WISTERIA PARK
A SUBDIVISION

IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA

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."

The Declaration of Covenants, Conditions and Restrictions for Wisteria Park (the "Declaration") was recorded in Official Record Book 2023, Page 3342 of the Public Records of Manatee County, Florida.

The Notice to Purchaser is recorded simultaneously with this Plat in Official Record Book 2023, Page 3392 of the Public Records of Manatee County, Florida.

DESCRIPTION FROM TITLE COMMITMENT:

The Southwest 1/4 of the Northeast 1/4 of Section 24, Township 34 South, Range 16 East, Manatee County, Florida, LESS that portion described in Official Record Book 1412, Page 4824 of the Public Records of Manatee County, Florida.

AND

The West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 34 South, Range 16 East, Manatee County, Florida.

Said parcel also described as follows:

Commencing at the northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 34 South, Range 16 East, Manatee County, Florida; thence S.89°29'47"E., along the north line of said Southwest 1/4 of the Northeast 1/4, a distance of 19.99 feet to the POINT OF BEGINNING; thence continue S.89°29'47"E., along said north line and the north line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 24, a distance of 1966.14 feet to the northeast corner of said West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 24; thence S.00°40'22"W., along the east line of said West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 24, a distance of 1324.15 feet to the southeast corner of said West 1/2 of the Southeast 1/4 of the Northeast 1/4; thence N.89°07'50"W., along the south line of said West 1/2 and the south line of the above mentioned Southwest 1/4 of the Northeast 1/4, a distance of 1983.40 feet to the southwest corner of the above mentioned Southwest 1/4 of the Northeast 1/4; thence N.00°32'50"E., along the west line of said Southwest 1/4 of the Northeast 1/4, a distance of 1,261.47 feet to a point lying S.00°32'50"W., a distance of 50.00 feet from the above mentioned northwest corner of the Southwest 1/4 of the Northeast 1/4, said point being the southwest corner of a parcel as dedicated in Official Record Book 1412, Page 4824, Public Records of Manatee County, Florida; thence along the boundary of said parcel for the following four calls: (1) thence N.88°22'25"E., a distance of 142.17 feet; (2) thence N.86°04'24"W., a distance of 62.00 feet; (3) thence N.78°27'45"W., a distance of 61.00 feet; (4) thence N.00°13'39"E., a distance of 29.35 feet to the POINT OF BEGINNING.

TRACT DESIGNATION AND EASEMENTS

TRACT 300 – Recreation Area, Private Drainage Easement
TRACTS 301 through 311 – Open Space, Private Drainage and Public Utility Easement
TRACTS 400 through 403 – Open Space, Lake, Public Utility Easement & Private Drainage, Utility and Landscape Maintenance Easement

NOTES:

Wisteria Park contains 2,615,630 square feet or 60.0467 acres, more or less.

Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.

State Plane Coordinates shown hereon were established using a Trimble Model 4800 GPS Receiver. Control Stations used to establish the Datum were I–75 84 A04 (scale factor=0.99996548) and M 018 (scale factor=0.9999604) NAD 83/90, Florida West Zone.

Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.

All utility lines will be installed underground.

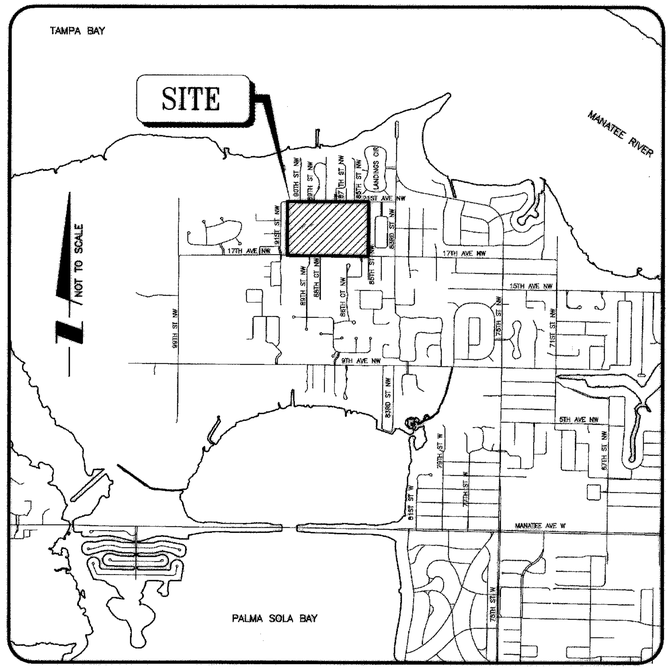
This site lies within Flood Zones "C" (Area of minimal flooding) and "B" (Areas between limits of the 100–year flood and 500–year flood) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Manatee County, Community Panel No. 120153 0169 C, revised July 15, 1992.

CERTIFICATE OF SURVEYOR

I, the undersigned Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all requirements of Chapter 177, Part 1 of the Florida Statutes and Chapter 9 of the Manatee County Land Development Code and that the Permanent Reference Monuments have been installed. The Permanent Control Points and Lot corners will be certified by an official affidavit within one (1) year of recording, or prior to the release of the improvement bond.

DATE OF CERTIFICATION: May 4, 2005

SIGNATURE: Jennie W. Brannon
Jennie W. Brannon, P.S.M.
Florida Certificate No. 5041



LOCATION MAP

(NOT TO SCALE)

RESERVATION OF EASEMENTS

LOT LINE EASEMENTS: Unless otherwise indicated, Easements of ten feet (10') in width along each front lot line, five feet (5') in width along each side lot line and five feet (5') in width along each rear lot line, excepting Lots 13 through 19, 28 through 47 and 62 through 73, which will have easements of six feet (6') in width along their rear lot lines, are hereby created and provided for the purpose of accommodating 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.

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Part 1 of the Florida Statutes and Chapter 9 of the Land Development Code of Manatee County.

Josue' Trado, PSM,
Manatee County Surveyor
Florida Certificate No. 6480

5/06/05
Date

Consent to Dedication recorded in Official Records Book 2023 at Page 3383 of the Public Records of Manatee County, Florida.

2137942

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

Wisteria Park Associates, L.L.C., a Florida Limited Liability Company, by its duly elected Manager, John Neal, acting by and with authority of it's Board of Directors certifies ownership by said Company of the property described hereon and as Manager of Wisteria Park Associates, L.L.C., does hereby dedicate all streets, sidewalks, thoroughfares, required utilities, and designated public drainage or other designated public easements shown on this plat entitled "WISTERIA PARK", for use by the general public forever.

IN WITNESS WHEREOF the foregoing has set his hand and seal this _____ day of May 4th, 2005.

By _____
John Neal, Manager

Witnesses:

Dusty Wells (Signature)
Dusty Wells (Print Name)

Bettye Davis (Signature)
Bettye Davis (Print Name)

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 4th day of May, 2005, by John Neal, Manager of Wisteria Park Associates, L.L.C. on behalf of the company and who is personally known to me and did not take an oath.

Notary Seal & Stamp:
Jennie W. Brannon
Commission # DD259961
Expires February 3, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Jennie W. Brannon
Notary Public

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

It is hereby certified that this plat has been officially approved for record and all offers of dedication accepted by the Board of County Commissioners of Manatee County, Florida this the 24th day of May, 2005.

ATTEST:

Clerk of Circuit Court

Joe McClash
Chairman
Board of County Commissioners

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO., FLA.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, R. B. Shore, Clerk of the Circuit Court of Manatee County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 46, Pages 48 through 58, Public Records of Manatee County, Florida, this 25th of May, 2005.

Clerk of Circuit Court
Manatee County, Florida

CIRCUIT COURT SEAL MANATEE COUNTY

WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240–8414
Phone 941–907–6900 • Fax 941–907–6910 • Web–Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265–001–000

WISTERIA PARK, A SUBDIVISION

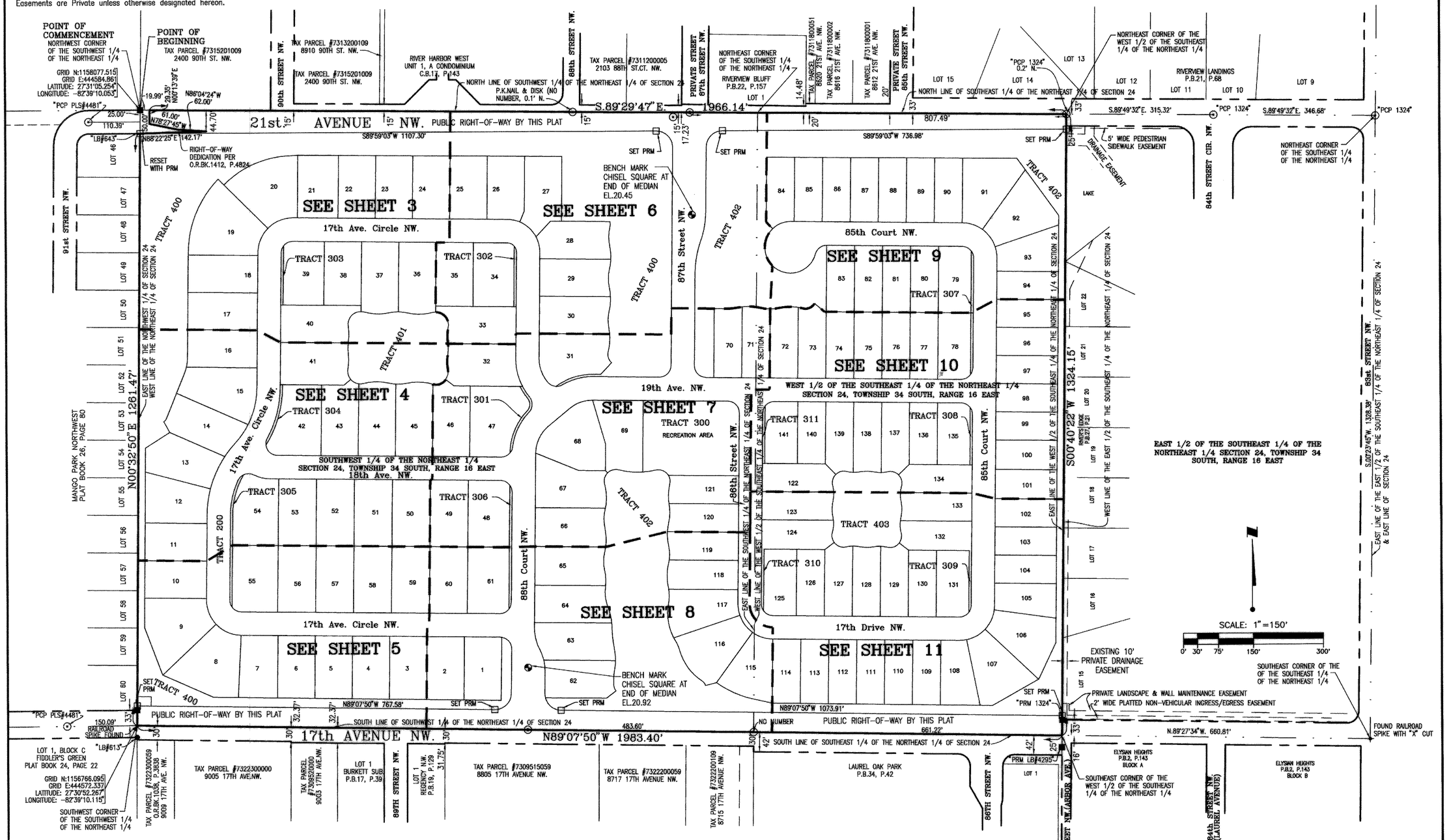
IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA

NOTES:

Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.

Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.

Easements are Private unless otherwise designated hereon.



LEGEND:

- ✓ = ANGLE POINT
- ◉ = BENCHMARK
- □ = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- ⊚ = PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- ○ = 5/8" CAPPED IRON ROD SET (LB#043)
- ■ = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- ○ = 5/8" CAPPED IRON ROD FOUND (AS NOTED)

S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
C(#) = CURVE NUMBER (SEE CURVE TABLE)
L(#) = LINE NUMBER (SEE LINE TABLE)
O.R.BK = OFFICIAL RECORD BOOK
P. = PAGE
DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
LB = LICENSED BUSINESS NUMBER

TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13-19, 28-47 & 62-73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

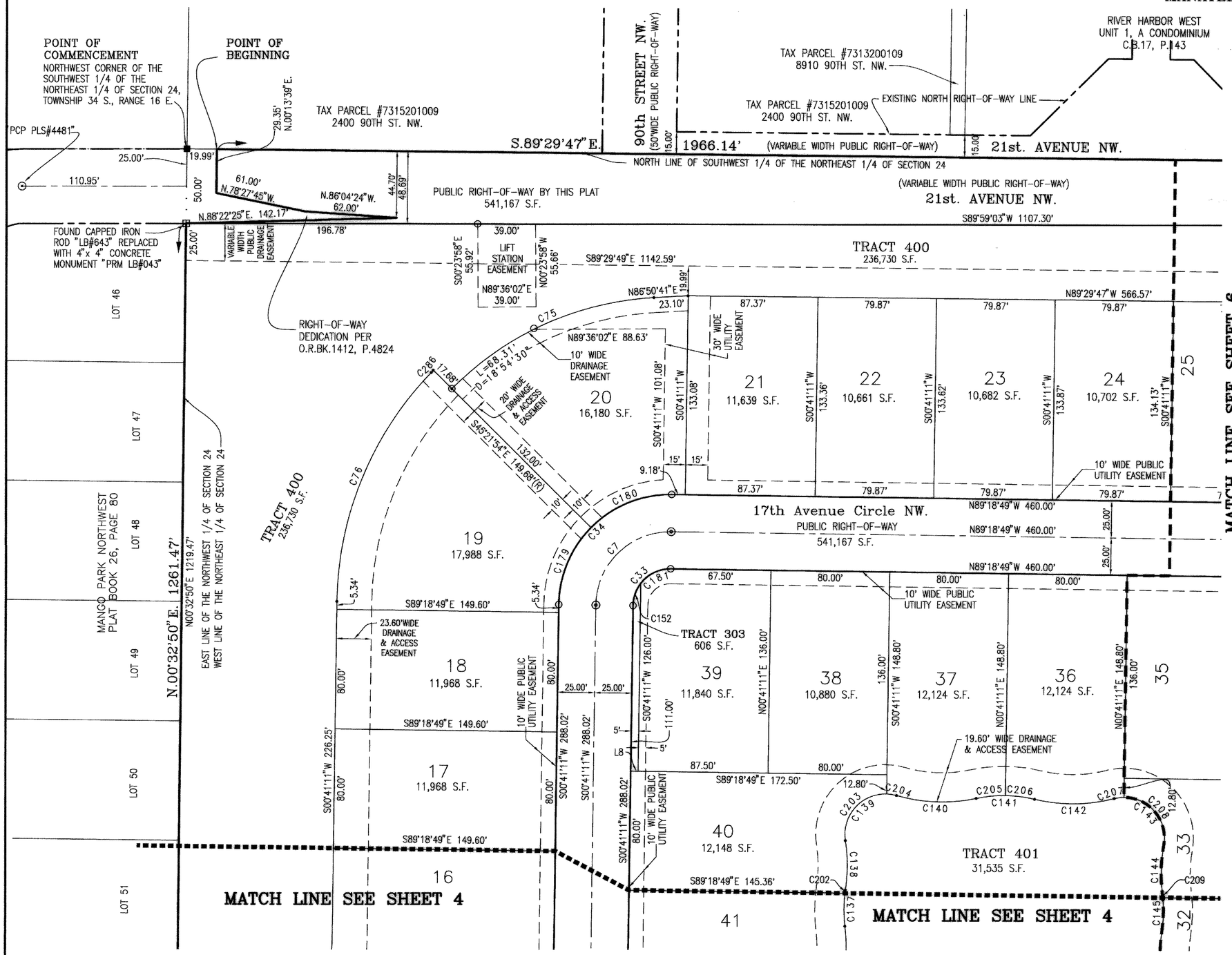
WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265-001-000

NOTES:
Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.
Easements are Private unless otherwise designated hereon.

WISTERIA PARK, A SUBDIVISION

IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA



LEGEND:

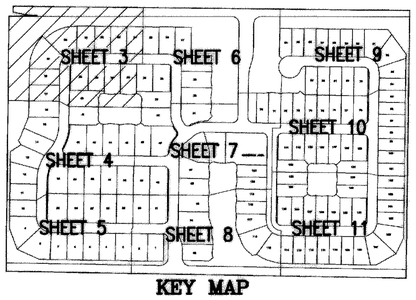
- = ANGLE POINT
- = BENCHMARK
- = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- = PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- = 5/8" CAPPED IRON ROD SET (LB#043)
- = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- = 5/8" CAPPED IRON ROD FOUND (AS NOTED)

S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
C(#) = CURVE NUMBER (SEE CURVE TABLE)
L(#) = LINE NUMBER (SEE LINE TABLE)
O.R.BK = OFFICIAL RECORD BOOK
P. = PAGE
DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
LB = LICENSED BUSINESS NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L8	N89°18'49"W	5.00'

SCALE: 1"=50'
0' 10' 25' 50' 100'

TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13–19, 28–47 & 62–73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.



KEY MAP

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C7	50.00'	90°00'00"	78.54'	70.71'	S45°41'11"W
C33	25.00'	90°00'00"	39.27'	35.36'	S45°41'11"W
C34	75.00'	90°00'00"	117.81'	106.07'	S45°41'11"W
C75	207.00'	42°12'35"	152.50'	149.07'	S65°44'24"W
C76	224.60'	43°25'24"	170.22'	166.18'	S22°23'53"W
C137	89.20'	15°42'20"	24.45'	24.37'	S00°41'11"W
C138	110.80'	17°18'35"	33.47'	33.35'	N00°06'56"W
C139	27.20'	114°46'53"	54.49'	45.82'	S48°37'13"W
C140	110.80'	28°02'31"	54.23'	53.69'	S88°00'36"E
C141	89.20'	25°26'06"	39.60'	39.27'	N89°18'49"W
C142	110.80'	28°02'31"	54.23'	53.69'	N89°22'59"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C143	27.20'	114°46'53"	54.49'	45.82'	N47°14'50"W
C144	110.80'	17°18'35"	33.47'	33.35'	S01°29'19"W
C145	89.20'	15°42'20"	24.45'	24.37'	N00°41'11"E
C152	25.00'	36°52'12"	16.09'	15.81'	S19°07'17"W
C179	75.00'	43°56'55"	57.53'	56.13'	S22°39'39"W
C180	75.00'	46°03'05"	60.28'	58.67'	S67°39'39"W
C181	25.00'	53°07'48"	23.18'	22.36'	S64°07'17"W
C202	89.20'	1°24'57"	2.20'	2.20'	S07°49'53"W
C203	27.20'	100°30'37"	47.72'	41.83'	S41°29'05"W
C204	27.20'	14°16'16"	6.77'	6.76'	N81°07'29"W
C205	89.20'	12°43'03"	19.80'	19.76'	S84°19'40"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C206	89.20'	12°43'03"	19.80'	19.76'	N82°57'17"W
C207	27.20'	14°16'16"	6.77'	6.76'	S82°29'52"W
C208	27.20'	100°30'37"	47.72'	41.83'	N40°06'42"W
C286	28.41'	4°09'27"	2.06'	2.06'	N42°01'52"E

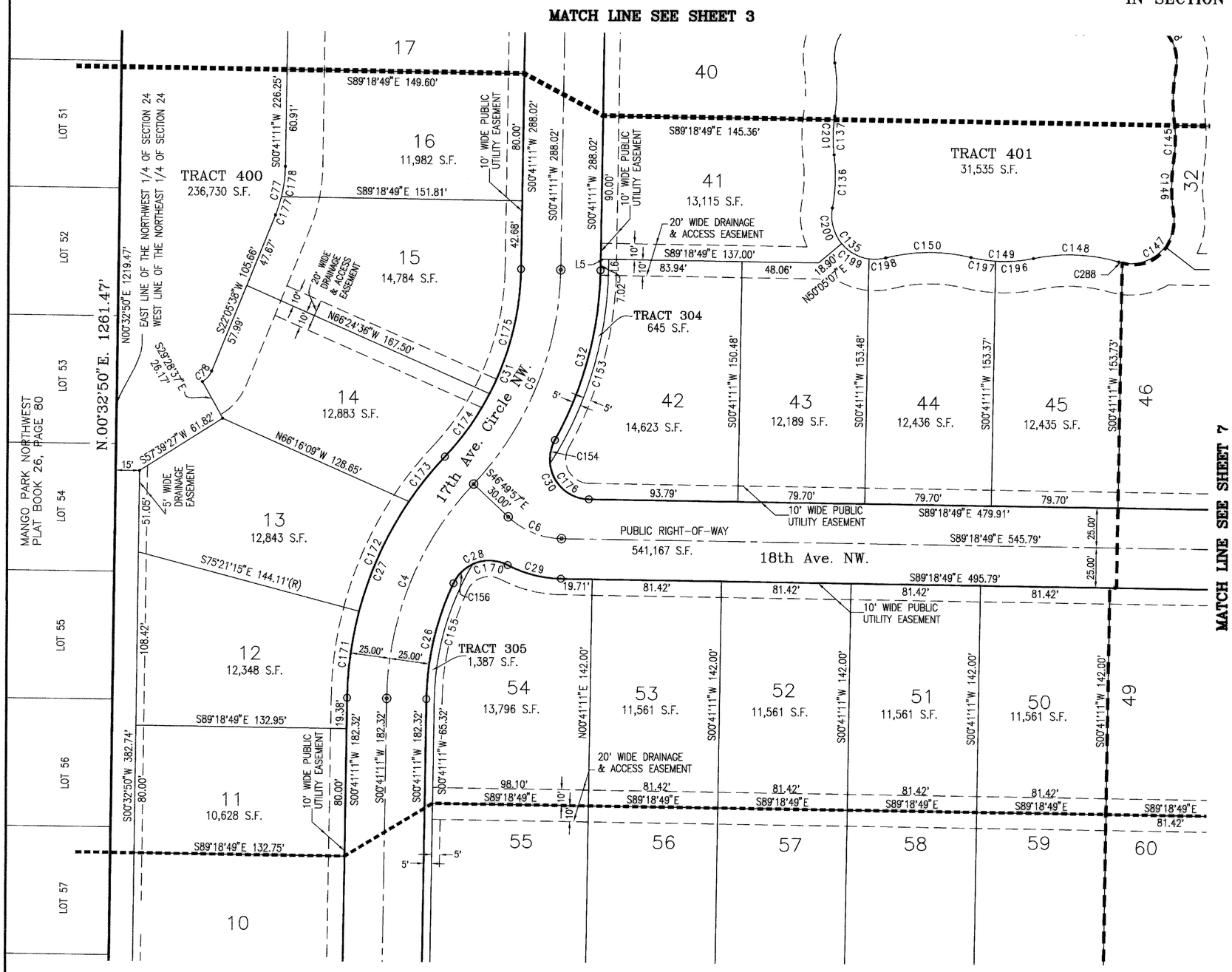
WilsonMiller
Wilsonmiller, Inc. - FL Lic# LC-C000076
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265–001–000

NOTES:
Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.
Easements are Private unless otherwise designated hereon.

WISTERIA PARK, A SUBDIVISION

IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA



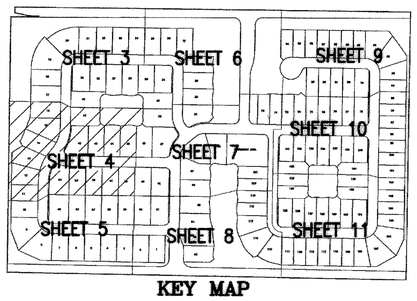
LEGEND:

- = ANGLE POINT
- = BENCHMARK
- = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- = PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- = 5/8" CAPPED IRON ROD SET (LB#043)
- = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- = 5/8" CAPPED IRON ROD FOUND (AS NOTED)

S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
C(#) = CURVE NUMBER (SEE CURVE TABLE)
L(#) = LINE NUMBER (SEE LINE TABLE)
O.R.BK = OFFICIAL RECORD BOOK
P. = PAGE
DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
LB = LICENSED BUSINESS NUMBER

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C4	200.00'	42°28'52"	148.29'	144.91'	S21°55'37"W
C5	200.00'	42°28'52"	148.29'	144.91'	N21°55'37"E
C6	50.00'	42°28'52"	37.07'	36.23'	S68°04'23"E
C26	175.00'	24°32'28"	74.96'	74.38'	S12°57'25"W
C27	225.00'	42°28'52"	166.82'	163.03'	S21°55'37"W
C28	25.00'	92°06'05"	40.19'	36.00'	S71°16'41"W
C29	75.00'	26°38'32"	34.87'	34.56'	S75°59'32"E
C30	25.00'	118°16'57"	51.61'	42.92'	S30°10'20"E
C31	175.00'	42°28'52"	129.75'	126.80'	N21°55'37"E
C32	225.00'	28°16'57"	111.07'	109.94'	N14°49'40"E
C78	13.40'	38°25'45"	8.99'	8.82'	N41°18'30"E
C77	83.40'	21°24'26"	31.16'	30.98'	N11°23'25"E
C135	27.20'	114°46'53"	54.49'	45.82'	S47°14'50"E
C136	110.80'	17°18'35"	33.47'	33.35'	N01°29'19"E
C137	89.20'	15°42'20"	24.45'	24.37'	S00°41'11"W
C145	89.20'	15°42'20"	24.45'	24.37'	N00°41'11"E
C146	110.80'	17°18'35"	33.47'	33.35'	S00°06'56"E
C147	27.20'	114°46'53"	54.49'	45.82'	N48°37'13"E
C148	110.80'	28°02'31"	54.23'	53.69'	N88°00'36"W
C149	89.20'	25°26'06"	39.60'	39.27'	S89°18'49"E
C150	110.80'	28°02'31"	54.23'	53.69'	S89°22'59"W
C153	230.00'	31°52'02"	127.92'	126.28'	N16°37'12"E
C154	25.00'	35°06'54"	15.32'	15.08'	S11°24'42"W
C155	170.00'	29°55'30"	88.79'	87.78'	S15°38'56"W
C156	25.00'	39°38'46"	17.30'	16.96'	S45°03'02"W
C170	25.00'	52°27'19"	22.89'	22.10'	N88°53'56"W
C171	225.00'	13°57'34"	54.82'	54.68'	S07°39'58"W
C172	225.00'	19°18'29"	75.82'	75.46'	S24°18'00"W
C173	225.00'	9°12'49"	36.18'	36.14'	S38°33'39"W
C174	175.00'	15°55'36"	48.65'	48.49'	N35°12'15"E
C175	175.00'	26°33'16"	81.11'	80.38'	N13°57'49"E
C176	25.00'	83°10'03"	36.29'	33.19'	S47°43'47"E
C177	83.40'	8°10'29"	11.90'	11.89'	N18°00'23"E
C178	83.40'	13°13'58"	19.26'	19.22'	N07°18'10"E
C196	89.20'	15°23'18"	23.96'	23.89'	N85°39'47"E
C197	89.20'	10°02'48"	15.64'	15.62'	S81°37'09"E
C198	27.20'	22°24'47"	10.64'	10.57'	N86°34'07"E
C199	27.20'	42°18'36"	20.09'	19.63'	S61°04'11"E
C200	27.20'	50°03'30"	23.76'	23.02'	S14°53'08"E
C201	89.20'	14°17'23"	22.25'	22.19'	S00°01'17"E
C288	27.20'	4°49'29"	2.29'	2.29'	S76°24'06"E



KEY MAP

TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13-19, 28-47 & 62-73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

LINE TABLE

LINE	BEARING	LENGTH
L5	S89°18'49"E	5.00'
L6	S00°41'11"W	7.02'

SCALE: 1"=50'
0' 10' 25' 50' 100'

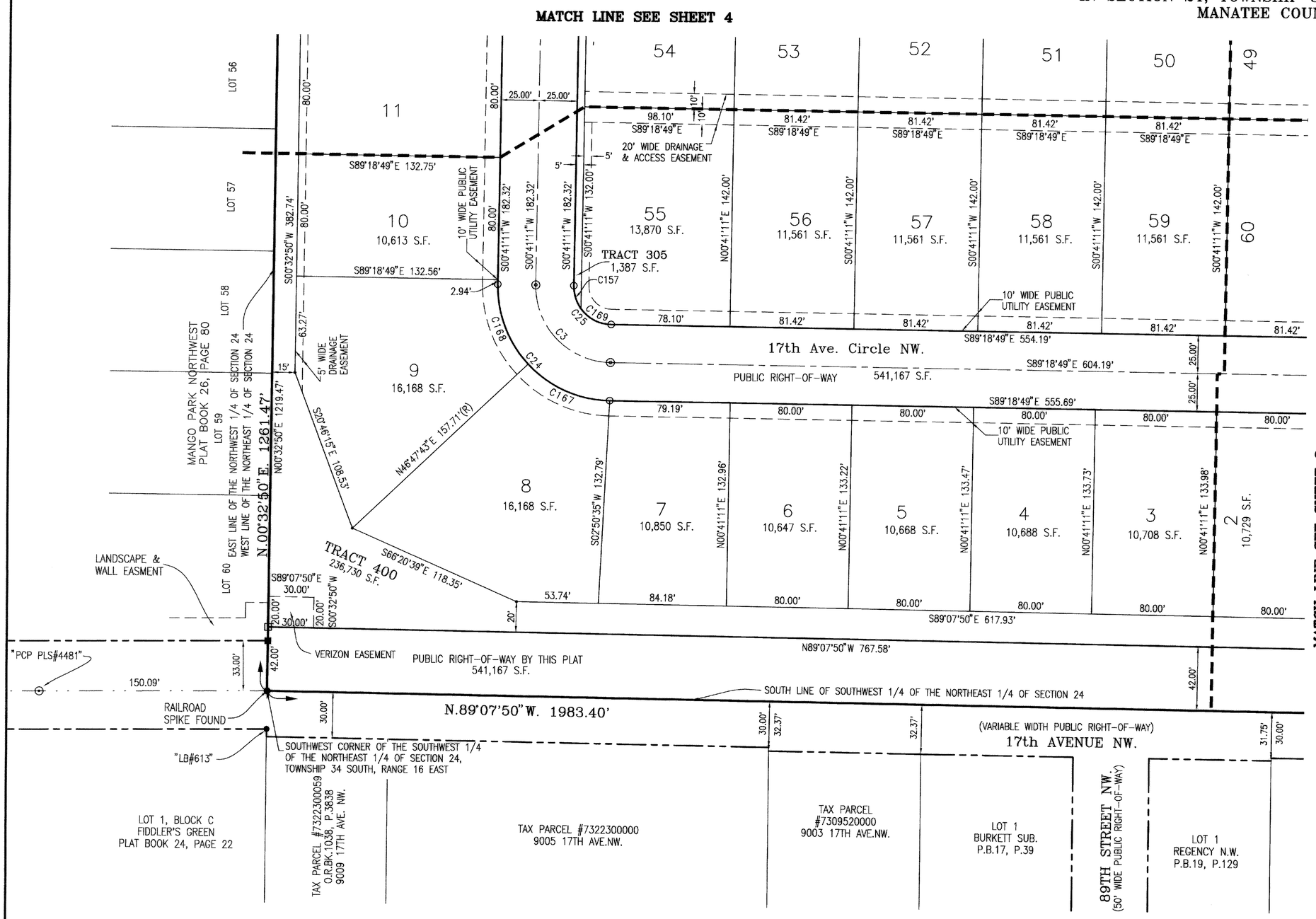
WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265-001-000

NOTES:
Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.
Easements are Private unless otherwise designated hereon.

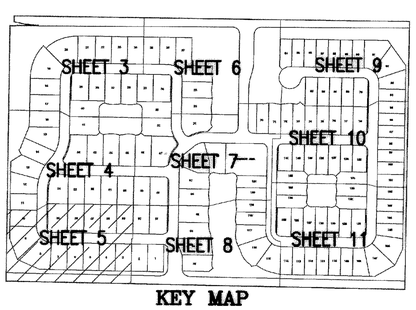
WISTERIA PARK, A SUBDIVISION

IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA



LEGEND:
- = ANGLE POINT
- = BENCHMARK
- □ = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- ⊙ = PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- ○ = 5/8" CAPPED IRON ROD SET (LB#043)
- ■ = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- ○ = 5/8" CAPPED IRON ROD FOUND (AS NOTED)
- S.F. = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (OA) = OVERALL DISTANCE
- C(#) = CURVE NUMBER (SEE CURVE TABLE)
- L(#) = LINE NUMBER (SEE LINE TABLE)
- O.R.BK = OFFICIAL RECORD BOOK
- P. = PAGE
- DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- LB = LICENSED BUSINESS NUMBER

SCALE: 1"=50'
0' 10' 25' 50' 100'



KEY MAP

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C3	50.00'	90°00'00"	78.54'	70.71'	S44°18'49"E
C24	75.00'	90°00'00"	117.81'	106.07'	S44°18'49"E
C25	25.00'	90°00'00"	39.27'	35.36'	S44°18'49"E
C157	25.00'	36°52'12"	16.09'	15.81'	S17°44'54"E
C167	75.00'	46°06'31"	60.36'	58.74'	S66°15'33"E
C168	75.00'	43°53'29"	57.45'	56.06'	S21°15'33"E
C169	25.00'	53°07'48"	23.18'	22.36'	S62°44'54"E

TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13-19, 28-47 & 62-73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

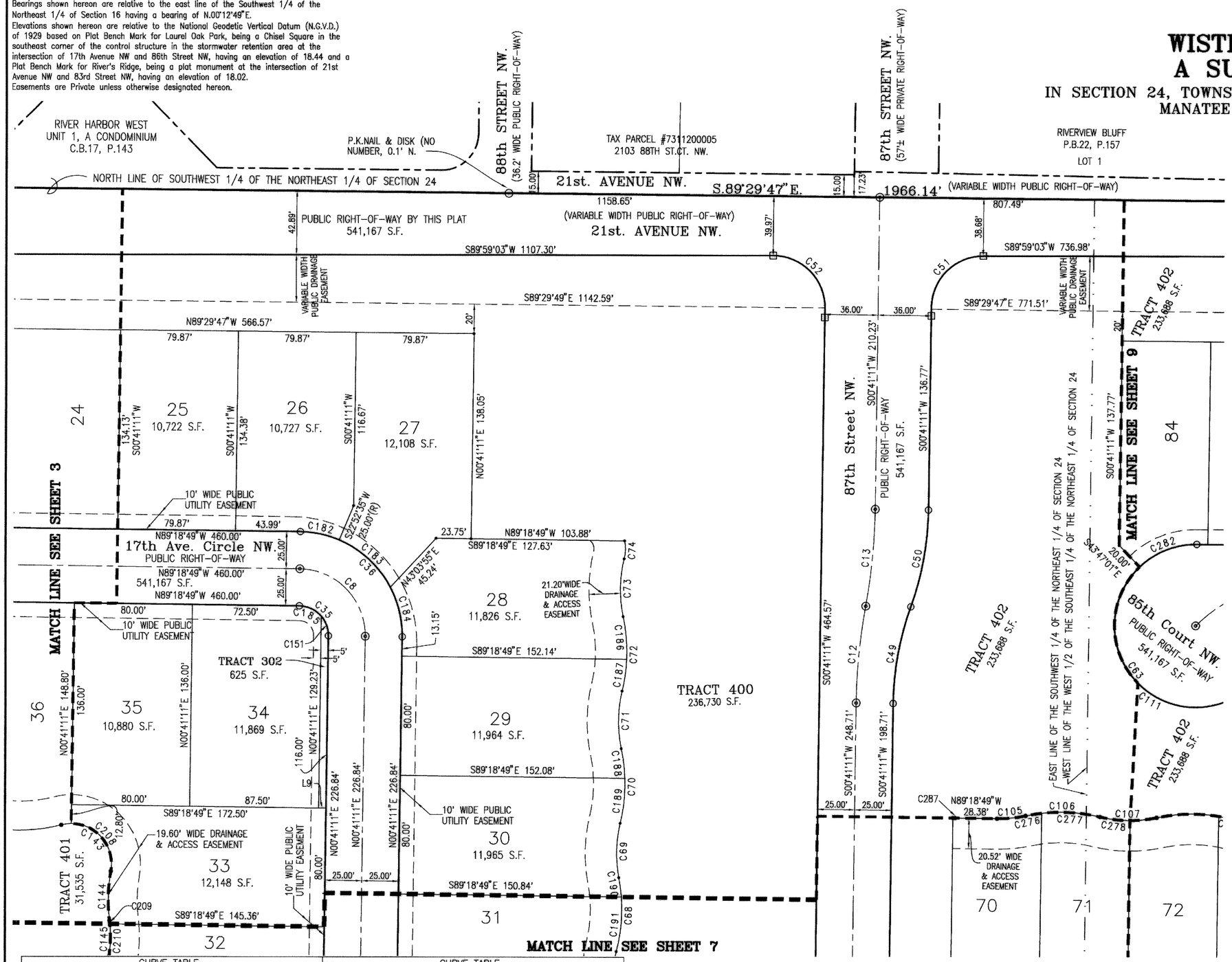
WilsonMiller
WilsonMiller, Inc. - FL Lic# LC-C000070
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265-001-000

NOTES:
Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.
Easements are Private unless otherwise designated hereon.

WISTERIA PARK, A SUBDIVISION

IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA



LEGEND:

- = ANGLE POINT
- = BENCHMARK
- = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- = PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- = 5/8" CAPPED IRON ROD SET (LB#043)
- = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- = 5/8" CAPPED IRON ROD FOUND (AS NOTED)

S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
C(#) = CURVE NUMBER (SEE CURVE TABLE)
L(#) = LINE NUMBER (SEE LINE TABLE)
O.R.BK = OFFICIAL RECORD BOOK
P. = PAGE
DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
LB = LICENSED BUSINESS NUMBER

SCALE: 1"=50'
0' 10' 25' 50' 100'

TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13–19, 28–47 & 62–73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

LINE TABLE

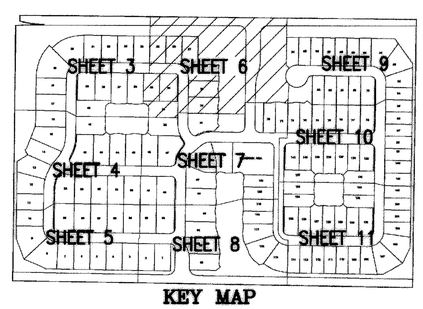
LINE	BEARING	LENGTH
L9	N89°18'49"W	5.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C8	45.00'	90°00'00"	70.69'	63.64'	N44°18'49"W
C12	391.75'	9°36'44"	65.72'	65.64'	S05°29'33"W
C13	391.75'	9°36'44"	65.72'	65.64'	N05°29'33"E
C35	20.00'	90°00'00"	31.42'	28.28'	N44°18'49"W
C36	70.00'	90°00'00"	109.96'	98.99'	N44°18'49"W
C49	200.00'	19°05'28"	66.64'	66.33'	S10°13'55"W
C50	200.00'	19°05'28"	66.64'	66.33'	N10°13'55"E
C51	35.00'	89°17'51"	54.55'	49.19'	S45°20'07"W
C52	35.00'	90°42'09"	55.41'	49.80'	N44°39'53"W
C63	55.00'	255°31'21"	245.28'	86.96'	S37°04'29"E
C68	113.20'	25°28'20"	50.33'	49.91'	N01°52'10"E
C69	86.80'	24°23'30"	36.95'	36.67'	S01°19'45"W
C70	113.20'	25°40'38"	50.73'	50.31'	N00°41'11"E
C71	86.80'	25°40'38"	38.90'	38.57'	S00°41'11"W
C72	113.20'	25°40'38"	50.73'	50.31'	N00°41'11"E
C73	86.80'	25°58'19"	39.35'	39.01'	S00°50'02"W
C74	28.20'	24°47'42"	12.20'	12.11'	N01°25'21"E
C105	86.80'	12°50'19"	19.45'	19.41'	N84°16'02"E
C106	113.20'	25°40'38"	50.73'	50.31'	N89°18'49"W
C107	86.80'	25°40'38"	38.90'	38.57'	S89°18'49"E
C111	55.00'	211°03'08"	202.60'	105.99'	S59°18'35"E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C143	27.20'	114°46'53"	54.49'	45.82'	N47°14'50"W
C144	110.80'	17°18'35"	33.47'	33.35'	S01°29'19"W
C145	89.20'	15°42'20"	24.45'	24.37'	N00°41'11"E
C151	20.00'	41°24'35"	14.45'	14.14'	N20°01'06"W
C182	70.00'	22°11'24"	27.11'	26.94'	N78°13'07"W
C183	70.00'	39°17'19"	48.00'	47.07'	N47°28'45"W
C184	70.00'	28°31'17"	34.85'	34.49'	N13°34'27"W
C185	20.00'	48°35'25"	16.96'	16.46'	N65°01'06"W
C186	113.20'	14°43'34"	29.09'	29.01'	N04°47'20"W
C187	113.20'	10°57'04"	21.64'	21.60'	N08°02'58"E
C188	113.20'	10°13'46"	20.21'	20.18'	N07°02'15"W
C189	113.20'	15°26'52"	30.52'	30.43'	N05°48'04"E
C190	113.20'	6°39'47"	13.16'	13.16'	N07°32'06"W
C191	113.20'	18°48'33"	37.16'	36.99'	N05°12'03"E
C208	27.20'	100°30'37"	47.72'	41.83'	N40°06'42"W
C209	89.20'	1°24'57"	2.20'	2.20'	N06°27'30"W
C276	113.20'	5°34'38"	11.02'	11.01'	S80°38'12"W
C277	113.20'	20°05'59"	39.71'	39.51'	N86°31'29"W
C278	86.80'	13°39'52"	20.70'	20.65'	S83°18'26"E
C287	24.80'	3°26'46"	1.49'	1.49'	S87°35'26"E



KEY MAP

WilsonMiller, Inc. - FL Lic# LC-C000209
WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265–001–000

NOTES:
Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.
Easements are Private unless otherwise designated hereon.

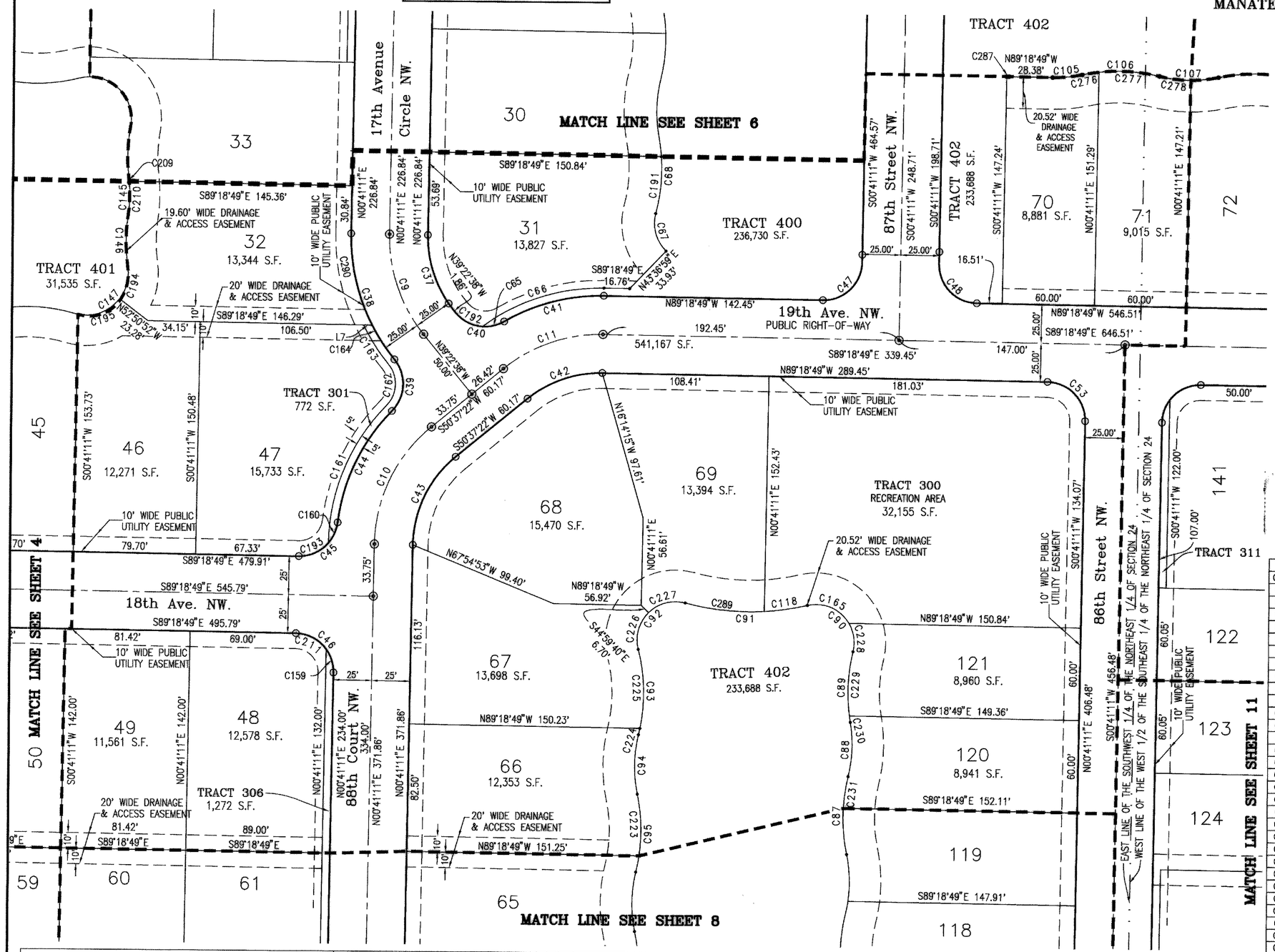
TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13–19, 28–47 & 62–73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

LINE TABLE		
LINE	BEARING	LENGTH
L7	S89°18'49"E	5.64'

PLAT BOOK 46 PAGE 54
SHEET 7 OF 11

WISTERIA PARK, A SUBDIVISION

IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA



LEGEND:

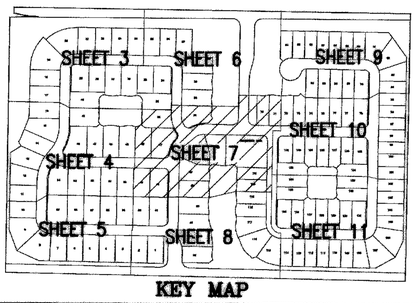
- ✓ = ANGLE POINT
- ⊕ = BENCHMARK
- □ = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- ⊙ = PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- ○ = 5/8" CAPPED IRON ROD SET (LB#043)
- ■ = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- ○ = 5/8" CAPPED IRON ROD FOUND (AS NOTED)
- S.F. = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (OA) = OVERALL DISTANCE
- C(#) = CURVE NUMBER (SEE CURVE TABLE)
- L(#) = LINE NUMBER (SEE LINE TABLE)
- O.R.BK = OFFICIAL RECORD BOOK
- P. = PAGE
- DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- LB = LICENSED BUSINESS NUMBER

SCALE: 1"=50'
0' 10' 25' 50' 100'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C107	86.80'	25°40'38"	38.90'	38.57'	S89°18'49"E
C118	163.20'	9°58'02"	28.39'	28.35'	N81°35'09"E
C145	89.20'	15°42'20"	24.45'	24.37'	N00°41'11"E
C146	110.80'	17°18'35"	33.47'	33.35'	S00°06'56"E
C147	27.20'	114°46'53"	54.49'	45.82'	N48°37'13"E
C159	25.00'	36°52'12"	16.09'	15.81'	N17°44'54"W
C160	25.00'	33°54'05"	14.79'	14.58'	N23°51'27"E
C161	130.00'	43°39'14"	99.05'	96.67'	S22°34'35"W
C162	20.00'	84°07'04"	29.36'	26.80'	N02°20'40"E
C163	130.00'	13°20'01"	30.25'	30.18'	S33°02'52"E
C164	125.00'	12°09'22"	26.52'	26.47'	S33°38'11"E
C165	24.80'	72°39'53"	31.45'	29.39'	N67°03'55"W
C191	113.20'	18°48'33"	37.16'	36.99'	N05°12'03"E
C192	25.00'	47°03'22"	20.53'	19.96'	S62°54'19"E
C193	25.00'	49°52'42"	21.76'	21.08'	N65°44'50"E
C194	27.20'	45°55'22"	21.80'	21.22'	N14°11'27"E
C195	27.20'	64°02'02"	30.40'	28.84'	N69°10'09"E
C210	89.20'	14°17'23"	22.25'	22.19'	N01°23'40"E
C211	25.00'	53°07'48"	23.18'	22.36'	N62°44'54"W
C223	113.20'	20°17'04"	40.08'	39.87'	N02°00'35"W
C224	113.20'	2°07'15"	4.19'	4.19'	N12°27'52"E
C225	113.20'	26°11'17"	51.74'	51.29'	N01°41'24"W
C226	24.80'	59°47'22"	25.88'	24.72'	S15°06'39"W
C227	24.80'	59°45'55"	25.87'	24.71'	S74°53'17"W
C228	24.80'	44°09'13"	19.11'	18.64'	N08°39'22"W
C229	113.20'	21°11'37"	41.87'	41.63'	S02°49'26"W
C230	113.20'	2°06'42"	4.17'	4.17'	S08°49'43"E
C231	113.20'	10°34'16"	20.89'	20.86'	S08°14'22"W
C276	113.20'	5°34'38"	11.02'	11.01'	S80°38'12"W
C277	113.20'	20°05'59"	39.71'	39.51'	N86°31'29"W
C278	86.80'	13°39'52"	20.70'	20.65'	S83°18'26"E
C287	24.80'	3°26'46"	1.49'	1.49'	S87°35'26"E
C289	163.20'	18°12'04"	51.84'	51.63'	S84°19'48"E
C290	125.00'	28°14'42"	61.62'	61.00'	S13°26'09"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C9	100.00'	40°03'50"	69.92'	68.51'	S19°20'43"E
C10	100.00'	49°56'10"	87.16'	84.42'	S25°39'17"W
C11	100.00'	40°03'50"	69.92'	68.51'	S70°39'17"W
C37	75.00'	40°03'50"	52.44'	51.38'	S19°20'43"E
C38	125.00'	40°24'04"	88.14'	86.33'	S19°30'50"E
C39	25.00'	84°07'04"	36.70'	33.49'	N02°20'40"E
C40	25.00'	80°57'27"	35.32'	32.46'	S79°51'22"E
C41	125.00'	31°01'17"	67.68'	66.85'	S75°10'33"W
C42	75.00'	40°03'50"	52.44'	51.38'	S70°39'17"W
C43	75.00'	49°56'10"	65.37'	63.32'	S25°39'17"W
C44	125.00'	37°29'47"	81.80'	80.35'	S25°39'18"W
C45	25.00'	83°46'47"	36.56'	33.39'	N48°47'48"E
C46	25.00'	90°00'00"	39.27'	35.36'	N44°18'49"W
C47	25.00'	90°00'00"	39.27'	35.36'	N45°41'11"E
C48	25.00'	90°00'00"	39.27'	35.36'	S44°18'49"E
C53	25.00'	90°00'00"	39.27'	35.36'	N44°18'49"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C65	25.00'	33°54'05"	14.79'	14.58'	N76°36'57"E
C66	130.00'	37°10'44"	84.36'	82.88'	S72°05'50"W
C67	24.80'	60°59'21"	26.40'	25.17'	S15°53'20"E
C68	113.20'	25°28'20"	50.33'	49.91'	N01°52'10"E
C87	113.20'	25°40'38"	50.73'	50.31'	S00°41'11"W
C88	86.80'	23°24'34"	35.46'	35.22'	N01°49'13"E
C89	113.20'	23°18'18"	46.04'	45.73'	S01°46'05"W
C90	24.80'	116°49'06"	50.56'	42.25'	N44°59'19"W
C91	163.20'	28°10'06"	80.23'	79.43'	S89°18'49"E
C92	24.80'	119°33'17"	51.75'	42.86'	S44°59'36"W
C93	113.20'	28°18'32"	55.93'	55.36'	N00°37'46"W
C94	86.80'	25°40'38"	38.90'	38.57'	S00°41'11"W
C95	113.20'	25°40'38"	50.73'	50.31'	N00°41'11"E
C96	86.80'	25°40'38"	38.90'	38.57'	S00°41'11"W
C105	86.80'	12°50'19"	19.45'	19.41'	N84°16'02"E
C106	113.20'	25°40'38"	50.73'	50.31'	N89°18'49"W



KEY MAP

WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
8900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265–001–000

May 03, 2005 – 15:35:24 JBRANNON|X:\SUR\04265\plat\04265-004-P07.dwg

NOTES:
Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.
Easements are Private unless otherwise designated hereon.

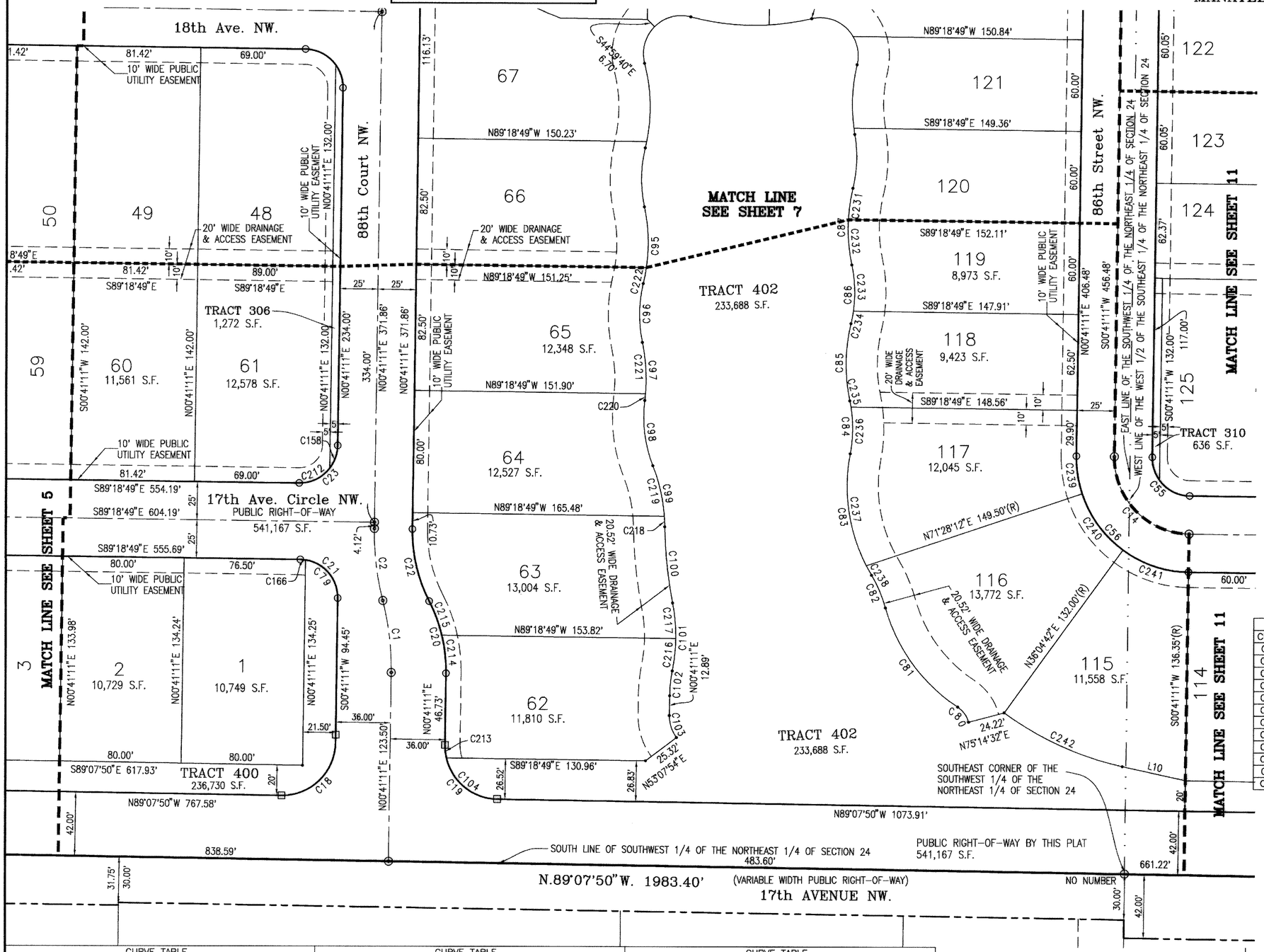
TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13–19, 28–47 & 62–73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

LINE TABLE		
LINE	BEARING	LENGTH
L10	S77°40'18"E	42.65'

PLAT BOOK 46 PAGE 55
SHEET 8 OF 11

WISTERIA PARK, A SUBDIVISION

IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA

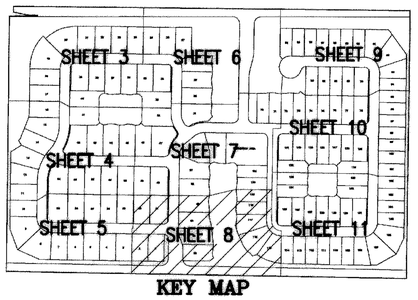


LEGEND:
- = ANGLE POINT
- = BENCHMARK
- = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- = PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- = 5/8" CAPPED IRON ROD SET (LB#043)
- = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- = 5/8" CAPPED IRON ROD FOUND (AS NOTED)

S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
C(#) = CURVE NUMBER (SEE CURVE TABLE)
L(#) = LINE NUMBER (SEE LINE TABLE)
O.R.BK = OFFICIAL RECORD BOOK
P. = PAGE
DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
LB = LICENSED BUSINESS NUMBER

SCALE: 1"=50'
0' 10' 25' 50' 100'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C231	113.20'	10°34'16"	20.89'	20.86'	S08°14'22"W
C232	113.20'	15°06'22"	29.85'	29.76'	S04°35'56"E
C233	86.80'	20°10'21"	30.56'	30.40'	N02°03'57"W
C234	86.80'	5°30'17"	8.34'	8.34'	N10°46'22"E
C235	86.80'	2°41'06"	4.07'	4.07'	N10°48'35"W
C236	86.80'	20°17'31"	30.74'	30.58'	N00°40'44"E
C237	113.20'	38°13'20"	75.52'	74.12'	S08°17'11"E
C238	113.20'	3°37'42"	7.17'	7.17'	S29°12'42"E
C239	75.00'	19°13'00"	25.15'	25.04'	S08°55'18"E
C240	75.00'	35°23'30"	46.33'	45.59'	S36°13'33"E
C241	75.00'	35°23'30"	46.33'	45.59'	S71°37'04"E
C242	207.00'	23°45'00"	85.80'	85.19'	S65°47'48"E



KEY MAP

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C1	180.08'	15°08'22"	47.58'	47.44'	N06°53'00"W
C2	180.08'	15°08'22"	47.58'	47.44'	S06°53'00"E
C14	50.00'	90°00'00"	78.54'	70.71'	S44°18'49"E
C18	35.00'	90°10'59"	55.09'	49.58'	N45°46'41"E
C19	35.00'	89°49'01"	54.87'	49.42'	S44°13'19"E
C20	100.00'	28°03'16"	48.96'	48.48'	N13°20'27"W
C21	25.00'	90°00'00"	39.27'	35.36'	N44°18'49"W
C22	100.00'	28°03'16"	48.96'	48.48'	S13°20'27"E
C23	25.00'	90°00'00"	39.27'	35.36'	N45°41'11"E
C55	25.00'	90°00'00"	39.27'	35.36'	S44°18'49"E
C56	75.00'	90°00'00"	117.81'	106.07'	S44°18'49"E
C79	25.00'	81°57'08"	35.76'	32.79'	N40°17'23"W
C80	16.80'	42°26'11"	12.44'	12.16'	N35°58'33"W
C81	113.20'	41°34'19"	82.13'	80.34'	S36°24'29"E
C82	86.80'	15°24'13"	23.34'	23.27'	N23°19'27"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C83	113.20'	41°51'02"	82.68'	80.86'	S10°06'02"E
C84	86.80'	22°58'37"	34.81'	34.58'	N00°39'49"W
C85	113.20'	25°40'38"	50.73'	50.31'	S00°41'11"W
C86	86.80'	25°40'38"	38.90'	38.57'	N00°41'11"E
C87	113.20'	25°40'38"	50.73'	50.31'	S00°41'11"W
C95	113.20'	25°40'38"	50.73'	50.31'	N00°41'11"E
C96	86.80'	25°40'38"	38.90'	38.57'	S00°41'11"W
C97	113.20'	19°14'50"	38.03'	37.85'	N02°31'43"W
C98	86.80'	28°43'00"	43.50'	43.05'	S07°15'48"E
C99	113.20'	20°45'46"	41.02'	40.80'	N11°14'25"W
C100	277.23'	10°22'40"	50.21'	50.15'	S06°02'51"E
C101	113.20'	22°39'28"	44.77'	44.47'	N00°05'33"E
C102	86.80'	10°44'05"	16.26'	16.24'	S06°03'14"W
C103	23.53'	37°33'17"	15.42'	15.15'	S18°05'27"E
C104	35.00'	75°47'35"	46.30'	43.00'	S51°14'02"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C158	25.00'	36°52'12"	16.09'	15.81'	N19°07'17"E
C166	25.00'	8°02'52"	3.51'	3.51'	N85°17'23"W
C212	25.00'	53°07'48"	23.18'	22.36'	N64°07'17"E
C213	35.00'	14°01'26"	8.57'	8.55'	S06°19'32"E
C214	100.00'	14°21'16"	25.05'	24.99'	N06°29'27"W
C215	100.00'	13°42'01"	23.91'	23.85'	N20°31'05"W
C216	113.20'	10°46'42"	21.30'	21.26'	N06°01'55"E
C217	113.20'	11°52'45"	23.47'	23.43'	N05°17'49"W
C218	113.20'	3°29'56"	6.91'	6.91'	N02°36'30"W
C219	113.20'	17°15'50"	34.11'	33.98'	N12°59'23"W
C220	113.20'	2°12'36"	4.37'	4.37'	N05°59'24"E
C221	113.20'	17°02'14"	33.66'	33.54'	N03°38'01"W
C222	113.20'	5°23'33"	10.65'	10.65'	N10°49'43"E

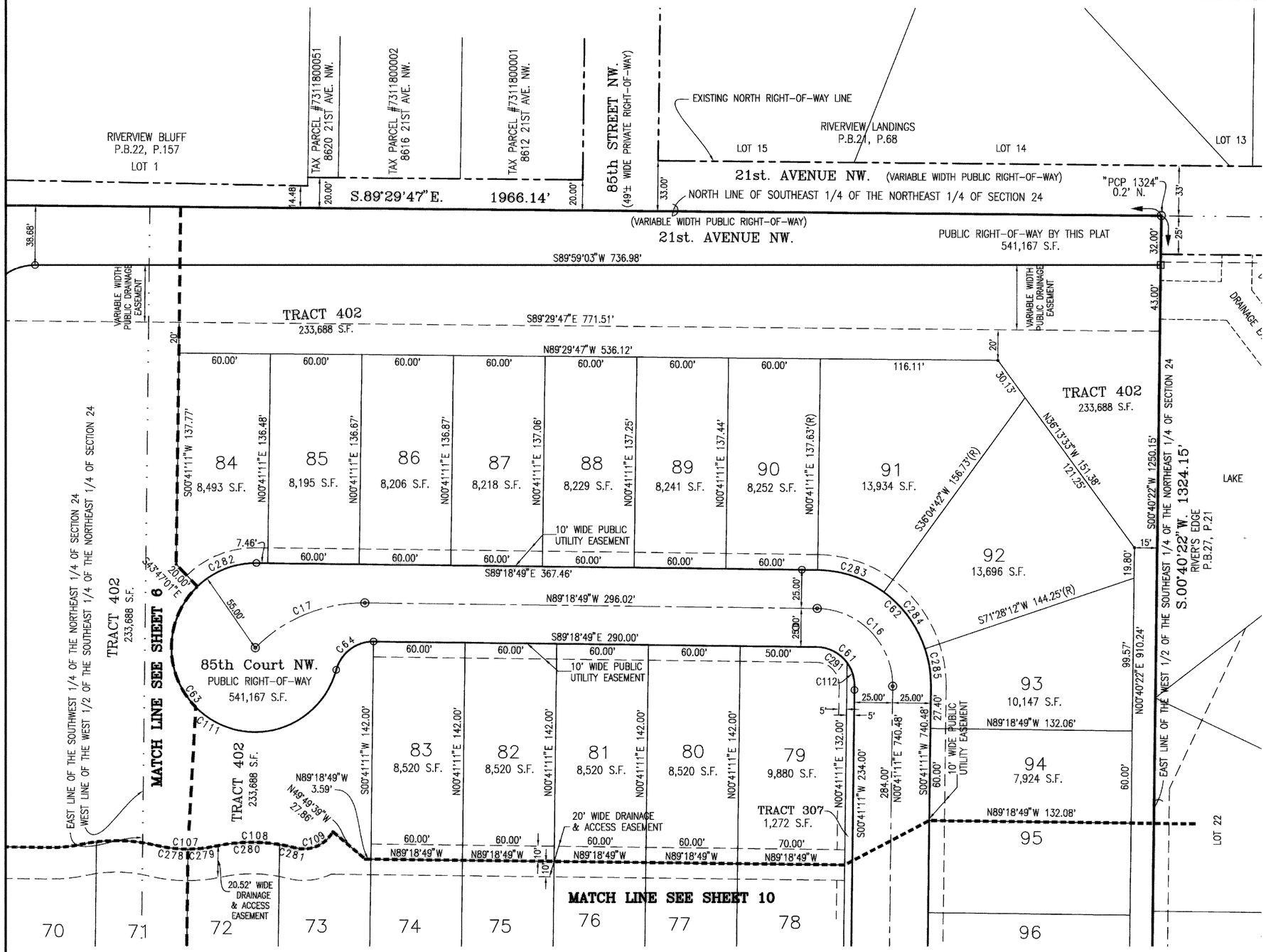
WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265–001–000

NOTES:
Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.
Easements are Private unless otherwise designated hereon.

WISTERIA PARK, A SUBDIVISION

IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA



LEGEND:

- = ANGLE POINT
- = BENCHMARK
- = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- = PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- = 5/8" CAPPED IRON ROD SET (LB#043)
- = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- = 5/8" CAPPED IRON ROD FOUND (AS NOTED)

S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
C(#) = CURVE NUMBER (SEE CURVE TABLE)
L(#) = LINE NUMBER (SEE LINE TABLE)
O.R.BK = OFFICIAL RECORD BOOK
P. = PAGE
DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
LB = LICENSED BUSINESS NUMBER

SCALE: 1"=50'
0' 10' 25' 50' 100'

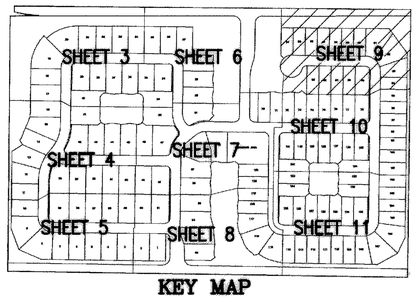
TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13–19, 28–47 & 62–73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C16	50.00'	90°00'00"	78.54'	70.71'	N44°18'49"W
C17	100.05'	45°33'39"	79.56'	77.48'	S67°54'22"W
C61	25.00'	90°00'00"	39.27'	35.36'	N44°18'49"W
C62	75.00'	90°00'00"	117.81'	106.07'	N44°18'49"W
C63	55.00'	255°31'21"	245.28'	86.96'	S37°04'29"E
C64	25.00'	75°31'21"	32.95'	30.62'	S52°55'31"W
C107	86.80'	25°40'38"	38.90'	38.57'	S89°18'49"E
C108	113.20'	26°46'24"	52.90'	52.42'	N88°45'55"W
C109	21.80'	75°42'35"	28.81'	26.76'	N66°45'59"E
C111	55.00'	211°03'08"	202.60'	105.99'	S59°18'35"E
C112	25.00'	36°52'12"	16.09'	15.81'	N17°44'54"W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C278	86.80'	13°39'52"	20.70'	20.65'	S83°18'26"E
C279	86.80'	12°00'45"	18.20'	18.17'	N83°51'15"E
C280	113.20'	21°22'43"	42.24'	41.99'	S88°32'14"W
C281	113.20'	5°23'41"	10.66'	10.65'	N78°04'34"W
C282	55.00'	44°28'13"	42.69'	41.62'	S68°27'05"W
C283	75.00'	35°23'30"	46.33'	45.59'	N71°37'04"W
C284	75.00'	35°23'30"	46.33'	45.59'	N36°13'33"W
C285	75.00'	19°13'00"	25.15'	25.04'	N08°55'18"W
C291	25.00'	53°07'48"	23.18'	22.36'	N62°44'54"W



KEY MAP

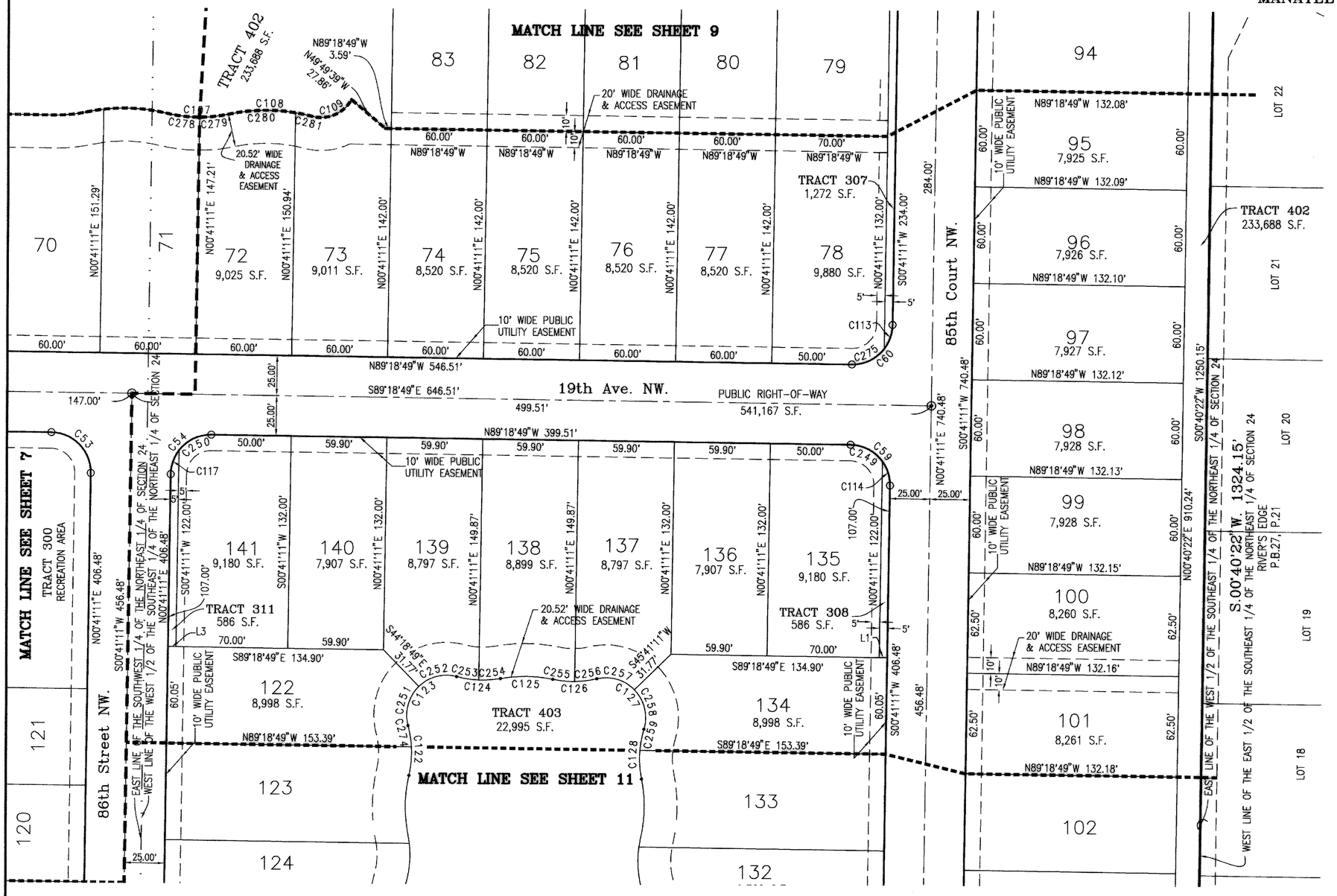
WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265–001–000

NOTES:
Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.
Easements are Private unless otherwise designated hereon.

WISTERIA PARK, A SUBDIVISION

IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA



LEGEND:

- = ANGLE POINT
- = BENCHMARK
- = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- = PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- = 5/8" CAPPED IRON ROD SET (LB#043)
- = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- = 5/8" CAPPED IRON ROD FOUND (AS NOTED)

S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
C(#) = CURVE NUMBER (SEE CURVE TABLE)
L(#) = LINE NUMBER (SEE LINE TABLE)
O.R.BK = OFFICIAL RECORD BOOK
P. = PAGE
DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
LB = LICENSED BUSINESS NUMBER

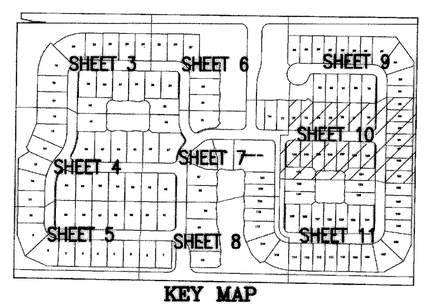
SCALE: 1"=50'
0' 10' 25' 50' 100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°18'49"W	5.00'
L3	N89°18'49"W	5.00'

TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13-19, 28-47 & 62-73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C53	25.00'	90°00'00"	39.27'	35.36'	N44°18'49"W
C54	25.00'	90°00'00"	39.27'	35.36'	S45°41'11"W
C59	25.00'	90°00'00"	39.27'	35.36'	N44°18'49"W
C60	25.00'	90°00'00"	39.27'	35.36'	N45°41'11"E
C107	86.80'	25°40'38"	38.90'	38.57'	S89°18'49"E
C108	113.20'	26°46'24"	52.90'	52.42'	N88°45'55"W
C109	21.80'	75°42'35"	28.81'	26.76'	N66°45'59"E
C113	25.00'	36°52'12"	16.09'	15.81'	N19°07'17"E
C114	25.00'	36°52'12"	16.09'	15.81'	N17°44'54"W
C117	25.00'	36°52'12"	16.09'	15.81'	S19°07'17"W
C122	63.20'	28°20'01"	31.25'	30.94'	N01°12'02"W
C123	24.80'	120°15'05"	52.05'	43.01'	S44°45'30"W
C124	63.20'	25°03'38"	27.64'	27.42'	S87°38'46"E
C125	86.80'	21°43'34"	32.91'	32.72'	N89°18'49"W
C126	63.20'	25°03'38"	27.64'	27.42'	N89°01'09"E
C127	24.80'	120°15'05"	52.05'	43.01'	N43°23'07"W
C128	63.20'	28°20'01"	31.25'	30.94'	S02°34'25"W
C249	25.00'	53°07'48"	23.18'	22.36'	N62°44'54"W
C250	25.00'	53°07'48"	23.18'	22.36'	S64°07'17"W
C251	24.80'	61°03'14"	26.43'	25.19'	S15°09'34"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C252	24.80'	59°11'51"	25.62'	24.50'	S75°17'07"W
C253	63.20'	12°40'22"	13.98'	13.95'	S81°27'08"E
C254	63.20'	12°23'16"	13.66'	13.64'	N86°01'02"E
C255	63.20'	12°23'16"	13.66'	13.64'	S84°38'40"E
C256	63.20'	12°40'22"	13.98'	13.95'	N82°49'31"E
C257	24.80'	59°11'51"	25.62'	24.50'	N73°54'44"W
C258	24.80'	61°03'14"	26.43'	25.19'	N13°47'12"W
C259	63.20'	12°10'12"	13.42'	13.40'	S10°39'19"W
C274	63.20'	12°10'12"	13.42'	13.40'	N09°16'57"W
C275	25.00'	53°07'48"	23.18'	22.36'	N64°07'17"E
C278	86.80'	13°39'52"	20.70'	20.65'	S83°18'26"E
C279	86.80'	12°00'45"	18.20'	18.17'	N83°51'15"E
C280	113.20'	21°22'43"	42.24'	41.99'	S88°32'14"W
C281	113.20'	5°23'41"	10.66'	10.65'	N78°04'34"W



KEY MAP

WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com
WilsonMiller, Inc. - FL Lic# LC-000026

Task Code: 02110
Project Number: 04265-001-000

May 03, 2005 - 15:38:19 JBRANNON|X:\SUR\04265\plat\04265-004-P10.dwg

NOTES:
Bearings shown hereon are relative to the east line of the Southwest 1/4 of the Northeast 1/4 of Section 16 having a bearing of N.00°12'49"E.
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Plat Bench Mark for Laurel Oak Park, being a Chisel Square in the southeast corner of the control structure in the stormwater retention area at the intersection of 17th Avenue NW and 86th Street NW, having an elevation of 18.44 and a Plat Bench Mark for River's Ridge, being a plat monument at the intersection of 21st Avenue NW and 83rd Street NW, having an elevation of 18.02.
Easements are Private unless otherwise designated hereon.

TYPICAL LOT LINE EASEMENTS ARE 10' ALONG ALL FRONT, 5' ALONG ALL SIDE LOT LINES AND 5' ALONG ALL REAR ALL LOT LINES EXCEPT FOR LOTS 13–19, 28–47 & 62–73 WHICH WILL HAVE A 6' EASEMENT ALONG THE REAR LOT LINES. THESE ARE TO ACCOMODATE SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

5/25/2005 @ 2:53 pm
FILED AND RECORDED
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

PLAT BOOK 46 PAGE 58
SHEET 11 OF 11

WISTERIA PARK, A SUBDIVISION

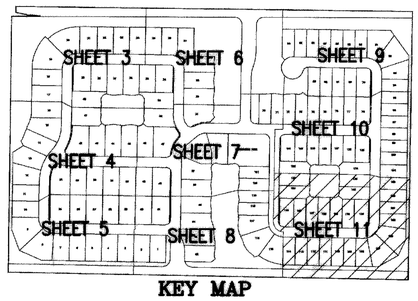
IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA

LEGEND:

- ANGLE POINT
- BENCHMARK
- = 4"x 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT SET (LB#043)
- PERMANENT CONTROL POINT P.K. NAIL & DISK (PCP LB#043) 4"x 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PERVIOUS AREAS
- = 5/8" CAPPED IRON ROD SET (LB#043)
- = 4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (AS NOTED)
- = 5/8" CAPPED IRON ROD FOUND (AS NOTED)

S.F. = AREA OF LOT IN SQUARE FEET
(R) = RADIAL LINE
(OA) = OVERALL DISTANCE
C(#) = CURVE NUMBER (SEE CURVE TABLE)
L(#) = LINE NUMBER (SEE LINE TABLE)
O.R.BK = OFFICIAL RECORD BOOK
P. = PAGE
DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
LB = LICENSED BUSINESS NUMBER

SCALE: 1"=50'
0' 10' 25' 50' 100'



KEY MAP

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C14	50.00'	90°00'00"	78.54'	70.71'	S44°18'49"E
C15	50.00'	90°00'00"	78.54'	70.71'	N45°41'11"E
C55	25.00'	90°00'00"	39.27'	35.36'	S44°18'49"E
C56	75.00'	90°00'00"	117.81'	106.07'	S44°18'49"E
C57	25.00'	90°00'00"	39.27'	35.36'	N45°41'11"E
C58	75.00'	90°00'00"	117.81'	106.07'	N45°41'11"E
C115	25.00'	36°52'12"	16.09'	15.81'	N19°07'17"E
C116	25.00'	36°52'12"	16.09'	15.81'	S17°44'54"E
C119	24.80'	120°15'05"	52.05'	43.01'	S43°23'07"E
C120	63.20'	28°20'01"	31.25'	30.94'	N02°34'25"E
C121	86.80'	24°33'33"	37.21'	36.92'	S00°41'11"W
C122	63.20'	28°20'01"	31.25'	30.94'	N01°12'02"W
C128	63.20'	28°20'01"	31.25'	30.94'	S02°34'25"W
C129	86.80'	24°33'33"	37.21'	36.92'	N00°41'11"E
C130	63.20'	28°20'01"	31.25'	30.94'	S01°12'02"E
C131	24.80'	120°15'05"	52.05'	43.01'	N44°45'30"E
C132	63.20'	25°03'38"	27.64'	27.42'	N87°38'46"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C133	86.80'	21°43'34"	32.91'	32.72'	S89°18'49"E
C134	63.20'	25°03'38"	27.64'	27.42'	S89°01'09"W
C243	75.00'	12°06'15"	15.84'	15.81'	N84°38'04"E
C244	75.00'	35°23'30"	46.33'	45.59'	N60°53'11"E
C245	75.00'	35°23'30"	46.33'	45.59'	N25°29'41"E
C246	75.00'	7°06'45"	9.31'	9.30'	N04°14'34"E
C247	25.00'	53°07'48"	23.18'	22.36'	N64°07'17"E
C248	25.00'	53°07'48"	23.18'	22.36'	S62°44'54"E
C259	63.20'	12°10'12"	13.42'	13.40'	S10°39'19"W
C260	63.20'	16°09'49"	17.83'	17.77'	S03°30'41"E
C261	63.20'	4°58'45"	5.49'	5.49'	S10°28'36"W
C262	63.20'	23°21'16"	25.76'	25.58'	S03°41'25"E
C263	24.80'	52°55'26"	22.91'	22.10'	N11°05'40"E
C264	24.80'	67°19'40"	29.14'	27.49'	N71°13'13"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C265	63.20'	12°40'22"	13.98'	13.95'	N81°27'08"W
C266	63.20'	12°23'16"	13.66'	13.64'	S86°01'02"W
C267	63.20'	12°23'16"	13.66'	13.64'	N84°38'40"W
C268	63.20'	12°40'22"	13.98'	13.95'	S82°49'31"W
C269	24.80'	67°19'40"	29.14'	27.49'	S69°50'50"E
C270	24.80'	52°55'26"	22.91'	22.10'	S09°43'18"E
C271	63.20'	23°21'16"	25.76'	25.58'	N05°03'47"E
C272	63.20'	4°58'45"	5.49'	5.49'	N09°06'13"W
C273	63.20'	16°09'49"	17.83'	17.77'	N04°53'04"E

LINE TABLE		
LINE	BEARING	LENGTH
L2	S89°18'49"E	5.00'
L4	S89°18'49"E	5.00'
L10	S77°40'18"E	42.65'

WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

Task Code: 02110
Project Number: 04265-001-000