL)

CORPORATE SEAL

WITNESSES:

(PRINT NAME) DONALD K. CLARK

(PRINT NAME) DAVID F. KROEPFL

M. PETE McNABB, INC.,
A FLORIDA CORPORATION

DEREK J. NELSON
VICE PRESIDENT (CORPORATE SEAL)

STATE OF FLORIDA)
)SS:
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CYRUS G. BISPHAM, PRESIDENT AND DORIS E. BISPHAM, SECRETARY OF SERENOA LAKES DEVELOPMENT, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND 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 SARASOTA COUNTY, ON THIS 28 DAY OF December, A.D., 1998

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 03/19/2000

NOTARY PUBLIC STATE OF FLORIDA
CAROL M FOSNESS
My Commission CC533023
Expires Mar. 19, 2000

STATE OF FLORIDA)
)SS:
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEREK J. NELSON, VICE–PRESIDENT OF M. PETE McNABB, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME AS SUCH OFFICER FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, ON THIS 28 DAY OF December, A.D., 1998

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 03/19/2000

NOTARY PUBLIC STATE OF FLORIDA
CAROL M FOSNESS
My Commission CC533023
Expires Mar. 19, 2000

DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE No. LB 6754
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233
(941) 924–7465 (941) 922–3846 (FAX)

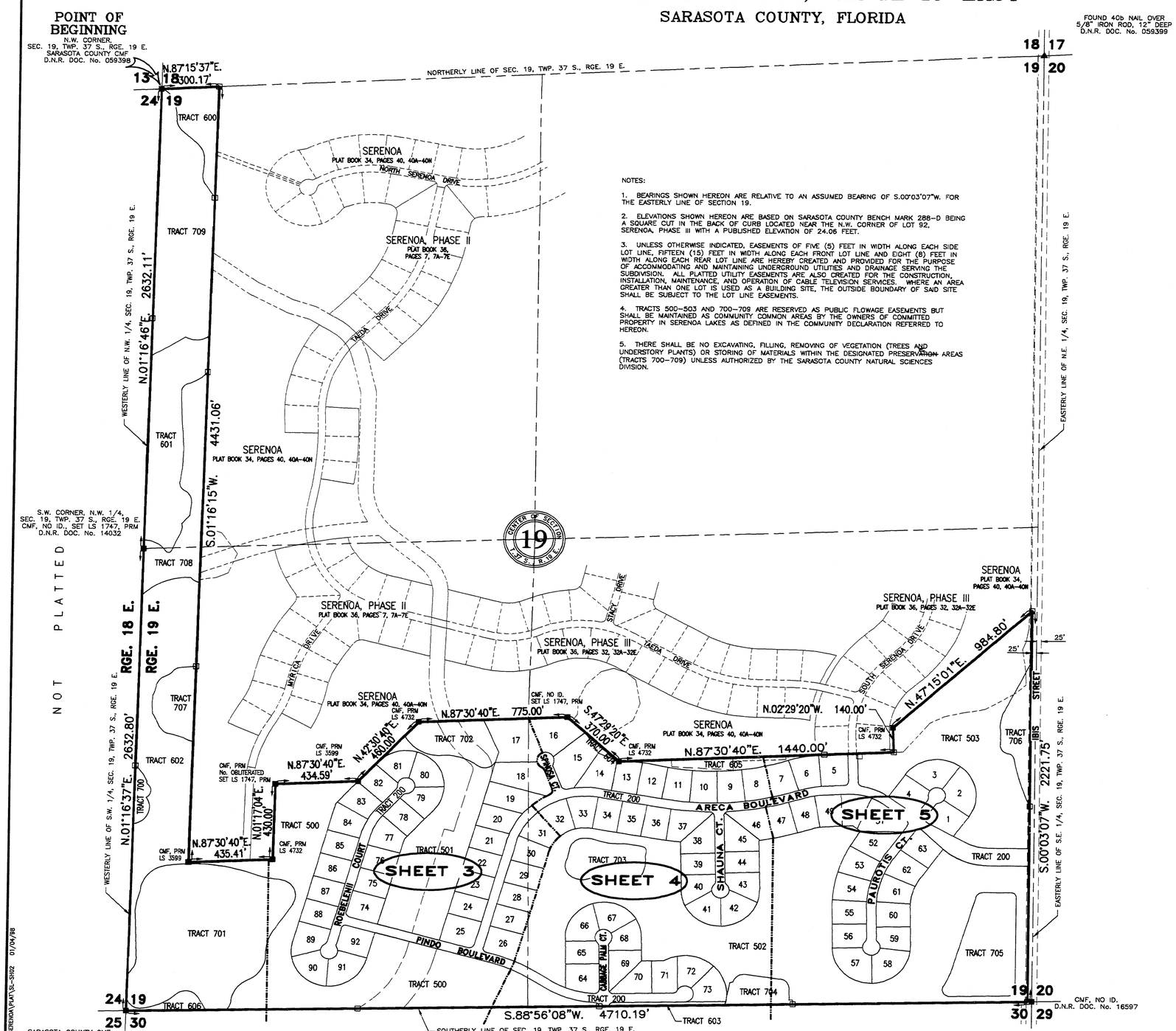
96-12-025 G:\SERENOA\PLAT\SL-SHO1 12/23/98

SERENOA LAKES

A SUBDIVISION IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

PLAT BOOK 40 PAGE 31A
SHEET 2 OF 7 SHEETS



NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°03'07"W. FOR THE EASTERLY LINE OF SECTION 19.

2. ELEVATIONS SHOWN HEREON ARE BASED ON SARASOTA COUNTY BENCH MARK 288–D BEING A SQUARE CUT IN THE BACK OF CURB LOCATED NEAR THE N.W. CORNER OF LOT 92, SERENOA, PHASE III WITH A PUBLISHED ELEVATION OF 24.06 FEET.

3. UNLESS OTHERWISE INDICATED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE, FIFTEEN (15) FEET IN WIDTH ALONG EACH FRONT LOT LINE AND EIGHT (8) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE SERVING THE SUBDIVISION. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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.

4. TRACTS 500–503 AND 700–709 ARE RESERVED AS PUBLIC FLOWAGE EASEMENTS BUT SHALL BE MAINTAINED AS COMMUNITY COMMON AREAS BY THE OWNERS OF COMMITTED PROPERTY IN SERENOA LAKES AS DEFINED IN THE COMMUNITY DECLARATION REFERRED TO HEREON.

5. THERE SHALL BE NO EXCAVATING, FILLING, REMOVING OF VEGETATION (TREES AND UNDERSTORY PLANTS) OR STORING OF MATERIALS WITHIN THE DESIGNATED PRESERVATION AREAS (TRACTS 700–709) UNLESS AUTHORIZED BY THE SARASOTA COUNTY NATURAL SCIENCES DIVISION.

N
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0 200 400 800
SCALE: 1" = 400'

DESCRIPTION

A TRACT OF LAND IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N.87°15'37"E. ALONG THE NORTHERLY LINE OF SECTION 19 A DISTANCE OF 300.17 FEET TO THE WESTERLY LINE OF SERENOA, RECORDED IN PLAT BOOK 34 AT PAGE 40 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING TEN CALLS ARE ALONG THE LINES OF SAID SERENOA); THENCE S.01°16'15"W. A DISTANCE OF 4431.06 FEET; THENCE N.87°30'40"E. A DISTANCE OF 435.41 FEET; THENCE N.01°17'04"E. A DISTANCE OF 430.00 FEET; THENCE N.87°30'40"E. A DISTANCE OF 434.59 FEET; THENCE N.42°30'40"E. A DISTANCE OF 460.00 FEET; THENCE N.87°30'40"E. A DISTANCE OF 775.00 FEET; THENCE S.47°29'20"E. A DISTANCE OF 370.00 FEET; THENCE N.87°30'40"E. A DISTANCE OF 1440.00 FEET; THENCE N.02°29'20"W. A DISTANCE OF 140.00 FEET; THENCE N.47°15'01"E. A DISTANCE OF 984.80 FEET TO THE WESTERLY RIGHT OF WAY LINE OF IBIS STREET (50 FEET WIDE); THENCE S.00°03'07"W. ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 2221.75 FEET TO THE SOUTHERLY LINE OF SECTION 19; THENCE S.88°56'08"W. ALONG SAID SOUTHERLY LINE A DISTANCE OF 4710.19 FEET TO THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE N.01°16'37"E. ALONG SAID WESTERLY LINE A DISTANCE OF 2632.80 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE N.01°16'46"E. ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2632.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 184.709 ACRES MORE OR LESS.

TRACT TABLE

TRACT No.	AREA ACRES±	DESCRIPTION
100	0.255	PUBLIC ROAD RIGHT OF WAY
200	11.254	PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT
500	14.930	COMMUNITY COMMON AREA
501	7.167	PRIVATE DRAINAGE AREA
502	28.256	PUBLIC FLOWAGE EASEMENT
503	11.707	
600	1.938	COMMUNITY COMMON AREA (PRIVATE)
601	5.584	
602	9.550	
603	0.277	
604	0.113	
605	1.026	
606	0.515	
700	0.485	COMMUNITY COMMON AREA PRIVATE PRESERVE AREA PUBLIC FLOWAGE EASEMENT
701	12.283	
702	2.050	
703	1.911	
704	1.143	
705	3.931	
706	1.599	
707	1.723	
708	3.798	
709	8.156	

LEGEND

■	CMF	= CONC. MONUMENT FOUND
□	CMS	= CONC. MONUMENT SET NO. LS 1747, PRM
○	IRS	= IRON ROD SET NO. LS 1747, PCP, BLOCK LINE AT P.I., P.C., P.T., P.R.C., P.C.C.
●	IRF	= IRON ROD FOUND
●	FIP	= FOUND IRON PIPE
◎	PKS	= P.K. NAIL SET NO. LS 1747, PCP, CENTERLINE AT P.I., P.C., P.T., P.R.C., P.C.C.
▲	PKF	= P.K. NAIL FOUND
⊕	B.M.	= BENCH MARK, CHISEL CUT IN BACK OF CURB
	PCP	= PERMANENT CONTROL POINT
	PRM	= PERMANENT REFERENCE MONUMENT
	(R)	= RADIAL LINE
	(NR)	= NONRADIAL LINE
	(F)	= FIELD MEASUREMENT
	(P)	= RECORD PLAT INFORMATION
	PC	= POINT OF CURVATURE
	PT	= POINT OF TANGENCY
	PRC	= POINT OF REVERSE CURVE
	PCC	= POINT OF COMPOUND CURVE
	PI	= POINT OF INTERSECTION
	R/W	= RIGHT OF WAY LINE
	SF	= SQUARE FEET
	O.A.	= OVER ALL
	WC	= WITNESS CORNER
	SEC	= SECTION
	TWP	= TOWNSHIP
	RGE	= RANGE

NOT PLATTED

FOR TRACT DIMENSIONS SEE SHEETS 6 & 7

DARRELL E. GERKEN PSM, INC.
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96-12-025 G:\SERENOA\PLAT\SL-SHEE 01/04/98

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NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°03'07"W. FOR THE EASTERLY LINE OF SECTION 19.

2. ELEVATIONS SHOWN HEREON ARE BASED ON SARASOTA COUNTY BENCH MARK 288–D BEING A SQUARE CUT IN THE BACK OF CURB LOCATED NEAR THE N.W. CORNER OF LOT 92, SERENOA, PHASE III WITH A PUBLISHED ELEVATION OF 24.06 FEET.

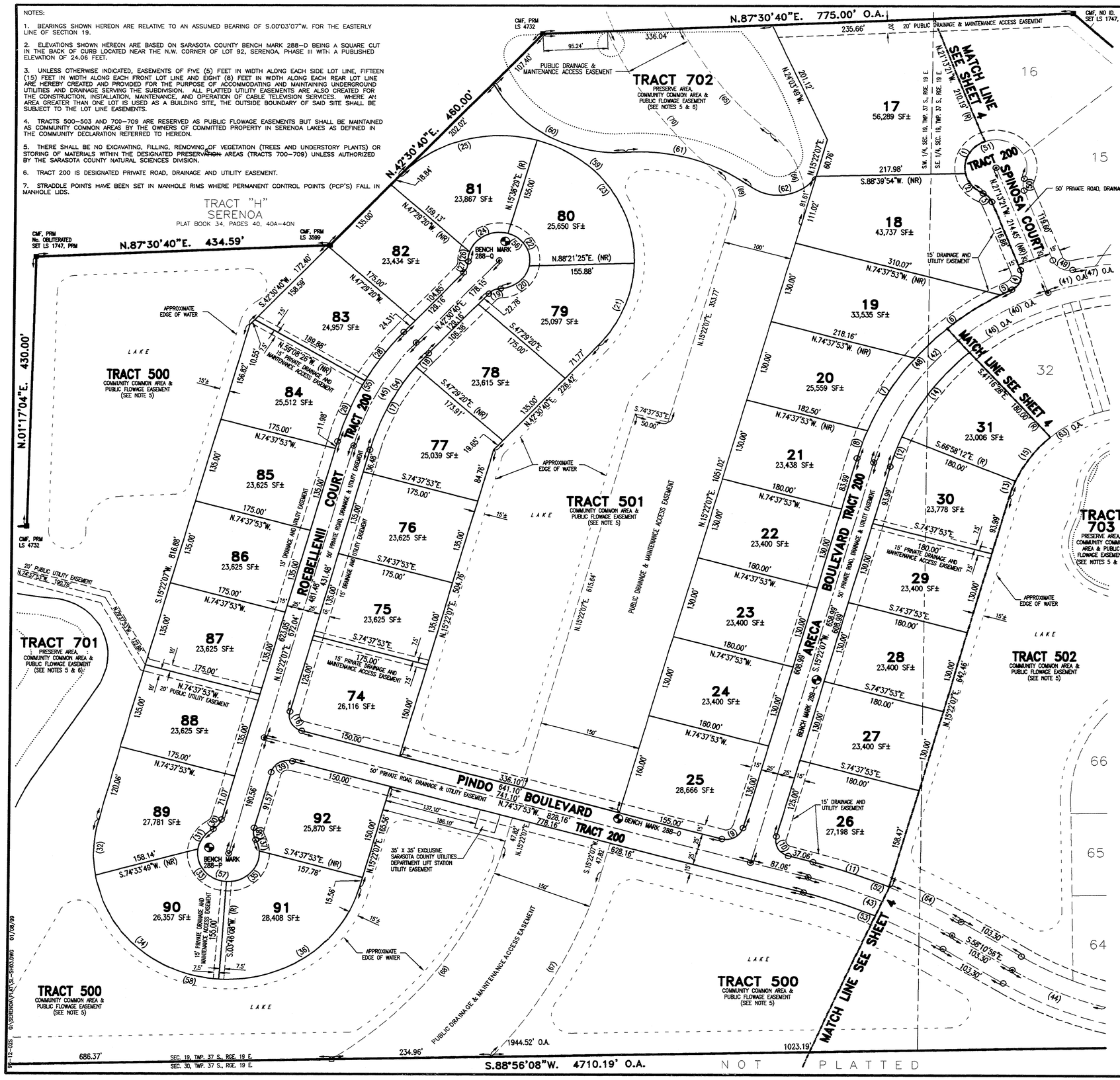
3. UNLESS OTHERWISE INDICATED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE, FIFTEEN (15) FEET IN WIDTH ALONG EACH FRONT LOT LINE AND EIGHT (8) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE SERVING THE SUBDIVISION. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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.

4. TRACTS 500–503 AND 700–709 ARE RESERVED AS PUBLIC FLOWAGE EASEMENTS BUT SHALL BE MAINTAINED AS COMMUNITY COMMON AREAS BY THE OWNERS OF COMMITTED PROPERTY IN SERENOA LAKES AS DEFINED IN THE COMMUNITY DECLARATION REFERRED TO HEREON.

5. THERE SHALL BE NO EXCAVATING, FILLING, REMOVING OF VEGETATION (TREES AND UNDERSTORY PLANTS) OR STORING OF MATERIALS WITHIN THE DESIGNATED PRESERVATION AREAS (TRACTS 700–709) UNLESS AUTHORIZED BY THE SARASOTA COUNTY NATURAL SCIENCES DIVISION.

6. TRACT 200 IS DESIGNATED PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT.

7. STRADDLE POINTS HAVE BEEN SET IN MANHOLE RIMS WHERE PERMANENT CONTROL POINTS (PCP'S) FALL IN MANHOLE LIDS.



PLAT BOOK 40 PAGE 31B
SHEET 3 OF 7 SHEETS

SERENOA LAKES

A SUBDIVISION IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

N
W DEG E
S

0 50 100 200
SCALE: 1" = 100'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	45.00'	80°58'29"	63.60'	38.42'	58.44'	N.28°17'24"E.
2	45.00'	53°26'26"	41.97'	22.65'	40.47'	N.38°55'03"W.
3	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.43°25'49"E.
4	25.00'	85°11'18"	37.17'	22.98'	33.84'	S.21°22'18"W.
5	425.00'	02°32'27"	18.85'	9.42'	18.85'	N.62°41'44"E.
6	425.00'	21°35'28"	160.16'	81.04'	159.21'	N.50°37'46"E.
7	425.00'	18°15'01"	135.37'	68.27'	134.80'	N.30°42'32"E.
8	425.00'	06°12'54"	46.10'	23.07'	46.08'	N.18°28'34"E.
9	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.60°22'07"W.
10	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.29°37'53"W.
11	825.00'	08°13'08"	118.34'	59.27'	118.24'	S.70°31'19"E.
12	375.00'	07°39'41"	50.14'	25.11'	50.11'	N.19°11'58"E.
13	195.00'	07°39'41"	26.07'	13.06'	26.06'	N.19°11'58"E.
14	375.00'	25°41'43"	168.18'	85.53'	166.77'	N.35°52'40"E.
15	195.00'	25°41'43"	87.45'	44.47'	86.72'	N.35°52'40"E.
16	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.29°37'53"W.
17	375.00'	22°45'53"	148.99'	75.49'	148.02'	N.26°45'04"E.
18	375.00'	04°22'40"	28.65'	14.33'	28.65'	N.40°19'20"E.
19	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.64°43'07"E.
20	45.00'	75°43'47"	59.48'	34.99'	55.24'	S.49°03'41"W.
21	200.00'	41°17'17"	144.12'	75.35'	141.02'	S.21°52'01"W.
22	45.00'	85°33'19"	67.19'	41.64'	61.12'	S.31°34'51"E.
23	200.00'	75°34'54"	263.83'	155.08'	245.11'	S.36°34'04"E.
24	45.00'	87°53'01"	69.02'	43.37'	62.45'	N.61°41'59"E.
25	200.00'	63°07'49"	220.37'	122.87'	209.39'	N.74°04'35"E.
26	45.00'	19°39'44"	15.44'	7.80'	15.37'	N.07°55'37"E.
27	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.20°18'12"W.
28	425.00'	13°02'44"	96.77'	48.59'	96.56'	N.35°59'18"E.
29	425.00'	14°05'49"	104.57'	52.55'	104.30'	N.22°25'02"E.
30	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.37°34'35"W.
31	45.00'	50°51'27"	39.94'	21.40'	38.64'	N.34°21'19"E.
32	200.00'	25°28'46"	88.94'	45.22'	88.21'	N.02°37'44"E.
33	45.00'	95°09'27"	74.74'	49.24'	66.44'	N.38°39'08"W.
34	200.00'	76°07'13"	265.71'	156.60'	246.60'	N.48°10'15"W.
35	45.00'	98°37'55"	77.47'	52.35'	68.25'	S.44°27'11"W.
36	200.00'	78°24'01"	273.67'	163.12'	252.81'	S.54°34'08"W.
37	45.00'	24°11'01"	18.99'	9.64'	18.85'	S.16°57'17"E.
38	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.06°50'20"W.
39	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.60°22'07"E.
40	400.00'	84°15'57"	588.29'	361.85'	536.68'	N.57°30'06"E.
41	400.00'	29°06'05"	203.17'	103.83'	200.99'	S.85°05'02"W.
42	400.00'	55°09'52"	385.12'	208.96'	370.42'	S.42°57'03"W.
43	800.00'	16°26'57"	229.67'	115.63'	228.88'	S.66°24'24"E.
44	500.00'	17°03'56"	148.92'	75.02'	148.37'	N.66°42'54"W.
45	400.00'	27°08'33"	189.49'	96.56'	187.72'	N.28°56'24"E.
46	375.00'	84°15'57"	551.52'	339.23'	503.14'	N.57°30'06"E.
47	425.00'	22°54'18"	169.90'	86.10'	168.77'	N.88°10'55"E.
48	425.00'	48°35'50"	360.48'	191.88'	349.77'	N.39°40'02"E.
49	25.00'	82°02'53"	35.80'	21.75'	32.82'	N.62°14'48"W.
50	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.00°59'06"E.
51	45.00'	268°49'50"	211.14'	- - -	64.29'	N.68°46'39"E.
52	825.00'	16°26'57"	236.85'	119.24'	236.04'	S.66°24'24"E.
53	775.00'	16°26'57"	222.49'	112.02'	221.73'	S.66°24'24"E.
54	375.00'	27°08'33"	177.65'	90.52'	175.99'	N.28°56'24"E.
55	425.00'	27°08'33"	201.33'	102.59'	199.46'	N.28°56'24"E.
56	45.00'	268°49'50"	211.14'	- - -	64.29'	S.47°29'20"E.
57	45.00'	268°49'50"	211.14'	- - -	64.29'	N.74°37'53"W.
58	200.00'	180°00'00"	628.32'	- - -	400.00'	N.74°37'53"W.
59	200.00'	180°00'00"	628.32'	- - -	400.00'	S.47°29'20"E.
60	205.00'	66°56'45"	239.53'	135.55'	226.13'	N.60°44'57"W.
61	265.00'	42°01'25"	194.36'	101.79'	190.04'	S.73°12'37"E.
62	65.00'	95°48'32"	108.69'	71.95'	96.46'	S.79°53'49"W.
63	195.00'	84°15'57"	286.79'	176.40'	261.63'	N.57°30'06"E.
64	825.00'	08°13'48"	118.50'	59.35'	118.40'	S.62°17'50"E.
65	566.69'	21°39'04"	214.14'	108.36'	212.87'	N.38°12'41"W.
66	145.00'	64°24'20"	162.99'	91.32'	154.55'	S.16°50'03"E.
67	730.00'	26°21'52"	335.91'	170.98'	332.95'	S.28°33'03"W.
68	580.00'	42°20'24"	428.60'	224.62'	418.92'	S.36°32'19"W.
69	45.00'	64°24'20"	50.58'	28.34'	47.96'	S.16°50'03"E.
70	666.69'	25°34'49"	297.65'	151.35'	295.19'	N.36°14'48"W.

LEGEND

■	CMF	= CONC. MONUMENT FOUND
□	CMS	= CONC. MONUMENT SET NO. LS 1747, PRM
○	IRS	= IRON ROD SET NO. LS 1747, PCP, BLOCK LINE AT P.I., P.C., P.T., P.R.C., P.C.C.
●	IRF	= IRON ROD FOUND
●	PIP	= FOUND IRON PIPE
⊗	PKS	= P.K. NAIL SET NO. LS 1747, PCP, CENTERLINE AT P.I., P.C., P.T., P.R.C., P.C.C.
▲	PKF	= P.K. NAIL FOUND
⊕	B.M.	= BENCH MARK, CHISEL CUT IN BACK OF CURB
	PCP	= PERMANENT CONTROL POINT
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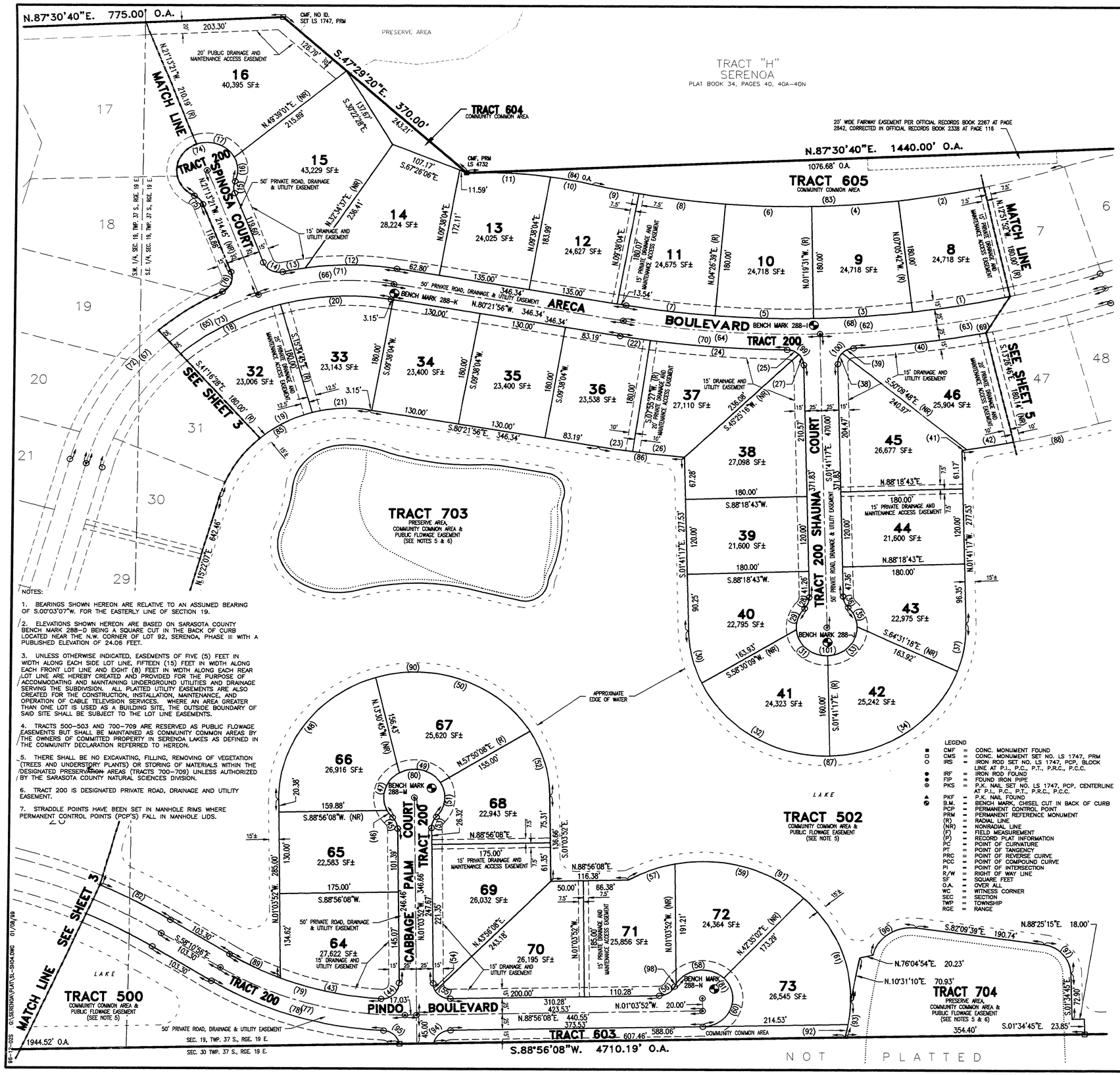
PLAT BOOK 40 PAGE 31C
SHEET 4 OF 7 SHEETS

SERENOA LAKES

A SUBDIVISION IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA



NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°03'07"W. FOR THE EASTERLY LINE OF SECTION 19.

2. ELEVATIONS SHOWN HEREON ARE BASED ON SARASOTA COUNTY BENCH MARK 288-D BEING A SQUARE CUT IN THE BACK OF CURB LOCATED NEAR THE N.W. CORNER OF LOT 92, SERENOA, PHASE III WITH A PUBLISHED ELEVATION OF 24.08 FEET.

3. UNLESS OTHERWISE INDICATED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE, FIFTEEN (15) FEET IN WIDTH ALONG EACH FRONT LOT LINE AND EIGHT (8) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE SERVING THE SUBDIVISION. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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.

4. TRACTS 500-503 AND 700-709 ARE RESERVED AS PUBLIC FLOWAGE EASEMENTS BUT SHALL BE MAINTAINED AS COMMUNITY COMMON AREAS BY THE OWNERS OF COMMITTED PROPERTY IN SERENOA LAKES AS DEFINED IN THE COMMUNITY DECLARATION REFERRED TO HEREON.

5. THERE SHALL BE NO EXCAVATING, FILLING, REMOVING OF VEGETATION (TREES AND UNDERSTORY PLANTS) OR STORING OF MATERIALS WITHIN THE DESIGNATED PRESERVATION AREAS (TRACTS 700-709) UNLESS AUTHORIZED BY THE SARASOTA COUNTY NATURAL SCIENCES DIVISION.

6. TRACT 200 IS DESIGNATED PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT.

7. STRADDLE POINTS HAVE BEEN SET IN MANHOLE RIMS WHERE PERMANENT CONTROL POINTS (PCP'S) FALL IN MANHOLE LIDS.

SCALE: 1" = 100'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1453.70'	05°46'11"	146.39'	73.25'	146.32'	S.80°01'13"W.
2	1273.70'	05°46'11"	128.26'	64.18'	128.21'	S.80°01'13"W.
3	1453.70'	05°46'11"	146.39'	73.25'	146.32'	S.85°47'24"W.
4	1273.70'	05°46'11"	128.26'	64.18'	128.21'	S.85°47'24"W.
5	1453.70'	05°46'11"	146.39'	73.25'	146.32'	N.88°26'26"W.
6	1273.70'	05°46'11"	128.26'	64.18'	128.21'	N.88°26'26"W.
7	1453.70'	05°11'25"	131.69'	65.89'	131.64'	N.82°57'38"W.
8	1273.70'	05°47'59"	128.93'	64.52'	128.87'	N.82°39'21"W.
9	1273.70'	03°09'00"	70.02'	35.02'	70.02'	N.78°10'52"W.
10	700.00'	05°19'34"	65.07'	32.56'	65.05'	S.79°16'09"E.
11	700.00'	10°12'28"	124.71'	62.52'	124.55'	S.87°02'10"E.
12	425.00'	18°21'08"	136.13'	68.65'	135.55'	S.89°32'30"E.
13	425.00'	04°33'11"	33.77'	16.89'	33.76'	N.79°00'21"E.
14	25.00'	82°02'53"	35.80'	21.75'	32.82'	N.62°14'48"W.
15	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.00°59'06"E.
16	45.00'	51°22'52"	40.35'	21.65'	39.02'	S.02°29'52"E.
17	45.00'	83°02'03"	65.21'	39.84'	59.66'	S.69°42'19"E.
18	375.00'	25°41'43"	168.18'	85.53'	166.77'	N.61°34'24"E.
19	195.00'	25°41'43"	87.45'	44.47'	86.72'	N.61°34'24"E.
20	375.00'	25°12'49"	165.02'	83.87'	163.69'	N.87°01'40"E.
21	195.00'	25°12'49"	85.81'	43.61'	85.12'	N.87°01'40"E.
22	1503.70'	01°42'37"	44.89'	22.45'	44.89'	N.81°13'14"W.
23	1683.70'	01°42'37"	50.26'	25.13'	50.26'	N.81°13'14"W.
24	1503.70'	07°44'16"	203.07'	101.69'	202.92'	N.85°56'41"W.
25	25.00'	44°03'46"	19.23'	10.12'	18.76'	S.67°46'56"E.
26	1683.70'	02°37'07"	76.95'	38.48'	76.95'	N.83°23'07"W.
27	25.00'	44°03'46"	19.23'	10.12'	18.76'	S.23°43'10"E.
28	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.20°31'11"W.
29	45.00'	47°04'13"	36.97'	19.60'	35.94'	N.19°11'32"E.
30	205.00'	24°03'35"	86.08'	43.69'	85.45'	N.13°43'04"W.
31	45.00'	87°20'42"	68.60'	42.96'	62.15'	N.48°00'55"W.
32	205.00'	65°56'25"	235.93'	132.98'	223.12'	N.58°43'04"W.
33	45.00'	89°57'44"	70.66'	44.97'	63.62'	S.43°19'51"W.
34	205.00'	68°34'42"	245.37'	139.78'	230.98'	S.54°01'23"W.
35	45.00'	44°27'11"	34.91'	18.39'	34.04'	S.23°52'36"E.
36	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.23°53'44"W.
37	205.00'	21°25'18"	76.65'	38.78'	76.20'	S.09°01'23"W.
38	25.00'	44°03'46"	19.23'	10.12'	18.76'	N.20°20'37"E.
39	25.00'	44°03'46"	19.23'	10.12'	18.76'	N.64°24'23"E.
40	1503.70'	07°29'51"	196.77'	98.53'	196.63'	S.82°41'20"W.
41	1683.70'	00°15'19"	7.50'	3.75'	7.50'	S.81°11'28"W.
42	1683.70'	02°22'42"	69.89'	34.95'	69.89'	S.79°52'27"W.
43	475.00'	18°27'16"	152.99'	77.17'	152.33'	N.77°38'06"W.
44	25.00'	94°12'06"	41.10'	26.90'	36.63'	S.46°02'12"W.
45	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.23°16'20"E.
46	45.00'	17°29'14"	13.73'	6.92'	13.68'	N.36°44'11"W.
47	45.00'	88°04'44"	69.18'	43.52'	62.56'	N.16°02'48"E.
48	200.00'	73°54'34"	257.99'	150.46'	240.47'	N.35°53'25"E.
49	45.00'	87°44'57"	68.92'	43.27'	62.38'	S.76°02'21"E.
50	200.00'	74°59'26"	261.77'	153.44'	243.48'	S.69°39'35"E.
51	45.00'	75°30'55"	59.31'	34.85'	55.11'	S.05°35'35"W.
52	200.00'	31°06'00"	108.56'	55.65'	107.23'	S.16°36'52"E.
53	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.21°08'35"E.
54	25.00'	28°34'12"	12.47'	6.37'	12.34'	N.15°20'58"W.
55	25.00'	61°25'48"	26.80'	14.85'	25.54'	N.60°20'58"W.
56	25.00'	64°37'23"	28.20'	15.81'	26.73'	S.56°37'26"W.
57	219.00'	19°10'48"	73.31'	37.00'	72.97'	N.69°14'04"E.
58	45.00'	103°33'49"	81.34'	57.15'	70.71'	N.82°01'38"E.
59	219.00'	53°49'50"	205.75'	111.18'	198.27'	S.74°15'37"E.
60	45.00'	135°07'35"	106.13'	108.98'	83.19'	S.21°22'20"W.
61	219.00'	57°52'15"	221.20'	121.07'	211.91'	S.18°24'34"E.
62	1478.70'	27°59'05"	722.24'	368.47'	715.06'	S.85°38'32"W.
63	1478.70'	16°39'44"	430.02'	216.54'	428.51'	S.79°58'51"W.
64	1478.70'	11°19'21"	292.21'	146.58'	291.74'	N.86°01'36"W.
65	400.00'	84°15'57"	588.29'	361.85'	536.66'	N.57°30'06"E.
66	400.00'	29°06'05"	203.17'	103.83'	200.99'	S.85°05'02"W.
67	400.00'	55°09'52"	385.12'	208.96'	370.42'	S.42°57'03"W.
68	1453.70'	27°59'05"	710.02'	362.24'	702.99'	S.85°38'32"W.
69	1503.70'	14°47'17"	388.10'	195.14'	387.03'	S.79°02'38"W.
70	1503.70'	09°26'53"	247.96'	124.26'	247.68'	N.85°05'22"W.
71	425.00'	22°54'18"	169.90'	86.10'	168.77'	N.88°10'55"E.
72	425.00'	48°35'50"	360.48'	191.88'	349.77'	N.39°40'02"E.
73	375.00'	84°15'57"	551.52'	339.23'	503.14'	N.57°30'06"E.
74	45.00'	268°49'50"	211.14'	- - -	64.29'	N.68°46'39"E.
75	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.43°25'49"E.
76	25.00'	85°11'18"	37.17'	22.98'	33.84'	S.21°22'18"W.
77	500.00'	32°52'56"	286.95'	147.55'	283.03'	N.74°37'24"W.
78	525.00'	29°26'42"	269.80'	137.95'	266.85'	N.72°54'17"W.
79	475.00'	28°40'48"	237.77'	121.43'	235.29'	N.72°31'20"W.
80	45.00'	268°49'50"	211.14'	- - -	64.29'	N.88°56'08"E.
81	45.00'	244°37'23"	192.13'	- - -	76.06'	S.33°22'34"E.
82	825.00'	08°13'48"	118.50'	59.35'	118.40'	N.62°17'50"W.
83	1273.70'	31°44'39"	705.68'	362.15'	696.69'	S.87°31'19"W.
84	700.00'	15°32'02"	189.78'	95.48'	189.20'	S.84°22'23"E.
85	195.00'	84°15'57"	286.79'	176.40'	261.63'	N.57°30'06"E.
86	1683.70'	04°19'45"	127.21'	63.64'	127.18'	N.82°31'48"W.
87	205.00'	180°00'00"	644.03'	- - -	410.00'	S.88°18'43"W.
88	1683.70'	05°40'08"	284.13'	142.40'	283.79'	S.76°29'03"W.
89	475.00'	10°13'32"	84.77'	42.50'	84.66'	N.63°17'42"W.
90	200.00'	180°00'00"	628.32'	- - -	400.00'	N.88°56'08"E.
91	219.00'	121°19'57"	463.77'	389.71'	381.84'	S.59°41'22"E.
92	219.00'	05°24'06"	20.65'	10.33'	20.64'	S.13°13'36"W.
93	219.00'	14°57'02"	57.15'	28.74'	56.98'	S.08°27'08"W.
94	25.00'	78°27'47"	34.24'	20.41'	31.62'	N.49°42'14"E.
95	25.00'	77°19'53"	33.74'	20.00'	31.24'	S.48°57'42"E.
96	57.00'	84°18'00"	83.86'	51.59'	76.50'	N.55°41'21"E.
97	47.00'	80°34'54"	66.10'	39.85'	60.79'	S.41°52'12"E.
98	45.00'	05°55'59"	4.66'	2.33'	4.66'	N.27°16'44"E.
99	25.00'	88°07'32"	38.45'	24.20'	34.77'	S.45°45'03"E.
100	25.00'	88°07'32"	38.45'	24.20'	34.77'	N.42°22'30"E.
101	45.00'	268°49'50"	211.14'	- - -	64.29'	S.88°18'43"W.

LEGEND

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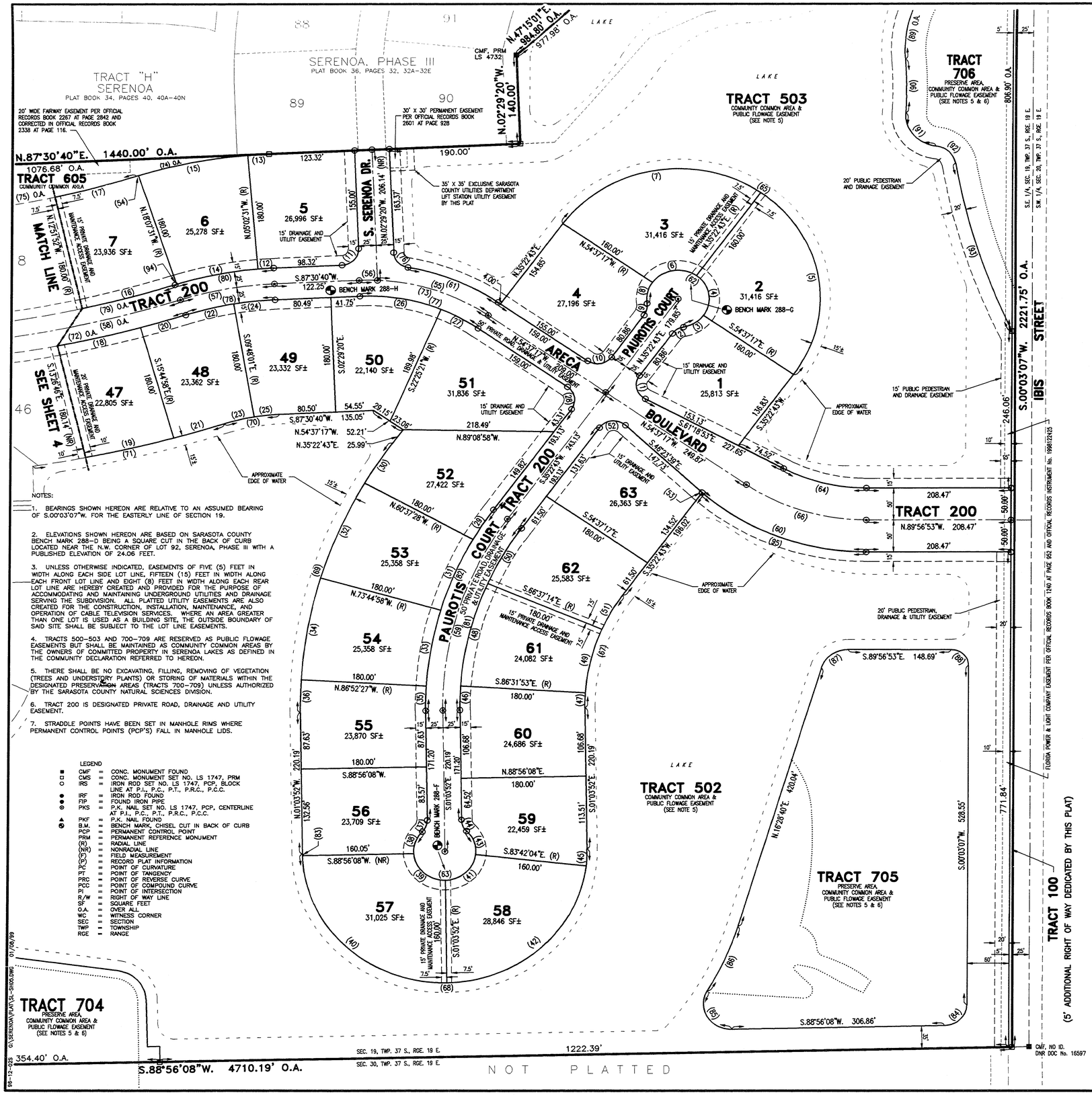
PLAT BOOK 40 PAGE 31D
SHEET 5 OF 7 SHEETS

SERENOA LAKES

A SUBDIVISION IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA



NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°03'07"W. FOR THE EASTERLY LINE OF SECTION 19.

2. ELEVATIONS SHOWN HEREON ARE BASED ON SARASOTA COUNTY BENCH MARK 288–D BEING A SQUARE CUT IN THE BACK OF CURB LOCATED NEAR THE N.W. CORNER OF LOT 92, SERENOA, PHASE III WITH A PUBLISHED ELEVATION OF 24.06 FEET.

3. UNLESS OTHERWISE INDICATED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE, FIFTEEN (15) FEET IN WIDTH ALONG EACH FRONT LOT LINE AND EIGHT (8) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE SERVING THE SUBDIVISION. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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.

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	PRC	= POINT OF REVERSE CURVE
	PCC	= POINT OF COMPOUND CURVE
	PI	= POINT OF INTERSECTION
	R/W	= RIGHT OF WAY LINE
	SF	= SQUARE FEET
	O.A.	= OVER ALL
	WC	= WITNESS CORNER
	SEC	= SECTION
	TWP	= TOWNSHIP
	RGE	= RANGE

SCALE: 1" = 100'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	96°41'36"	42.19'	28.11'	37.36'	N.12°58'05"W.
2	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.57°35'10"E.
3	45.00'	44°24'55"	34.88'	18.37'	34.02'	S.57°35'10"W.
4	45.00'	90°00'00"	70.69'	45.00'	63.64'	S.09°37'17"E.
5	205.00'	90°00'00"	322.01'	205.00'	289.91'	S.09°37'17"E.
6	45.00'	90°00'00"	70.69'	45.00'	63.64'	N.80°22'43"E.
7	205.00'	90°00'00"	322.01'	205.00'	289.91'	N.80°22'43"E.
8	45.00'	44°24'55"	34.88'	18.37'	34.02'	N.13°10'15"E.
9	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.13°10'15"W.
10	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.80°22'43"W.
11	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.42°30'40"W.
12	525.00'	02°33'11"	23.39'	11.70'	23.39'	N.86°14'04"E.
13	705.00'	02°33'11"	31.42'	15.71'	31.41'	N.86°14'04"E.
14	525.00'	13°04'59"	119.88'	60.20'	119.62'	N.78°24'59"E.
15	705.00'	13°04'59"	160.98'	80.84'	160.63'	N.78°24'59"E.
16	1453.70'	05°29'08"	139.18'	69.64'	139.13'	S.74°23'33"W.
17	1273.70'	05°29'08"	121.95'	61.02'	121.90'	S.74°23'33"W.
18	1503.70'	04°41'23"	123.08'	61.57'	123.04'	S.76°35'43"W.
19	1683.70'	04°26'04"	130.31'	65.19'	130.28'	S.76°28'04"W.
20	1503.70'	02°36'02"	68.25'	34.13'	68.25'	S.72°57'00"W.
21	1683.70'	02°36'02"	76.42'	38.22'	76.42'	S.72°57'00"W.
22	475.00'	08°33'00"	70.88'	35.51'	70.82'	N.75°55'29"E.
23	295.00'	08°33'00"	44.02'	22.05'	43.98'	N.75°55'29"E.
24	475.00'	07°18'40"	60.61'	30.35'	60.57'	N.83°51'20"E.
25	295.00'	07°18'40"	37.64'	18.85'	37.62'	N.83°51'20"E.
26	275.00'	24°54'41"	119.57'	60.74'	118.63'	S.80°01'59"E.
27	275.00'	12°57'21"	62.18'	31.23'	62.05'	S.61°05'58"E.
28	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.09°37'17"E.
29	525.00'	06°00'11"	55.01'	27.53'	54.98'	N.32°22'37"E.
30	705.00'	06°00'11"	73.86'	36.97'	73.83'	N.32°22'37"E.
31	525.00'	13°07'29"	120.26'	60.40'	120.00'	N.22°48'47"E.
32	705.00'	13°07'29"	161.50'	81.10'	161.14'	N.22°48'47"E.
33	525.00'	13°07'29"	120.26'	60.40'	120.00'	N.09°41'18"E.
34	705.00'	13°07'29"	161.50'	81.10'	161.14'	N.09°41'18"E.
35	525.00'	04°11'25"	38.40'	19.21'	38.39'	N.01°01'50"E.
36	705.00'	04°11'25"	51.56'	25.79'	51.55'	N.01°01'50"E.
37	25.00'	44°24'55"	19.38'	10.21'	18.90'	S.21°08'35"W.
38	45.00'	47°31'31"	37.33'	19.81'	36.27'	N.19°35'17"E.
39	45.00'	86°53'24"	68.24'	42.62'	61.89'	N.47°37'10"W.
40	205.00'	89°19'04"	319.57'	202.57'	288.18'	N.46°24'20"W.
41	45.00'	82°38'12"	64.90'	39.56'	59.42'	S.47°37'02"W.
42	205.00'	82°38'12"	295.67'	180.21'	270.70'	S.47°37'02"W.
43	45.00'	51°46'43"	40.67'	21.84'	39.30'	S.19°35'28"E.
44	25.00'	44°24'55"	19.38'	10.21'	18.90'	N.23°16'20"W.
45	205.00'	07°21'48"	26.35'	13.19'	26.33'	S.02°37'02"W.
46	475.00'	04°32'00"	37.58'	18.80'	37.57'	N.01°12'08"E.
47	295.00'	04°32'00"	23.34'	11.68'	23.33'	N.01°12'08"E.
48	475.00'	19°54'39"	165.07'	83.37'	164.24'	N.13°25'27"E.
49	295.00'	19°54'39"	102.52'	51.78'	102.00'	N.13°25'27"E.
50	475.00'	11°59'56"	99.48'	49.92'	99.29'	N.29°22'44"E.
51	295.00'	11°59'56"	61.78'	31.00'	61.67'	N.29°22'44"E.
52	25.00'	98°13'38"	42.86'	28.87'	37.80'	N.84°29'32"E.
53	350.00'	00°51'40"	5.26'	2.63'	5.26'	S.46°49'29"E.
54	705.00'	00°13'30"	2.77'	1.38'	2.77'	N.71°45'44"E.
55	300.00'	32°52'55"	172.17'	88.53'	169.82'	N.71°03'45"W.
56	300.00'	04°59'08"	26.10'	13.06'	26.10'	N.89°59'46"W.
57	500.00'	15°51'41"	138.42'	69.65'	137.97'	N.79°34'50"E.
58	1478.70'	27°59'05"	722.24'	368.47'	715.08'	S.85°38'32"W.
59	500.00'	36°26'35"	318.03'	164.60'	312.69'	N.17°09'25"E.
60	350.00'	43°33'14"	266.06'	139.83'	259.70'	N.68°10'16"W.
61	325.00'	25°18'51"	143.59'	72.99'	142.42'	S.67°16'43"E.
62	45.00'	268°49'50"	211.14'	- - -	64.29'	S.54°37'17"E.
63	45.00'	268°49'50"	211.14'	- - -	64.29'	S.88°56'08"W.
64	250.00'	28°38'00"	124.94'	63.80'	123.64'	N.75°37'53"W.
65	205.00'	180°00'00"	644.03'	- - -	410.00'	S.54°37'17"E.
66	300.00'	35°19'35"	184.97'	95.53'	182.05'	N.72°17'05"W.
67	295.00'	36°26'35"	187.63'	97.11'	184.49'	N.17°09'25"E.
68	205.00'	180°00'00"	644.03'	- - -	410.00'	S.88°56'08"W.
69	705.00'	36°26'35"	448.42'	232.09'	440.89'	N.17°09'25"E.
70	295.00'	15°51'41"	81.67'	41.10'	81.40'	N.79°34'50"E.
71	1683.70'	09°40'08"	284.13'	142.40'	283.79'	S.76°29'03"W.
72	1503.70'	14°47'17"	388.10'	195.14'	387.03'	S.79°02'38"W.
73	300.00'	37°52'03"	198.27'	102.91'	194.68'	S.73°33'19"E.
74	705.00'	15°51'41"	195.17'	98.21'	194.54'	N.79°34'50"E.
75	1273.70'	31°44'39"	705.68'	362.15'	696.69'	S.87°31'19"W.
76	25.00'	77°26'48"	33.79'	20.05'	31.28'	N.41°12'44"W.
77	275.00'	37°52'03"	181.75'	94.33'	178.46'	S.73°33'19"E.
78	475.00'	15°51'41"	131.50'	66.17'	131.08'	N.79°34'50"E.
79	1453.70'	27°59'05"	710.02'	362.24'	702.99'	S.85°38'32"W.
80	525.00'	15°51'41"	145.34'	73.14'	144.87'	N.79°34'50"E.
81	475.00'	36°26'35"	302.12'	156.37'	297.06'	N.17°09'25"E.
82	525.00'	36°26'35"	333.93'	172.83'	328.33'	N.17°09'25"E.
83	205.00'	00°40'56"	2.44'	1.22'	2.44'	N.01°24'20"W.
84	32.50'	88°53'01"	50.42'	31.87'	45.51'	S.44°29'37"W.
85	40.00'	121°16'22"	84.66'	71.09'	69.72'	N.30°25'41"W.
86	457.00'	13°43'50"	109.52'	55.02'	109.26'	S.23°20'35"W.
87	40.00'	73°34'27"	51.36'	29.91'	47.91'	N.53°15'53"E.
88	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.44°56'53"E.
89	190.00'	30°46'19"	102.04'	52.28'	100.82'	N.10°42'24"E.
90	595.00'	08°08'32"	84.55'	42.35'	84.48'	S.00°36'29"E.
91	50.00'	86°31'24"	75.51'	47.05'	68.53'	N.39°47'55"W.
92	32.50'	73°38'34"	41.77'	24.33'	38.96'	S.46°14'20"E.
93	1015.00'	15°39'47"	277.47'	139.61'	276.61'	N.17°14'57"W.
94	525.00'	00°13'30"	2.06'	1.03'	2.06'	S.71°45'44"W.
95	350.00'	42°41'34"	260.80'	136.79'	254.80'	S.68°36'06"E.

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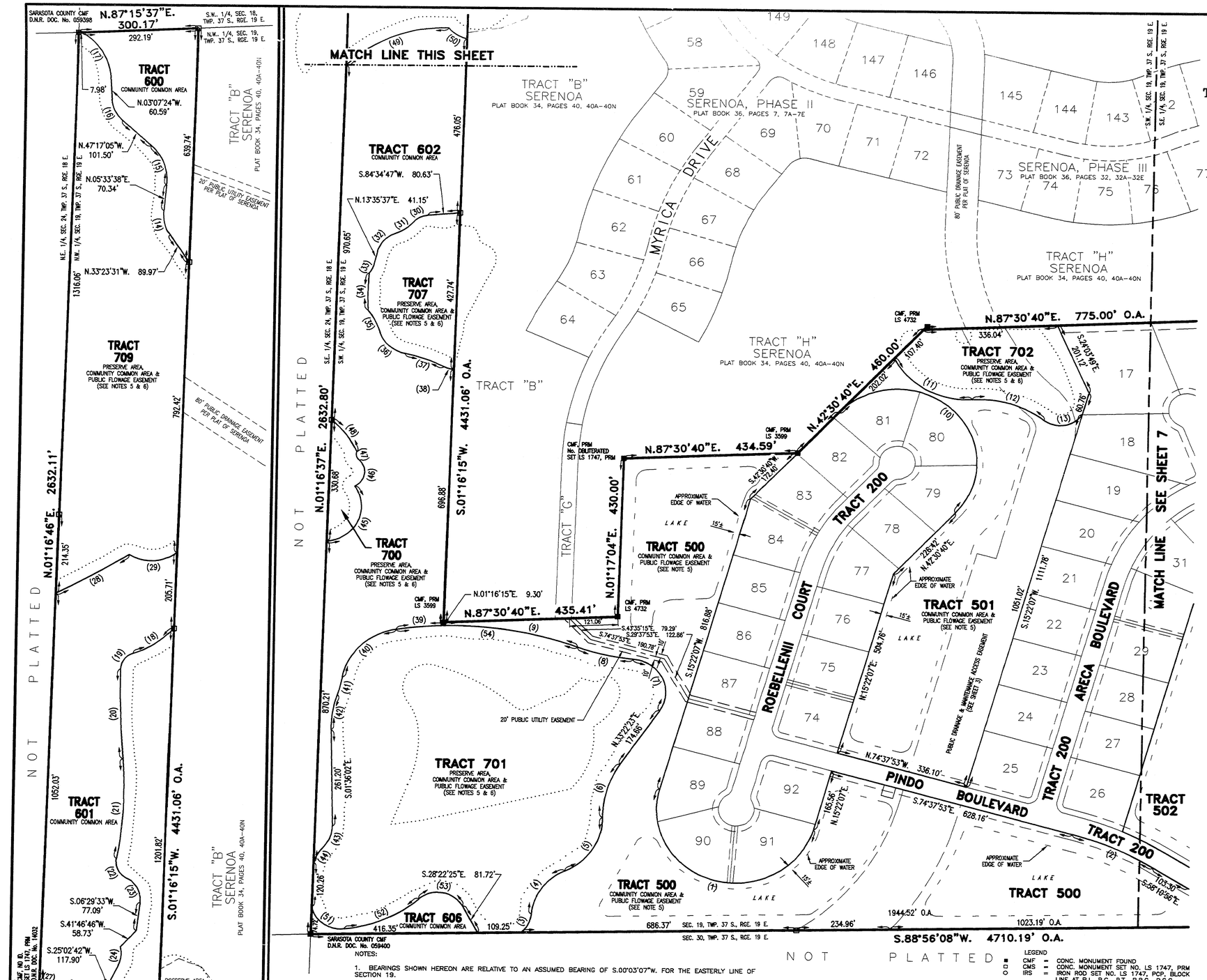
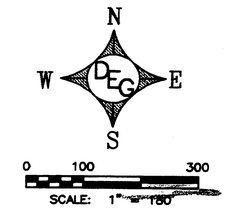
PLAT BOOK 40 PAGE 31E
SHEET 6 OF 7 SHEETS

SERENOA LAKES

A SUBDIVISION IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA





CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	200.00'	180°00'00"	628.32'	- - -	400.00'	N.74°37'53"W.
2	775.00'	16°26'57"	222.49'	112.02'	221.73'	S.66°24'24"E.
3	75.00'	43°20'42"	56.74'	29.80'	55.40'	S.25°51'59"W.
4	140.00'	61°52'20"	151.18'	83.91'	143.94'	N.35°07'47"E.
5	155.00'	67°32'52"	182.73'	103.86'	172.33'	S.32°17'31"W.
6	250.00'	34°51'18"	152.06'	78.48'	149.75'	N.15°56'44"E.
7	90.00'	118°12'37"	185.68'	150.41'	154.46'	S.25°43'55"E.
8	545.00'	15°04'42"	143.43'	72.13'	143.01'	N.77°17'52"W.
9	900.00'	21°50'08"	342.99'	173.60'	340.92'	S.80°40'35"E.
10	200.00'	180°00'00"	628.32'	- - -	400.00'	S.47°29'20"E.
11	205.00'	66°56'45"	239.53'	135.55'	226.13'	N.60°44'57"W.
12	265.00'	42°01'25"	194.36'	101.79'	190.04'	S.73°12'37"E.
13	65.00'	95°48'32"	108.69'	71.95'	96.46'	S.79°53'49"W.
14	100.00'	38°57'10"	67.99'	35.37'	66.68'	N.13°54'56"W.
15	130.00'	52°50'43"	119.90'	64.60'	115.70'	S.20°51'43"E.
16	85.00'	44°09'41"	65.51'	34.48'	63.90'	N.25°12'15"W.
17	150.00'	55°55'46"	146.42'	79.64'	140.68'	S.31°05'17"E.
18	235.00'	30°21'45"	124.53'	63.77'	123.08'	S.56°08'35"W.
19	45.00'	70°38'15"	55.48'	31.88'	52.03'	N.36°00'20"E.
20	2500.00'	05°34'53"	243.53'	121.86'	243.43'	N.02°06'14"W.
21	1060.00'	14°42'21"	272.07'	136.79'	271.32'	S.02°27'30"W.
22	50.00'	72°35'41"	63.35'	36.73'	59.20'	N.26°29'10"W.
23	65.00'	69°16'34"	78.59'	44.90'	73.89'	S.28°08'44"E.
24	75.00'	39°53'45"	52.22'	27.22'	51.17'	S.05°05'49"W.
25	15.00'	119°40'32"	31.33'	25.81'	25.94'	S.84°52'58"W.
26	155.00'	43°31'36"	117.75'	61.88'	114.94'	S.57°02'34"E.
27	130.00'	09°54'57"	22.50'	11.28'	22.47'	S.83°45'51"E.
28	2650.00'	04°32'32"	210.06'	105.09'	210.02'	S.59°27'20"W.
29	105.00'	70°41'49"	129.56'	74.48'	121.50'	S.87°15'06"W.
30	55.00'	43°59'52"	42.23'	22.22'	41.20'	N.62°34'51"E.
31	110.00'	28°54'53"	55.51'	28.36'	54.93'	S.55°02'22"W.
32	70.00'	55°54'11"	68.30'	37.14'	65.62'	N.41°32'43"E.
33	50.00'	25°28'22"	22.23'	11.30'	22.05'	S.26°19'48"W.
34	620.00'	09°18'19"	100.69'	50.46'	100.58'	N.00°43'35"E.
35	225.00'	17°26'10"	68.47'	34.50'	68.21'	S.26°37'15"E.
36	85.00'	60°19'12"	89.49'	49.39'	85.41'	N.48°03'46"W.
37	375.00'	16°02'53"	105.03'	52.86'	104.69'	S.70°11'56"E.
38	57.83'	24°52'20"	25.10'	12.75'	24.91'	N.74°36'40"W.
39	900.00'	07°33'06"	118.62'	59.40'	118.54'	N.84°37'48"E.
40	160.00'	71°06'48"	198.59'	114.37'	186.08'	N.45°17'51"E.
41	305.00'	09°01'18"	48.02'	24.06'	47.97'	S.14°15'06"W.
42	275.00'	20°21'47"	97.74'	49.39'	97.22'	N.08°34'51"E.
43	80.00'	42°18'12"	59.07'	30.95'	57.73'	S.19°33'04"W.
44	145.00'	20°08'13"	50.96'	25.75'	50.70'	N.30°38'03"E.
45	95.00'	120°32'04"	199.85'	166.33'	164.99'	S.24°18'25"W.
46	43.50'	112°56'14"	85.74'	65.64'	72.52'	S.07°28'09"W.
47	20.00'	66°56'49"	23.37'	13.22'	22.06'	N.15°31'33"W.
48	243.00'	25°42'15"	109.02'	55.44'	108.10'	S.36°20'35"E.
49	340.00'	47°45'22"	283.39'	150.51'	275.26'	N.68°08'03"E.
50	95.00'	33°28'44"	55.51'	28.57'	54.72'	N.57°23'30"W.
51	75.00'	85°07'50"	111.44'	68.88'	101.46'	N.53°45'12"W.
52	330.00'	35°52'44"	206.65'	106.84'	203.29'	S.65°44'31"W.
53	70.00'	103°49'26"	126.84'	89.31'	110.19'	S.80°17'07"E.
54	900.00'	29°23'14"	461.61'	236.00'	456.57'	S.84°27'08"E.

TRACT TABLE

TRACT No.	AREA ACRES±	DESCRIPTION
100	0.255	PUBLIC ROAD RIGHT OF WAY
200	11.254	PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT
500	14.930	COMMUNITY COMMON AREA
501	7.167	PRIVATE DRAINAGE AREA
502	28.266	PUBLIC FLOWAGE EASEMENT
503	11.707	
600	1.938	COMMUNITY COMMON AREA (PRIVATE)
601	5.584	
602	9.550	
603	0.277	
604	0.113	
605	1.026	
606	0.515	
700	0.485	COMMUNITY COMMON AREA PRIVATE PRESERVE AREA PUBLIC FLOWAGE EASEMENT
701	12.283	
702	2.050	
703	1.911	
704	1.143	
705	3.931	
706	1.599	
707	1.723	
708	3.798	
709	8.156	

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°03'07"W. FOR THE EASTERLY LINE OF SECTION 19.

2. ELEVATIONS SHOWN HEREON ARE BASED ON SARASOTA COUNTY BENCH MARK 288-D BEING A SQUARE CUT IN THE BACK OF CURB LOCATED NEAR THE N.W. CORNER OF LOT 92, SERENOA, PHASE III WITH A PUBLISHED ELEVATION OF 24.06 FEET.

3. UNLESS OTHERWISE INDICATED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE, FIFTEEN (15) FEET IN WIDTH ALONG EACH FRONT LOT LINE AND EIGHT (8) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE SERVING THE SUBDIVISION. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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.

4. TRACTS 500-503 AND 700-709 ARE RESERVED AS PUBLIC FLOWAGE EASEMENTS BUT SHALL BE MAINTAINED AS COMMUNITY COMMON AREAS BY THE OWNERS OF COMMITTED PROPERTY IN SERENOA LAKES AS DEFINED IN THE COMMUNITY DECLARATION REFERRED TO HEREON.

5. THERE SHALL BE NO EXCAVATING, FILLING, REMOVING OF VEGETATION (TREES AND UNDERSTORY PLANTS) OR STORING OF MATERIALS WITHIN THE DESIGNATED PRESERVATION AREAS (TRACTS 700-709) UNLESS AUTHORIZED BY THE SARASOTA COUNTY NATURAL SCIENCES DIVISION.

6. TRACT 200 IS DESIGNATED PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT.

LEGEND

■	CMF	= CONC. MONUMENT FOUND
□	CMS	= CONC. MONUMENT SET NO. LS 1747, PRM
○	IRS	= IRON ROD SET NO. LS 1747, PCP, BLOCK LINE AT P.I., P.C., P.T., P.R.C., P.C.C.
●	IRF	= IRON ROD FOUND
●	FIP	= FOUND IRON PIPE
⊙	PKS	= P.K. NAIL SET NO. LS 1747, PCP, CENTERLINE AT P.I., P.C., P.T., P.R.C., P.C.C.
▲	PKF	= P.K. NAIL FOUND
⊗	B.M.	= BENCH MARK, CHISEL CUT IN BACK OF CURB
	PCP	= PERMANENT CONTROL POINT
	PRM	= PERMANENT REFERENCE MONUMENT
	(R)	= RADIAL LINE
	(NR)	= NONRADIAL LINE
	(F)	= FIELD MEASUREMENT
	(P)	= RECORD PLAT INFORMATION
	PC	= POINT OF CURVATURE
	PT	= POINT OF TANGENCY
	PRC	= POINT OF REVERSE CURVE
	PCC	= POINT OF COMPOUND CURVE
	PI	= POINT OF INTERSECTION
	R/W	= RIGHT OF WAY LINE
	SF	= SQUARE FEET
	O.A.	= OVER ALL
	WC	= WITNESS CORNER
	SEC	= SECTION
	TWP	= TOWNSHIP
	RGE	= RANGE

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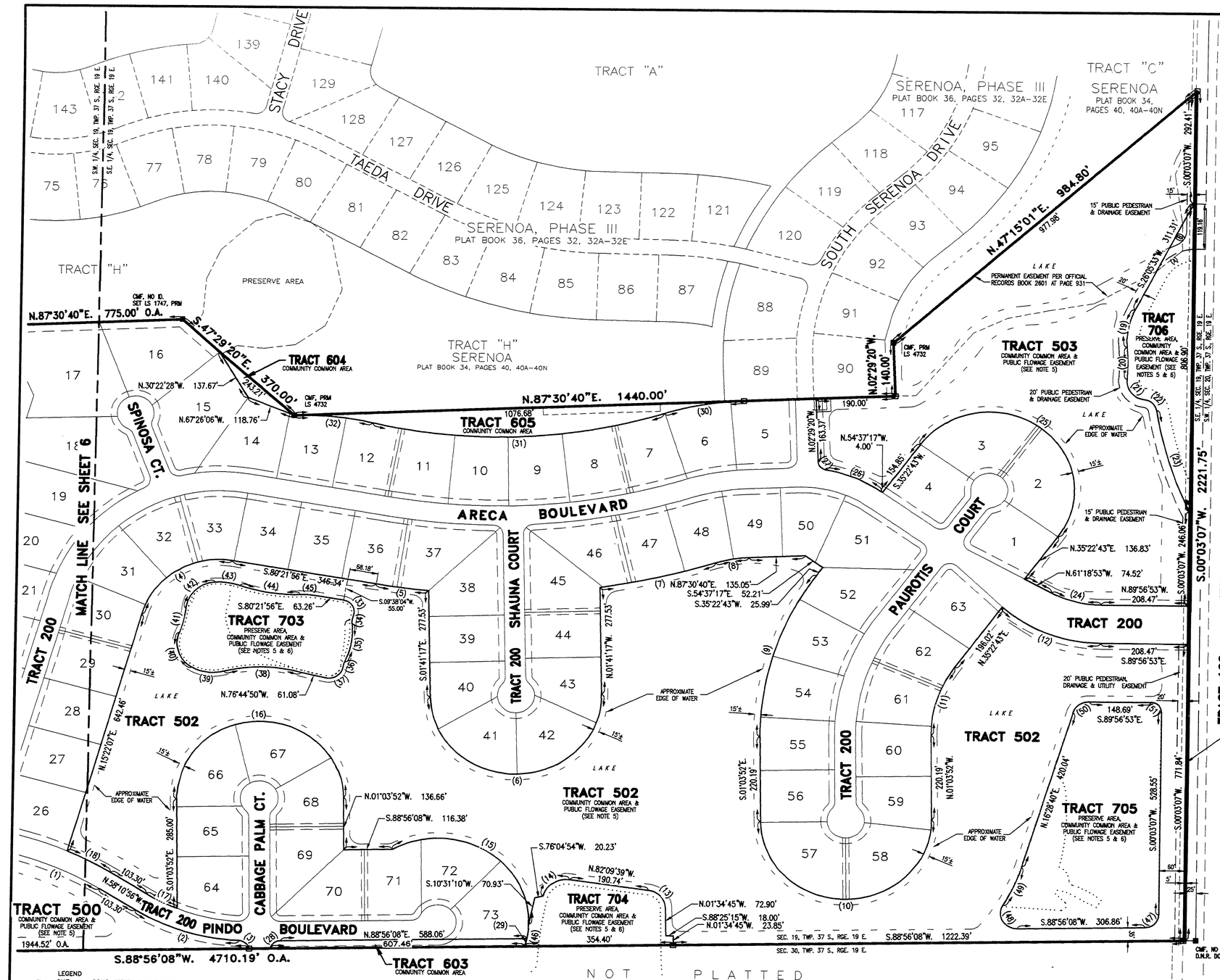
PLAT BOOK 40 PAGE 31F
SHEET 7 OF 7 SHEETS

SERENOA LAKES

A SUBDIVISION IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 19 EAST

SARASOTA COUNTY, FLORIDA



Curve number (A)
Radius= 110.00
Delta= 58°22'10"
Arc= 112.08
Tangent= 61.44
Chord= 107.28
Chord Brg. N.55°16'38"E.

Curve number (B)
Radius= 40.00
Delta= 67°15'34"
Arc= 46.95
Tangent= 26.61
Chord= 44.31
Chord Brg. S.33°40'54"W.

N
W DEG E
S

0 100 300
SCALE: 1" = 180'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	775.00'	16°26'57"	222.49'	112.02'	221.73'	S.66°24'24"E.
2	525.00'	29°26'42"	269.80'	137.95'	266.85'	N.72°54'17"W.
3	25.00'	77°19'53"	33.74'	20.00'	31.24'	S.48°57'42"E.
4	195.00'	84°15'57"	286.79'	176.40'	261.63'	N.57°30'06"E.
5	1683.70'	04°19'45"	127.21'	63.64'	127.18'	N.82°31'48"W.
6	205.00'	180°00'00"	644.03'	- - -	410.00'	S.88°18'43"W.
7	1683.70'	09°40'08"	284.13'	142.40'	283.79'	S.76°29'03"W.
8	295.00'	15°51'41"	81.67'	41.10'	81.40'	N.79°34'50"E.
9	705.00'	36°26'35"	448.42'	232.09'	440.89'	N.17°09'25"E.
10	205.00'	180°00'00"	644.03'	- - -	410.00'	S.88°56'08"W.
11	295.00'	36°26'35"	187.63'	97.11'	184.49'	N.17°09'25"E.
12	350.00'	42°41'34"	260.80'	136.79'	254.80'	N.68°36'06"W.
13	47.00'	80°34'54"	66.10'	39.85'	60.79'	S.41°52'12"E.
14	57.00'	84°18'00"	83.86'	51.59'	76.50'	N.55°41'21"E.
15	219.00'	121°19'57"	463.77'	389.71'	381.84'	S.59°41'22"E.
16	200.00'	180°00'00"	628.32'	- - -	400.00'	N.88°56'08"E.
17	475.00'	10°13'32"	84.77'	42.50'	84.66'	N.63°17'42"W.
18	825.00'	08°13'48"	118.50'	59.35'	118.40'	S.62°17'50"E.
19	190.00'	30°46'19"	102.04'	52.28'	100.82'	N.10°42'24"E.
20	595.00'	08°08'32"	84.55'	42.35'	84.48'	S.00°36'29"E.
21	50.00'	86°31'24"	75.51'	47.05'	68.53'	N.39°47'55"W.
22	32.50'	73°38'34"	41.77'	24.33'	38.96'	S.46°14'20"E.
23	1015.00'	15°39'47"	277.47'	139.61'	276.61'	N.17°14'57"W.
24	250.00'	28°38'00"	124.94'	63.80'	123.64'	N.75°37'53"W.
25	205.00'	180°00'00"	644.03'	- - -	410.00'	S.54°37'17"E.
26	325.00'	25°18'51"	143.59'	72.99'	142.42'	S.67°16'43"E.
27	25.00'	77°26'48"	33.79'	20.05'	31.28'	N.41°12'44"W.
28	25.00'	78°27'47"	34.24'	20.41'	31.62'	N.49°42'14"E.
29	219.00'	05°24'06"	20.65'	10.33'	20.64'	S.13°13'36"W.
30	705.00'	15°51'41"	195.17'	98.21'	194.54'	N.79°34'50"E.
31	1273.70'	31°44'39"	705.68'	362.15'	696.69'	S.87°31'19"W.
32	700.00'	15°32'02"	189.78'	95.48'	189.20'	S.84°22'23"E.
33	31.00'	101°00'33"	54.65'	37.61'	47.84'	S.29°51'39"E.
34	44.00'	25°49'49"	19.84'	10.09'	19.67'	N.07°43'43"E.
35	206.00'	28°46'43"	103.47'	52.85'	102.39'	S.09°12'10"W.
36	44.00'	16°42'26"	12.83'	6.46'	12.78'	N.15°14'19"E.
37	34.00'	93°27'18"	55.46'	36.11'	49.51'	S.53°36'45"W.
38	341.93'	31°11'30"	186.14'	95.44'	183.85'	S.89°25'50"E.
39	106.00'	44°22'58"	82.11'	43.24'	80.07'	N.82°50'06"W.
40	73.03'	82°26'53"	105.09'	63.98'	96.25'	N.19°25'10"W.
41	232.00'	15°39'37"	64.76'	32.59'	64.55'	S.13°48'28"W.
42	77.00'	80°39'14"	108.39'	65.36'	99.66'	N.46°08'17"E.
43	148.00'	23°29'36"	60.69'	30.78'	60.26'	S.81°47'19"E.
44	381.50'	21°56'55"	146.14'	73.98'	145.25'	N.81°00'58"W.
45	200.00'	11°37'30"	40.58'	20.36'	40.51'	S.86°10'40"E.
46	219.00'	14°57'02"	57.15'	28.74'	56.98'	S.08°27'08"W.
47	32.50'	88°53'01"	50.42'	31.87'	45.51'	S.44°29'37"W.
48	40.00'	121°16'22"	84.66'	71.08'	69.72'	N.30°25'41"W.
49	457.00'	13°43'50"	109.52'	55.02'	109.26'	S.23°20'35"W.
50	40.00'	73°34'27"	51.36'	29.91'	47.91'	N.53°15'53"E.
51	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.44°56'53"E.

TRACT TABLE

TRACT No.	AREA ACRES±	DESCRIPTION
100	0.255	PUBLIC ROAD RIGHT OF WAY
200	11.254	PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT
500	14.930	COMMUNITY COMMON AREA
501	7.167	PRIVATE DRAINAGE AREA
502	28.266	PUBLIC FLOWAGE EASEMENT
503	11.707	
600	1.938	COMMUNITY COMMON AREA (PRIVATE)
601	5.584	
602	9.550	
603	0.277	
604	0.113	
605	1.026	
606	0.515	
700	0.485	COMMUNITY COMMON AREA PRIVATE PRESERVE AREA PUBLIC FLOWAGE EASEMENT
701	12.283	
702	2.050	
703	1.911	
704	1.143	
705	3.931	
706	1.599	
707	1.723	
708	3.798	
709	8.156	

LEGEND

■	CMF	= CONC. MONUMENT FOUND
□	CMS	= CONC. MONUMENT SET NO. LS 1747, PRM
○	IRS	= IRON ROD SET NO. LS 1747, PCP, BLOCK LINE AT P.I., P.C., P.T., P.R.C., P.C.C.
●	IRF	= IRON ROD FOUND
◉	FIP	= FOUND IRON PIPE
⊙	PKS	= P.K. NAIL SET NO. LS 1747, PCP, CENTERLINE AT P.I., P.C., P.T., P.R.C., P.C.C.
▲	PKF	= P.K. NAIL FOUND
◆	B.M.	= BENCH MARK, CHISEL CUT IN BACK OF CURB
	PCP	= PERMANENT CONTROL POINT
	PRM	= PERMANENT REFERENCE MONUMENT
	(R)	= RADIAL LINE
	(NR)	= NONRADIAL LINE
	(F)	= FIELD MEASUREMENT
	(P)	= RECORD PLAT INFORMATION
	PC	= POINT OF CURVATURE
	PT	= POINT OF TANGENCY
	PRC	= POINT OF REVERSE CURVE
	PCC	= POINT OF COMPOUND CURVE
	PI	= POINT OF INTERSECTION
	R/W	= RIGHT OF WAY LINE
	SF	= SQUARE FEET
	O.A.	= OVER ALL
	WC	= WITNESS CORNER
	SEC	= SECTION
	TWP	= TOWNSHIP
	RGE	= RANGE

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°03'07"W. FOR THE EASTERLY LINE OF SECTION 19.

2. ELEVATIONS SHOWN HEREON ARE BASED ON SARASOTA COUNTY BENCH MARK 288-D BEING A SQUARE CUT IN THE BACK OF CURB LOCATED NEAR THE N.W. CORNER OF LOT 92, SERENOA, PHASE III WITH A PUBLISHED ELEVATION OF 24.08 FEET.

3. UNLESS OTHERWISE INDICATED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE, FIFTEEN (15) FEET IN WIDTH ALONG EACH FRONT LOT LINE AND EIGHT (8) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE SERVING THE SUBDIVISION. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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.

4. TRACTS 500-503 AND 700-709 ARE RESERVED AS PUBLIC FLOWAGE EASEMENTS BUT SHALL BE MAINTAINED AS COMMUNITY COMMON AREAS BY THE OWNERS OF COMMITTED PROPERTY IN SERENOA LAKES AS DEFINED IN THE COMMUNITY DECLARATION REFERRED TO HEREON.

5. THERE SHALL BE NO EXCAVATING, FILLING, REMOVING OF VEGETATION (TREES AND UNDERSTORY PLANTS) OR STORING OF MATERIALS WITHIN THE DESIGNATED PRESERVATION AREAS (TRACTS 700-709) UNLESS AUTHORIZED BY THE SARASOTA COUNTY NATURAL SCIENCES DIVISION.

6. TRACT 200 IS DESIGNATED PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT.

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