

**KEYWAY PLACE
A REPLAT**

REPLAT OF LOT 23 AND A PORTION OF LOTS 21, 22, 24, 25, 26, 27 AND 28, BLOCK "A" OF GULF COAST GROVES, NO. 1
LYING IN SECTION 11, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THERE ARE HEREBY EXPRESSLY RESERVED TO FLORIDA POWER AND LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO VERIZON FLORIDA INC., ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO COMCAST CABLEVISION OF WEST FLORIDA, INC., ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

UNLESS OTHERWISE NOTED, EASEMENTS OF 20 FEET ALONG EACH FRONT LOT LINE, 5 FEET IN WIDTH ALONG EACH SIDE LOT LINE, 10 FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

NOTES:

- 1) NOTICE OF PURCHASER IS SIMULTANEOUSLY RECORDED WITH THE PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014669272, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 2) THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS PLAT WAS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014069274, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) THE FLOODPLAIN DELINEATION MAP WAS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20130568950 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

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 48 PAGE 42-42F RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 12 DAY OF June, A.D., 2014.

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

By: Fred Miller
F. Miller, DEPUTY CLERK

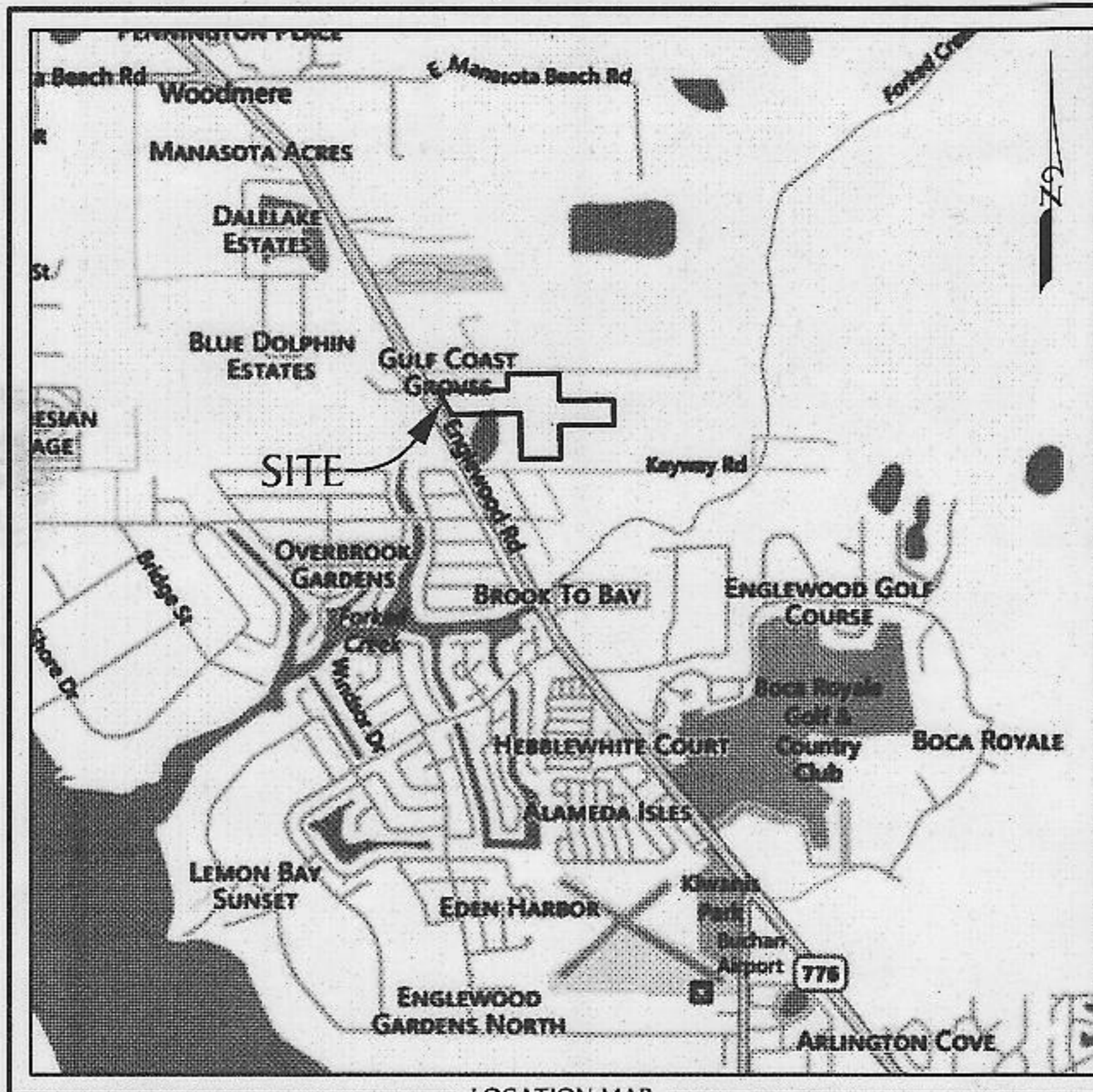
CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA LAND DEVELOPMENT REGULATIONS, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON MAY 6, 2014, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS), PLAT BENCHMARKS AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WILL BE SET WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CONFIRMED BY A SURVEYORS AFFIDAVIT.

GEOPOINT SURVEYING, INC. (Licensed Business Number LB7768)
1403 E. 5th Avenue
Tampa, Florida 33605

James Daniel LeViner
Professional Land Surveyor No. LS6915
Certificate of Authorization No. LB7768

DATE: 5-12-2014



LOCATION MAP
NOT TO SCALE
SARASOTA COUNTY, FLORIDA
SECTION 11, TOWNSHIP 40 SOUTH, RANGE 19 EAST

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 10th DAY OF June, 2014.

CHAIRPERSON
BOARD OF COUNTY COMMISSIONERS

[Signature]
COUNTY ENGINEER

[Signature]
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES AND SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED.

By: [Signature]
TERI S. OWEN, PSM 5928
SARASOTA COUNTY SURVEYOR

DATE: May 12, 2014

CERTIFICATE OF OWNERSHIP AND DEDICATION

PRIVATE

THE RYLAND GROUP, INC., DOES HEREBY CERTIFY OWNERSHIP BY SAID CORPORATION OF KEYWAY PLACE SHOWN AND DESCRIBED HEREON AND DOES DEDICATE AND SET APART TRACT "A" AND ALL OF THE PRIVATE RIGHT OF WAYS, AND TRACTS "B", "C", "D", "E", "F-1", "F-2", "G", "H-1" AND "H-2". ALSO ALL OF THE PRIVATE UTILITY EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND ANY OTHER PRIVATE EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO THE KEYWAY PLACE HOME OWNERS ASSOCIATION, INC., THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, CABLE TELEVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER. SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF RESTRICTIONS FOR KEYWAY PLACE AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PUBLIC

THE RYLAND GROUP, INC., DOES HEREBY CERTIFY OWNERSHIP BY SAID CORPORATION OF KEYWAY PLACE SHOWN AND DESCRIBED HEREON AND DOES DEDICATES AND SETS APART PUBLIC UTILITY EASEMENTS AND ANY OTHER PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO THE COUNTY OF SARASOTA, FOREVER.

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS

OWNER: THE RYLAND GROUP, INC., A MARYLAND CORPORATION

[Signature]
BY: JOSEPH M. FONTANA
OPERATIONAL VICE PRESIDENT (CORPORATE SEAL)

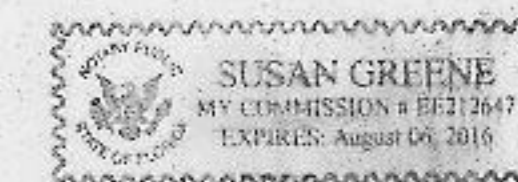
[Signature]
WITNESS
[Signature]
WITNESS NAME PRINTED

[Signature]
WITNESS
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WITNESS NAME PRINTED

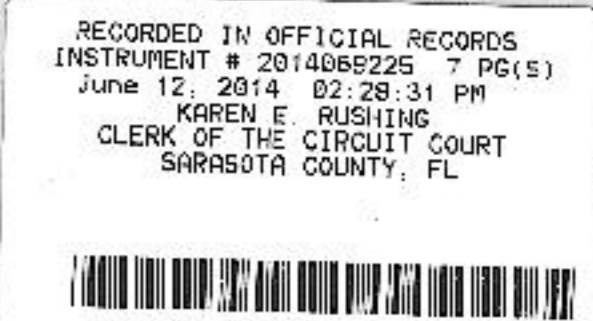
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF May 2014, BY Joseph M. Fontana AS Operational Vice President, The Ryland Group, Inc. HE IS PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
[Signature]
(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: Aug 6, 2016
COMMISSION NUMBER: EE 212647



GeoPoint
Surveying, Inc.
1403 E. 5th Avenue Phone: (813) 248-8888
Tampa, Florida 33605 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768



KEYWAY PLACE
A REPLAT

REPLAT OF LOT 23 AND A PORTION OF LOTS 21, 22, 24, 25, 26, 27 AND 28, BLOCK "A" OF GULF COAST GROVES, NO. 1
LYING IN SECTION 11, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

KEYWAY PLACE:

DESCRIPTION: All of Lot 23 and a portion of Lots 21, 22, 24, 25, 26, 27 and 28, Block "A" of Gulf Coast Groves, No. 1, as recorded in Plat Book 1, Page 6 as recorded in the Public Records of Sarasota County, Florida, lying in Section 11, Township 40 South, Range 19 East, and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 11, run thence along the East boundary of said Southwest 1/4 of said Section 11, N.01°06'50"W., 225.05 feet to the **POINT OF BEGINNING**; thence N.89°52'35"W., 500.00 feet; thence N.01°06'50"W., 575.10 feet; thence S.88°58'47"W., 857.39 feet to a point on the Easterly Right of Way line of State Road 776 (Englewood Road) per Florida Department of Transportation Right of Way Map, Section 17050-2505; thence along said Right of Way line the following three (3) courses: 1) N.27°06'12"W., 37.34 feet; 2) N.30°31'56"W., 97.62 feet; 3) N.28°35'52"W., 217.85 feet; thence N.89°41'49"E., 869.34 feet; thence N.00°58'38"W., 200.01 feet to a point on the South boundary of STONER ROAD (Private ingress/egress easement) as recorded in Official Records Book 2656, Page 2076 through 2077 of the Public Records of Sarasota County, Florida; thence along said South boundary, N.89°41'49"E., 652.46 feet to a point on the said East boundary of said Southwest 1/4 of said Section 11; thence along said East boundary, S.01°06'50"E., 337.99 feet; thence N.89°49'28"E., 677.31 feet to a point on the East boundary of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 11; thence along said East boundary S.01°35'22"E., 314.18 feet to a point on the South boundary of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 11; thence along said South boundary, S.89°53'30"W., 679.93 feet to a point on the East boundary of said Southwest 1/4 of said Section 11; thence along said East boundary, S.01°06'50"E., 426.32 feet to the **POINT OF BEGINNING**.
Containing 24.509 acres, more or less.

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

NOTES:

- 1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS "004" AND "096".
- 2) ELEVATIONS, AS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929), AS ESTABLISHED FROM SARASOTA COUNTY BENCHMARK "485C", PUBLISHED ELEVATION = 13.145 FEET AND "R485A", PUBLISHED ELEVATION = 13.822 FEET.
- 3) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES: PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 4) ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED RADIAL (R) ARE NON-RADIAL.
- 5) THE PROPOSED HOUSING TYPE IS SINGLE FAMILY HOUSE. THE BUILDING SETBACKS MAY VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

KEYWAY PLACE A REPLAT

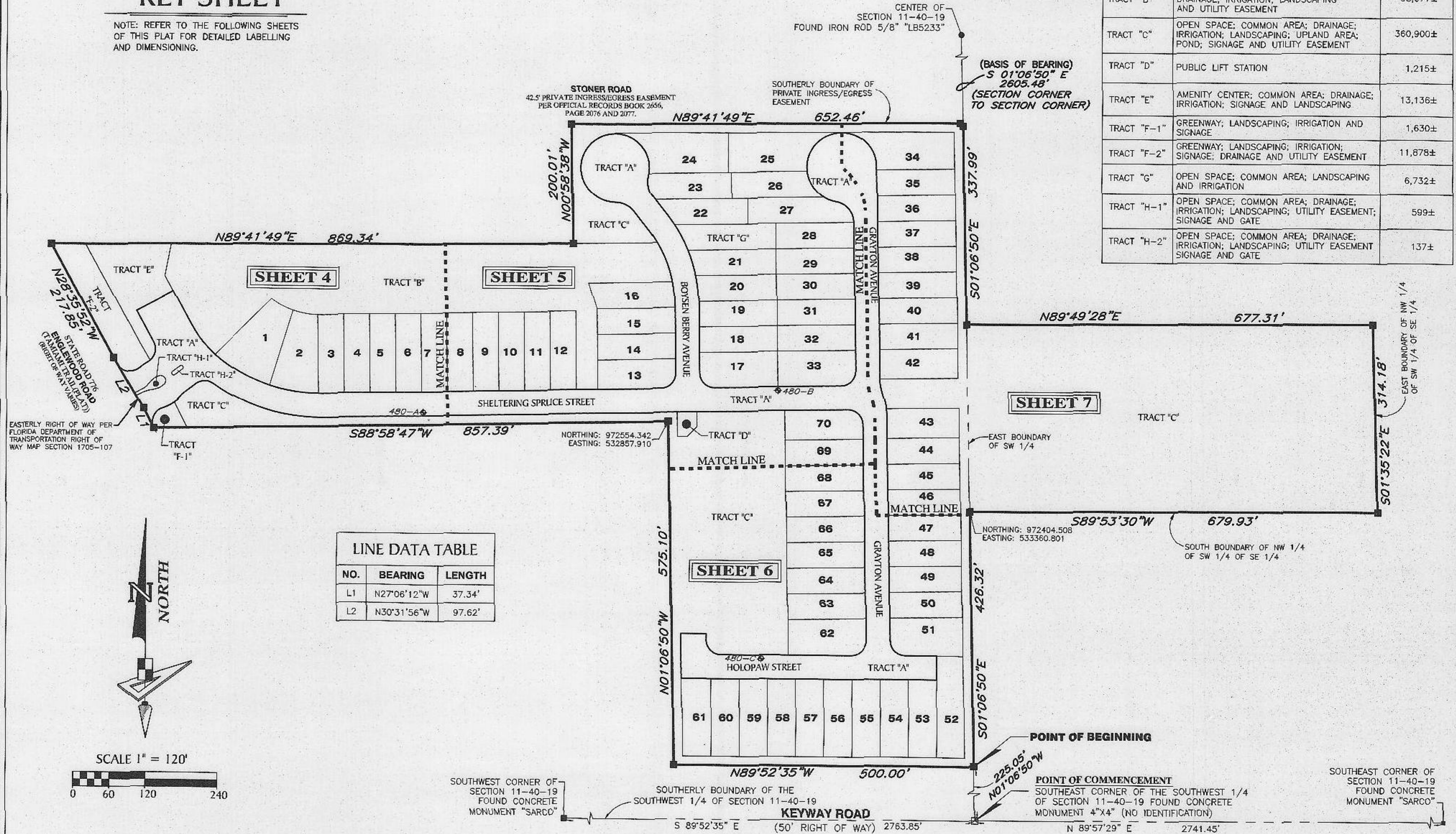
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KEY SHEET

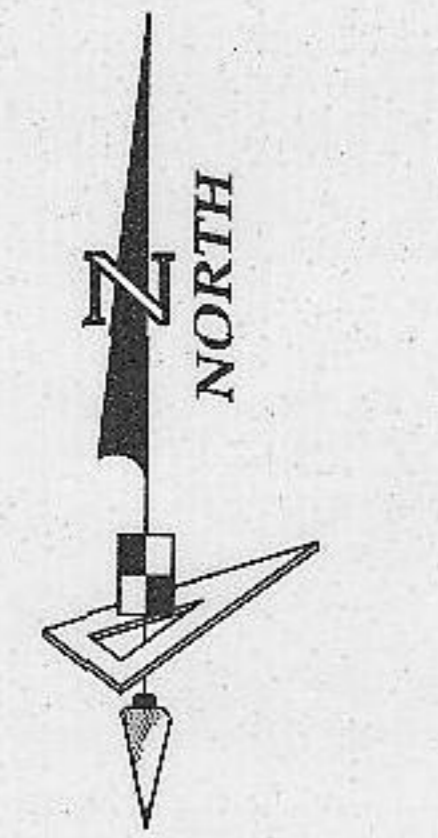
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	SQUARE FEET
TRACT "A"	PRIVATE RIGHT OF WAY, GATE, DRAINAGE, INGRESS/EGRESS AND UTILITY EASEMENT	146,267 ±
TRACT "B"	OPEN SPACE; COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND UTILITY EASEMENT	98,077±
TRACT "C"	OPEN SPACE; COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; UPLAND AREA; POND; SIGNAGE AND UTILITY EASEMENT	360,900±
TRACT "D"	PUBLIC LIFT STATION	1,215±
TRACT "E"	AMENITY CENTER; COMMON AREA; DRAINAGE; IRRIGATION; SIGNAGE AND LANDSCAPING	13,136±
TRACT "F-1"	GREENWAY; LANDSCAPING; IRRIGATION AND SIGNAGE	1,630±
TRACT "F-2"	GREENWAY; LANDSCAPING; IRRIGATION; SIGNAGE; DRAINAGE AND UTILITY EASEMENT	11,878±
TRACT "G"	OPEN SPACE; COMMON AREA; LANDSCAPING AND IRRIGATION	6,732±
TRACT "H-1"	OPEN SPACE; COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; UTILITY EASEMENT; SIGNAGE AND GATE	599±
TRACT "H-2"	OPEN SPACE; COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; UTILITY EASEMENT SIGNAGE AND GATE	137±



NO.	BEARING	LENGTH
L1	N27°06'12"W	37.34'
L2	N30°31'56"W	97.62'



- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
 - ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
 - indicates (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
 - ⊕ indicates Plat Benchmark

BASIS OF BEARINGS

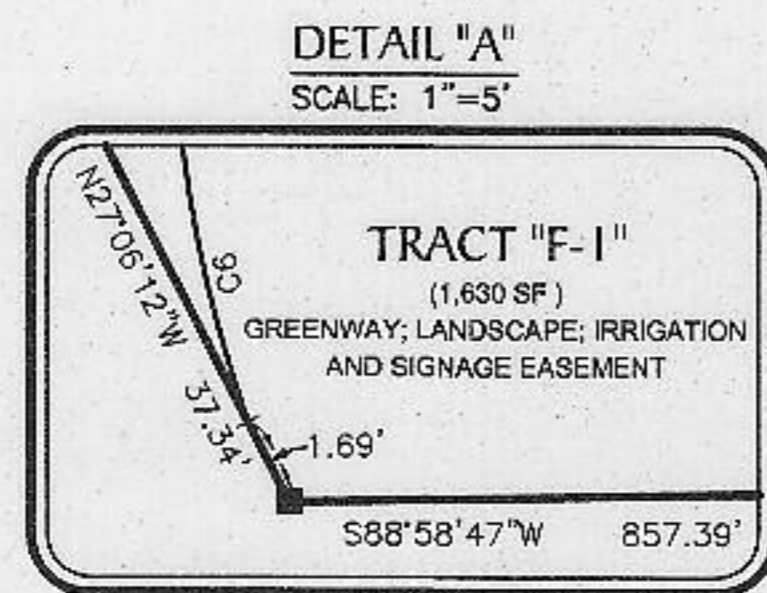
THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, HAS A GRID BEARING OF N.01°06'50"W. GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2007 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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KEYWAY PLACE A REPLAT

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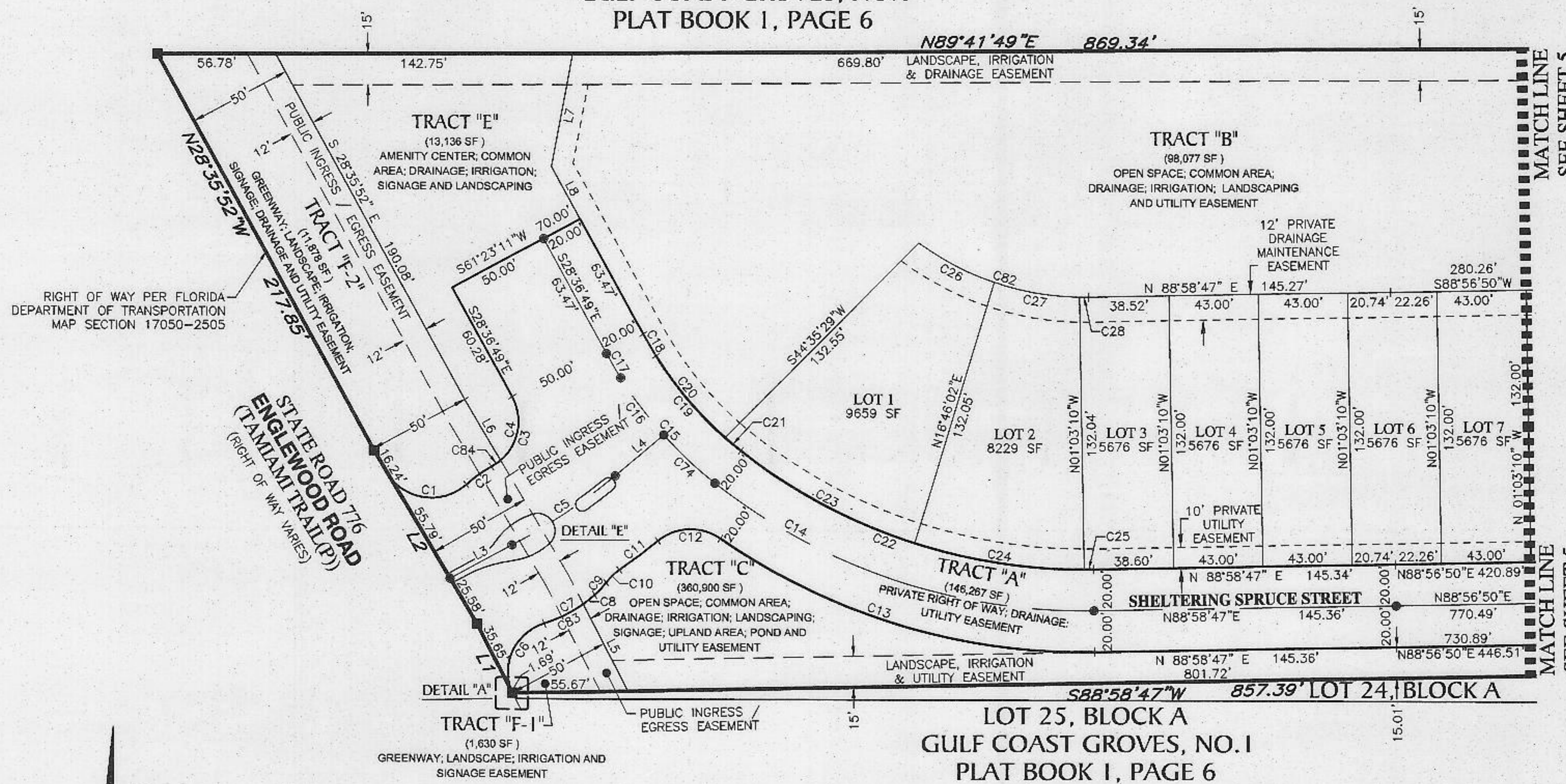


LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N27°06'12"W	37.34'
L2	N30°31'56"W	97.62'
L3	N61°23'11"E	33.84'
L4	N49°52'10"E	30.52'
L5	S27°06'12"E	47.34'
L6	S30°31'56"E	34.10'
L7	S10°38'33"W	54.85'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L8	S28°36'49"E	28.77'
L24	S61°23'11"W	4.84'
L25	N61°23'11"E	14.28'
L29	N30°31'56"W	1.28'
L30	N30°31'56"W	1.13'

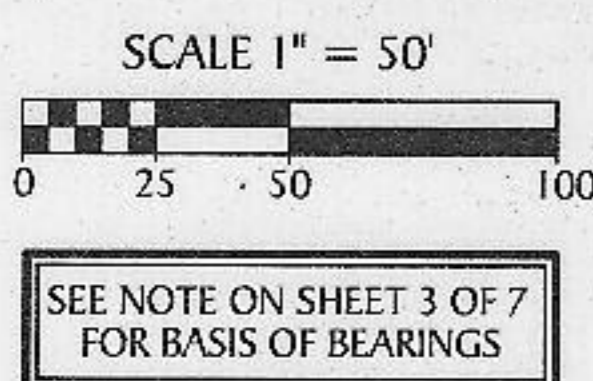
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	92°39'37"	40.43'	36.17'	S86°06'17"E
C2	63.00'	13°35'04"	14.94'	14.90'	S54°21'27"W
C3	25.00'	89°45'48"	39.17'	35.28'	N16°16'05"E
C4	25.00'	77°29'52"	33.81'	31.30'	N10°08'07"E
C5	300.00'	11°31'01"	60.30'	60.20'	N55°37'40"E
C6	25.00'	91°52'22"	40.09'	35.93'	S26°27'30"W
C7	67.00'	24°06'33"	28.19'	27.98'	N60°20'25"E
C8	67.00'	5°59'35"	7.01'	7.00'	N51°16'56"E
C9	41.50'	11°13'31"	8.13'	8.12'	N42°40'23"E
C10	29.00'	17°33'52"	8.89'	8.86'	S45°50'34"W
C11	337.50'	3°56'57"	23.26'	23.26'	N52°39'01"E
C12	25.00'	74°17'17"	32.41'	30.19'	S87°49'11"W
C13	305.03'	35°57'18"	191.42'	188.29'	S73°02'31"E
C14	285.00'	39°29'48"	196.46'	192.60'	S71°16'19"E
C15	200.00'	19°40'35"	68.68'	68.35'	S41°41'08"E
C16	200.00'	9°56'03"	34.68'	34.63'	S36°48'53"E
C17	240.00'	3°14'02"	13.55'	13.54'	S30°13'50"E
C18	220.00'	3°12'35"	12.32'	12.32'	S30°13'06"E
C19	180.19'	19°41'05"	61.91'	61.60'	S41°40'15"E
C20	180.19'	16°33'35"	52.08'	51.90'	S40°06'30"E
C21	180.19'	3°07'30"	9.83'	9.83'	S49°57'02"E
C22	265.00'	39°29'49"	182.68'	179.08'	S71°16'19"E
C23	265.00'	20°37'44"	95.41'	94.90'	S61°50'17"E
C24	265.00'	17°54'58"	82.86'	82.53'	S81°06'38"E
C25	265.00'	0°57'06"	4.40'	4.40'	N89°27'20"E
C26	133.00'	17°42'16"	41.10'	40.93'	N62°13'40"W
C27	133.00'	18°00'42"	41.81'	41.64'	N80°05'09"W
C28	133.00'	1°55'43"	4.48'	4.48'	S89°56'38"W
C68	2.50'	59°20'22"	2.59'	2.48'	N88°56'38"W
C69	66.00'	20°34'01"	23.69'	23.56'	S71°40'12"W
C70	34.00'	33°40'04"	19.98'	19.69'	S65°07'10"W
C71	8.50'	157°16'13"	23.33'	16.67'	S30°20'58"E
C72	34.00'	37°05'34"	22.01'	21.63'	N52°28'09"E
C73	25.00'	27°27'49"	11.98'	11.87'	N47°39'16"E
C74	200.00'	9°44'31"	34.01'	33.96'	S46°39'10"E
C75	2.50'	63°10'36"	2.76'	2.62'	N29°47'53"E
C76	3.25'	180°00'00"	10.21'	6.50'	S36°06'37"E
C77	3.25'	180°00'00"	10.21'	6.50'	N39°09'11"W
C78	304.50'	3°02'34"	16.17'	16.17'	N52°22'06"E
C79	298.00'	3°02'34"	15.83'	15.82'	S52°22'06"W
C80	3.25'	112°54'20"	6.40'	5.42'	N05°36'21"W
C81	3.25'	67°05'40"	3.81'	3.59'	S84°23'39"W
C82	133.00'	37°38'41"	87.38'	85.82'	S72°11'53"E
C83	67.00'	18°06'58"	21.18'	21.10'	N63°20'12"E
C84	25.00'	12°15'56"	5.35'	5.34'	N55°01'01"E
C85	300.00'	0°24'21"	2.12'	2.12'	N50°04'20"E

LOT 22, BLOCK A
GULF COAST GROVES, NO. 1
PLAT BOOK 1, PAGE 6

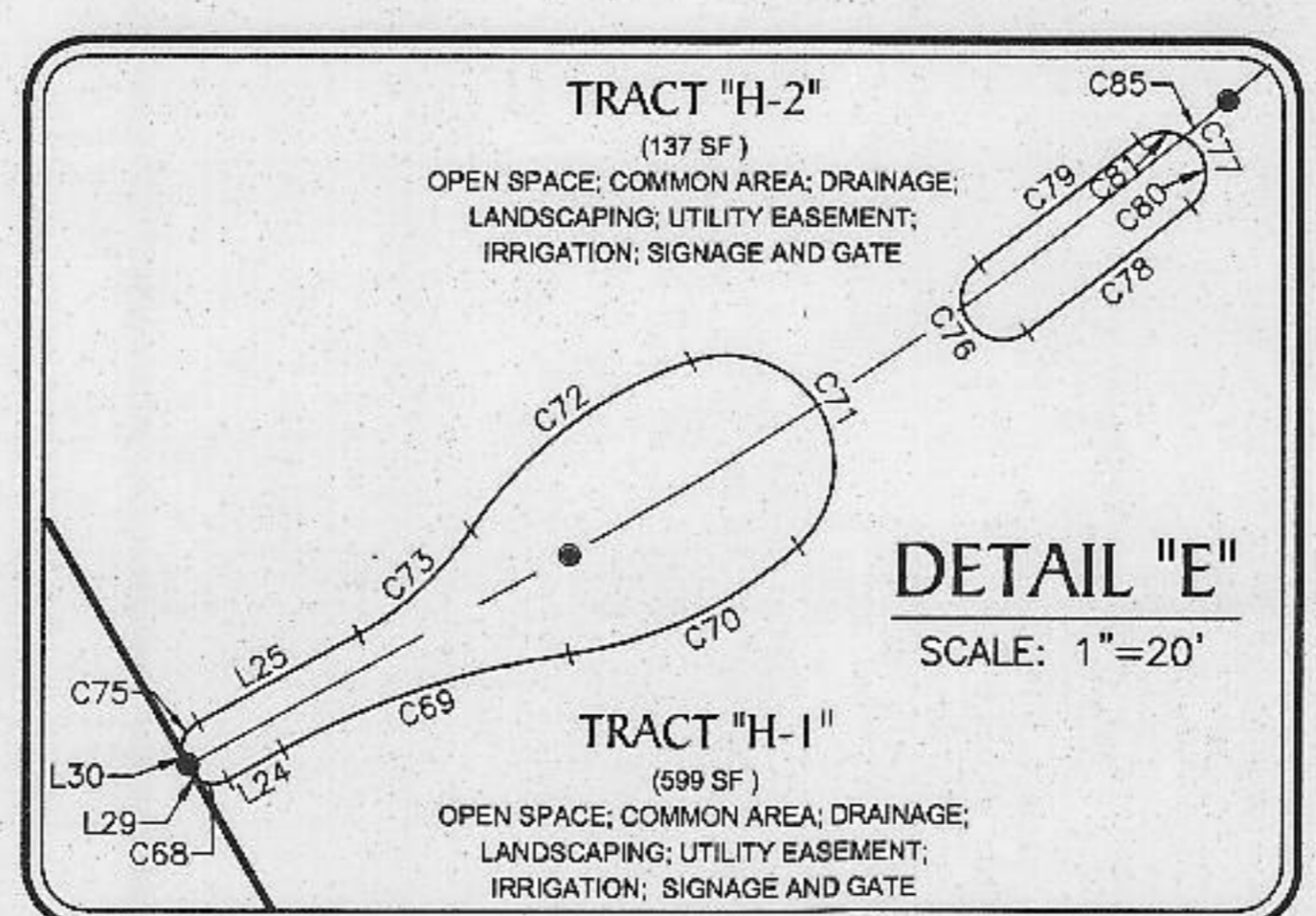


RIGHT OF WAY PER FLORIDA
DEPARTMENT OF TRANSPORTATION
MAP SECTION 17050-2505

STATE ROAD 776
ENGLEWOOD ROAD
(TAMIAM TRAIL)
(RIGHT OF WAY VARIES)



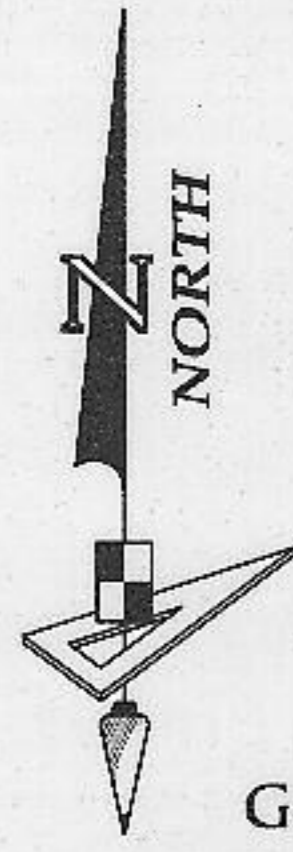
- LEGEND:
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 - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
 - indicates (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
 - SF----- indicates Square Feet
 - (P)----- indicates Plat



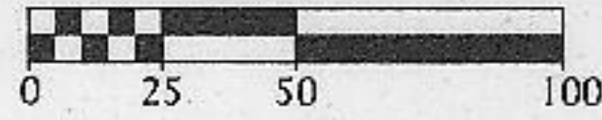
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**KEYWAY PLACE
A REPLAT**

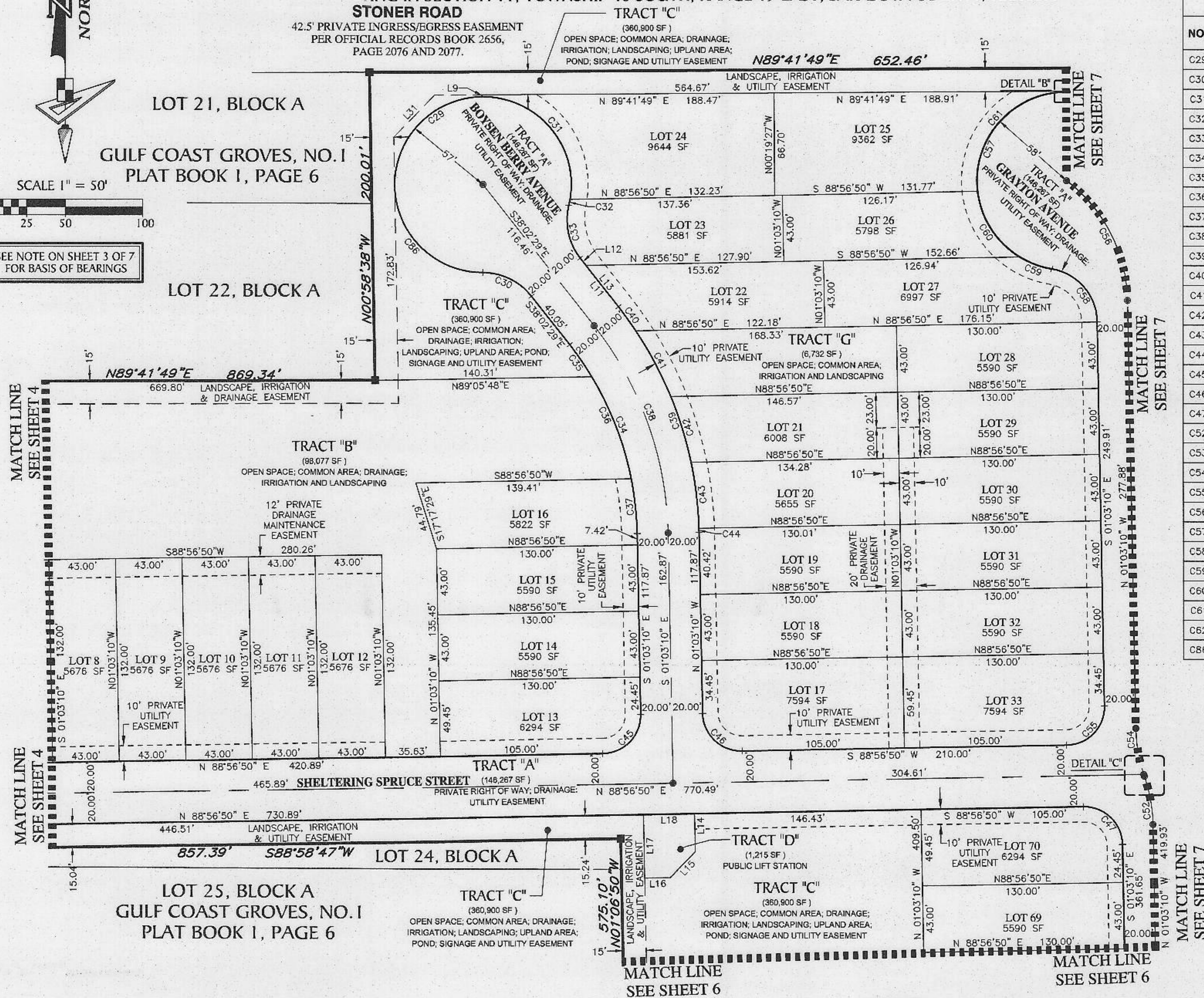
REPLAT OF LOT 23 AND A PORTION OF LOTS 21, 22, 24, 25, 26, 27 AND 28, BLOCK "A" OF GULF COAST GROVES, NO. 1
LYING IN SECTION 11, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



SCALE 1" = 50'



SEE NOTE ON SHEET 3 OF 7
FOR BASIS OF BEARINGS



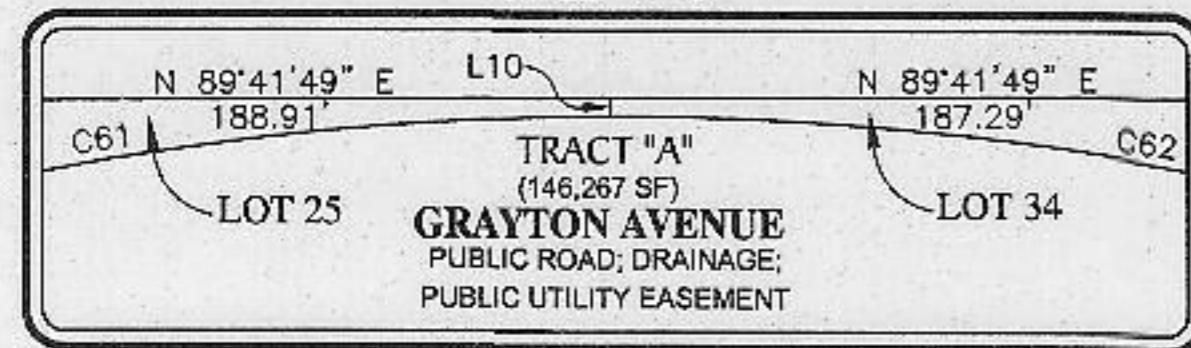
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C29	57.14'	283°42'39"	282.95'	70.59'	S51°57'31"W
C30	40.00'	51°51'20"	36.20'	34.98'	N63°58'09"W
C31	57.14'	100°10'49"	99.91'	87.66'	S40°14'20"E
C32	57.14'	3°57'46"	3.95'	3.95'	S11°49'58"W
C33	40.00'	51°51'20"	36.20'	34.98'	S12°06'49"E
C34	205.00'	36°59'19"	132.34'	130.06'	N19°32'50"W
C35	205.00'	7°03'01"	25.23'	25.21'	N34°30'59"W
C36	205.00'	19°56'40"	71.36'	71.00'	N21°01'08"W
C37	205.00'	9°59'38"	35.76'	35.71'	N06°02'59"W
C38	225.00'	36°59'19"	145.25'	142.74'	S19°32'50"E
C39	245.00'	36°59'19"	158.17'	155.43'	N19°32'50"W
C40	245.00'	4°30'21"	19.27'	19.26'	S35°47'19"E
C41	245.00'	11°17'18"	48.27'	48.19'	S27°53'29"E
C42	245.00'	10°28'25"	44.79'	44.72'	S17°00'38"E
C43	245.00'	10°07'06"	43.27'	43.21'	S06°42'52"E
C44	245.00'	0°36'09"	2.58'	2.58'	S01°21'15"E
C45	25.00'	90°00'00"	39.27'	35.36'	N43°56'50"E
C46	25.00'	90°00'00"	39.27'	35.36'	S46°03'10"E
C47	25.00'	90°00'00"	39.27'	35.36'	N46°03'10"W
C52	100.00'	18°11'42"	31.76'	31.62'	N10°09'01"W
C53	100.00'	0°44'14"	1.29'	1.29'	S18°52'44"E
C54	100.00'	18°11'42"	31.76'	31.62'	N10°09'01"W
C55	25.00'	90°00'00"	39.27'	35.36'	N43°56'50"E
C56	100.00'	51°41'02"	90.21'	87.18'	N26°53'41"W
C57	58.00'	259°28'02"	262.66'	89.21'	S49°12'49"W
C58	35.00'	79°28'02"	48.54'	44.75'	N40°47'11"W
C59	58.00'	22°01'01"	22.29'	22.15'	N69°30'42"W
C60	58.00'	51°37'20"	52.26'	50.51'	N32°41'32"W
C61	58.00'	96°33'25"	97.74'	86.58'	N41°23'51"E
C62	58.00'	89°16'17"	90.37'	81.50'	S45°41'18"E
C86	57.14'	179°34'04"	179.09'	114.28'	S00°06'47"E

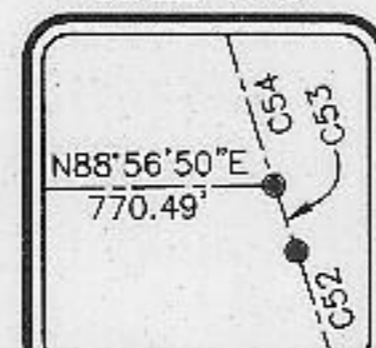
LINE DATA TABLE

NO.	BEARING	LENGTH
L9	S00°19'44"E	1.21'
L10	N00°18'40"W	0.34'
L11	N38°02'29"W	40.05'
L12	S38°02'29"E	6.03'
L13	S38°02'29"E	34.02'
L14	S01°06'32"E	24.54'
L15	S43°53'28"W	23.28'
L16	S88°53'28"W	16.48'
L17	N01°06'50"W	41.03'
L18	N88°56'19"E	32.94'
L31	N43°55'19"E	37.93'

DETAIL "B"
SCALE: 1"=5'



DETAIL "C"
SCALE: 1"=5'



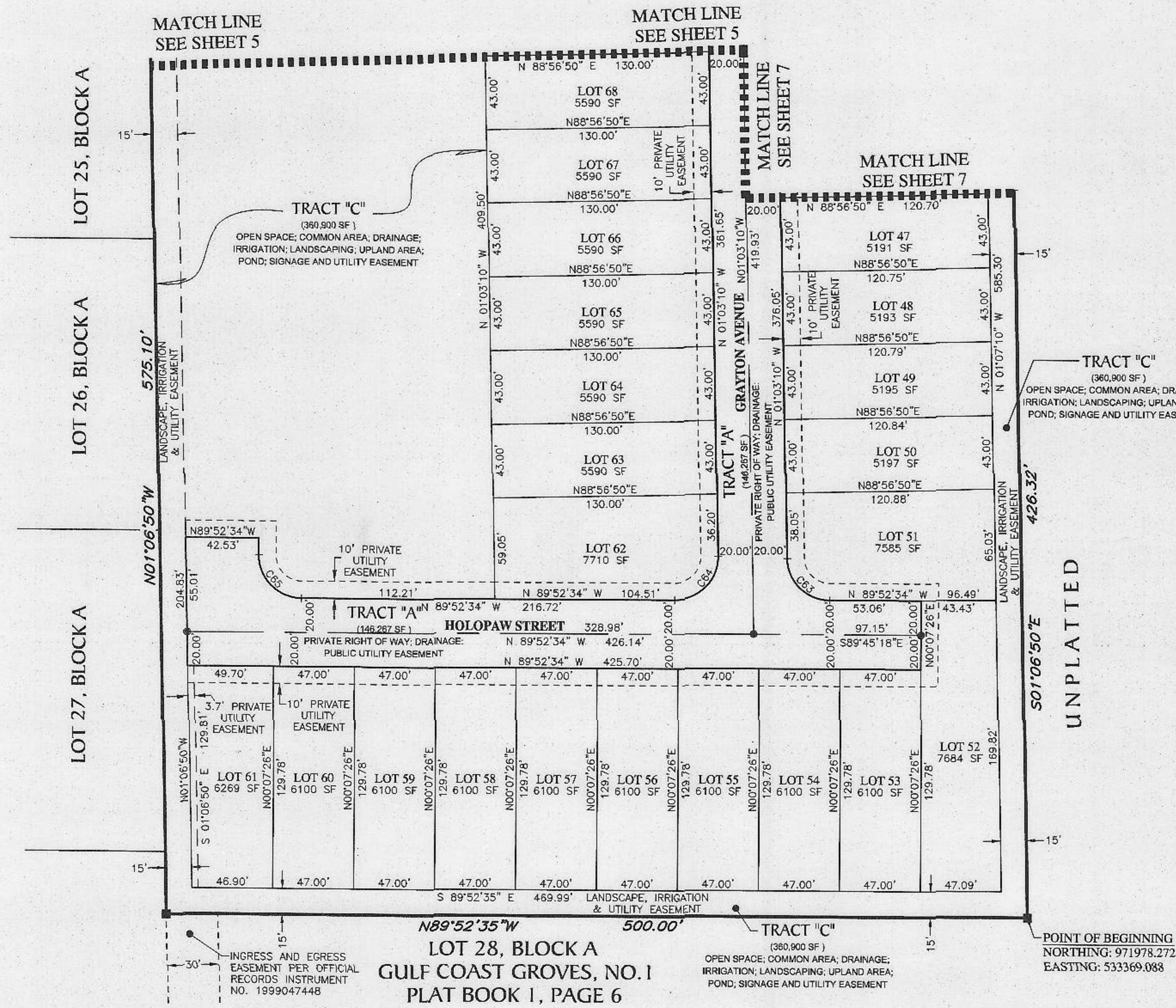
LEGEND:

- indicates (P.R.M.) Permanent Reference Monument — 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- indicates (P.R.M.) Offset Permanent Reference Monument — 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- indicates (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
- SF indicates Square Feet
- (P) indicates Plat

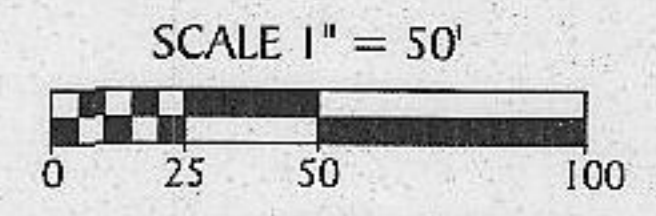
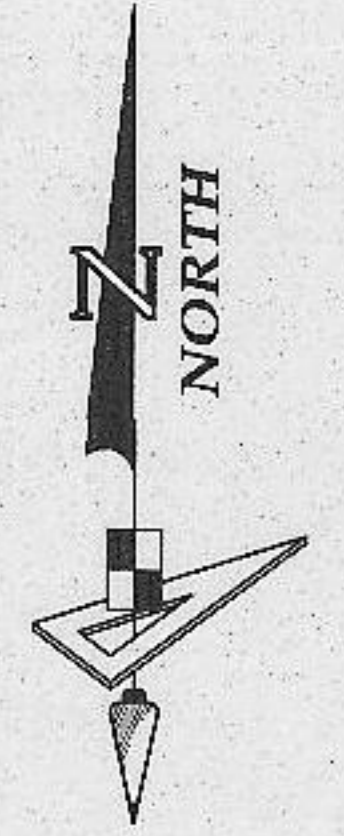


KEYWAY PLACE A REPLAT

REPLAT OF LOT 23 AND A PORTION OF LOTS 21, 22, 24, 25, 26, 27 AND 28, BLOCK "A" OF GULF COAST GROVES, NO. 1
LYING IN SECTION 11, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C63	25.00'	88°49'24"	38.76'	34.99'	S45°27'52"E
C64	25.00'	91°10'36"	39.78'	35.72'	N44°32'08"E
C65	25.00'	90°00'00"	39.27'	35.36'	S44°52'34"E



SEE NOTE ON SHEET 3 OF 7
FOR BASIS OF BEARINGS

- LEGEND:**
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**LOT 28, BLOCK A
GULF COAST GROVES, NO. 1
PLAT BOOK 1, PAGE 6**

POINT OF BEGINNING
NORTHING: 971978.272
EASTING: 533369.088

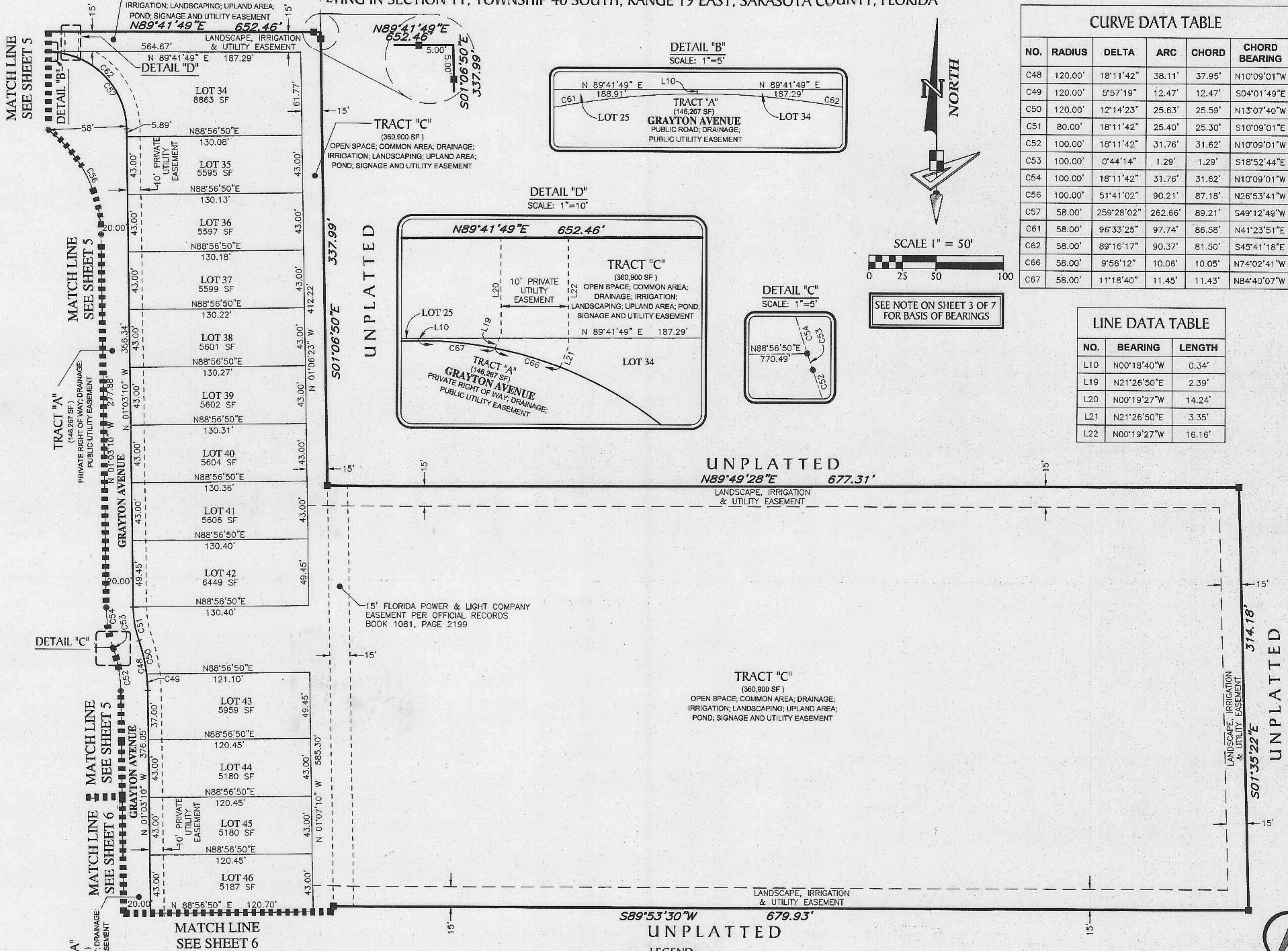
GeoPoint
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1403 E. 5th Avenue
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www.geopointsurvey.com

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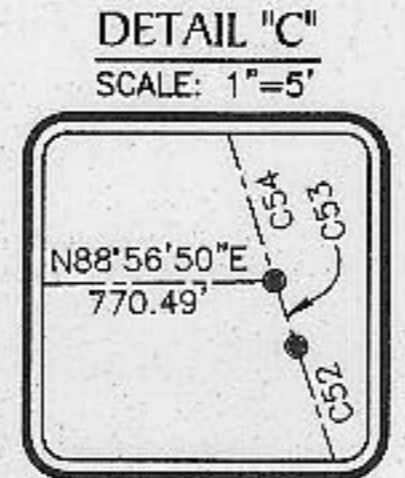
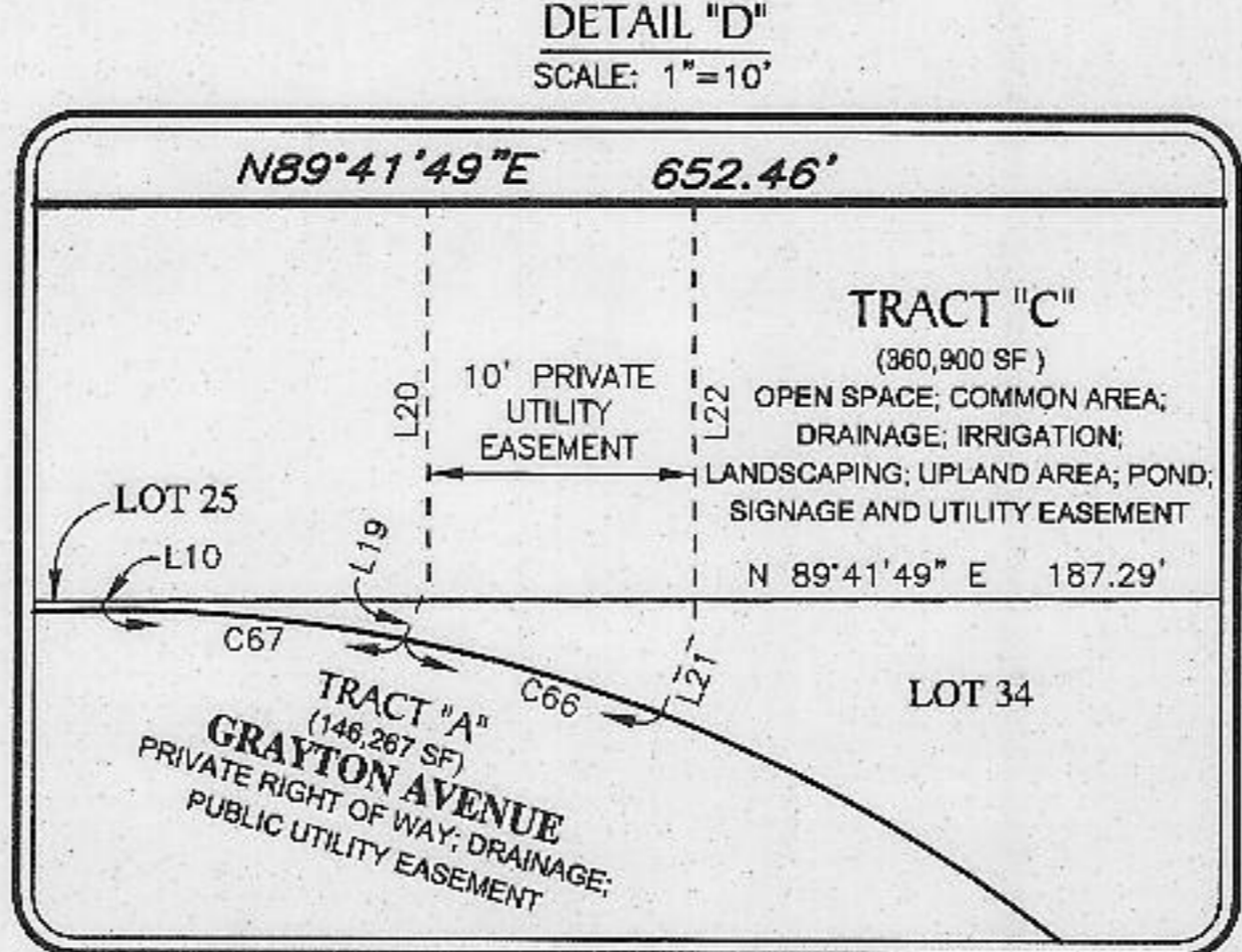
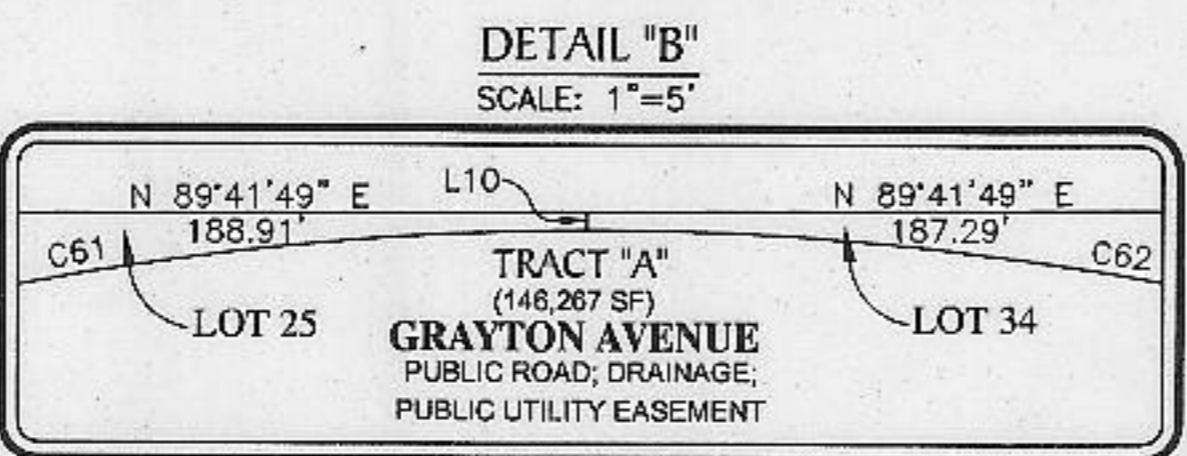
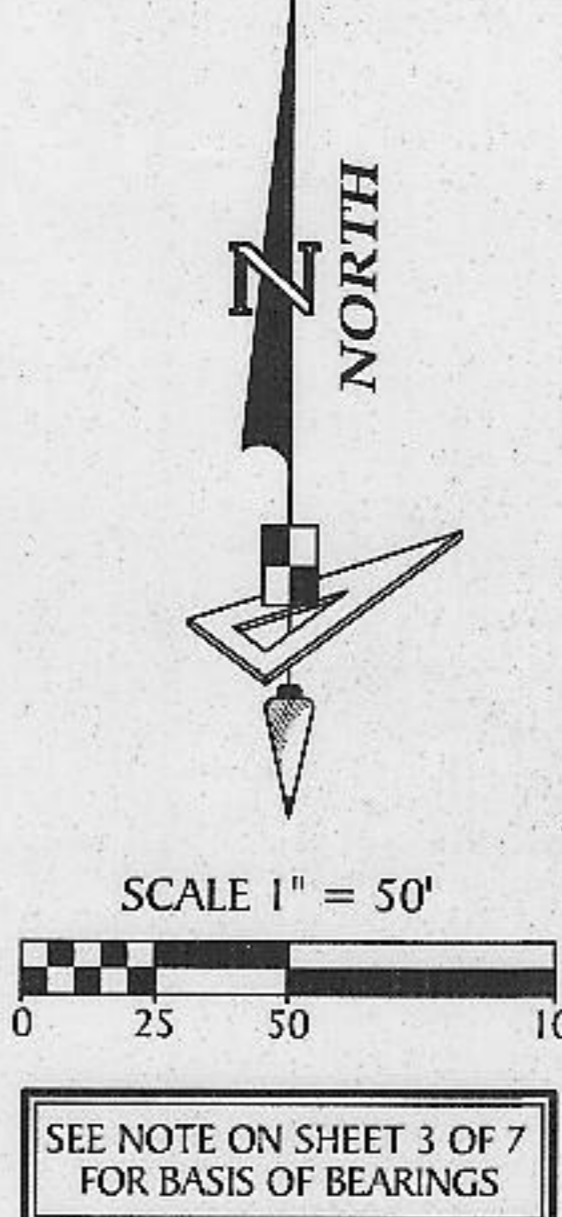
KEYWAY PLACE A REPLAT

TRACT "C" REPLAT OF LOT 23 AND A PORTION OF LOTS 21, 22, 24, 25, 26, 27 AND 28, BLOCK "A" OF GULF COAST GROVES, NO. 1
LYING IN SECTION 11, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C48	120.00'	18°11'42"	38.11'	37.95'	N10°09'01"W
C49	120.00'	5°57'19"	12.47'	12.47'	S04°01'49"E
C50	120.00'	12°14'23"	25.63'	25.59'	N13°07'40"W
C51	80.00'	18°11'42"	25.40'	25.30'	S10°09'01"E
C52	100.00'	18°11'42"	31.76'	31.62'	N10°09'01"W
C53	100.00'	0°44'14"	1.29'	1.29'	S18°52'44"E
C54	100.00'	18°11'42"	31.76'	31.62'	N10°09'01"W
C56	100.00'	51°41'02"	90.21'	87.18'	N26°53'41"W
C57	58.00'	259°28'02"	262.66'	89.21'	S49°12'49"W
C61	58.00'	96°33'25"	97.74'	86.58'	N41°23'51"E
C62	58.00'	89°16'17"	90.37'	81.50'	S45°41'18"E
C66	58.00'	9°56'12"	10.06'	10.05'	N74°02'41"W
C67	58.00'	11°18'40"	11.45'	11.43'	N84°40'07"W

NO.	BEARING	LENGTH
L10	N00°18'40"W	0.34'
L19	N21°26'50"E	2.39'
L20	N00°19'27"W	14.24'
L21	N21°26'50"E	3.35'
L22	N00°19'27"W	16.16'



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