

**Harshman & Company, Inc.**

COMMERCIAL REAL ESTATE BROKER

**For Sale**

**12680-12750 Tamiami Trl S, North Port, FL 34287**



**Contact:**

Tom Johnson, Associate

Phone: 941-951-2002 Fax: 941-366-5818

1575 Main St., Sarasota, FL 34236

Email: [tom.johnson@harshmanrealestate.com](mailto:tom.johnson@harshmanrealestate.com)

[www.harshmanrealestate.com](http://www.harshmanrealestate.com)

## **Table of Contents**

### **12680-12750 TAMIAMI TRAIL, NORTH PORT, FL 34287**

---

#### **Property Information:**

Broker Notice	3
<b>Property Summary</b>	<b>4</b>
<b>PCD Zoning Regulations</b>	<b>5-7</b>
<b>City of North Port Impact Fees</b>	<b>8</b>
<b>Sarasota County Impact Fees</b>	<b>9</b>
<b>Map of Boundary Survey</b>	<b>10</b>
<b>Map of Topographic Survey</b>	<b>11</b>
<b>Map of Tree Survey</b>	<b>12</b>
<b>Recorded Plat</b>	<b>13-16</b>
<b>Revised Plat</b>	<b>17-22</b>
<b>Retail Center Conceptual Plan</b>	<b>23</b>
<b>Demographics</b>	<b>24-27</b>

## **IMPORTANT NOTICE**

*The information contained herein, while based upon data supplied by the seller and obtained from other sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Harshman & Company, Inc. or by any agent, independent associate or employee of Harshman & Company.*

*Harshman & Company, Inc. (Broker) hereby notifies prospective buyers that it shall be the buyer's responsibility to verify any and all representations made by seller and/or Broker regarding the property, its condition, improvements, utilities, zoning, insurability, conformance and/or compliance with federal, state and local laws as well as all restrictions of any applicable owner's association, boundaries and use. Buyer recognizes that the Broker is not an expert in legal, tax, financial, appraising, surveying, structural conditions, hazardous materials, engineering or other areas.*

### **Exclusive Right of Sale Listing**

*Harshman & Company, Inc. is the Exclusive Listing Agent for the subject property and is presenting this property to Qualified Principal Buyers with expertise in real estate investment and development.*

***Inquiries regarding the property described herein should be directed to:***

*Tom Johnson, Associate  
Harshman & Company, Inc.  
1575 Main St.  
Sarasota, FL 34236*

*Phone: 941-951-2002  
FAX: 941-366-5818  
Email: [tom.johnson@harshmanrealestate.com](mailto:tom.johnson@harshmanrealestate.com)*

## **Property Summary**

Owner:	FILEMAN ARIANA R (TTEE) (NORTH PORT DEVELOPMENT TR)
Address:	12400, 12680, 12700, and 12750 Tamiami Trl S, North Port, FL 34287
Parcel ID#:	0791-07-0011, 0791-07-0012, 0791-07-0013, 0791-08-0003
Location:	The subject property is located between River Road and Sumter Boulevard with excellent frontage consisting of 1200 ft along Tamiami Trail (US-41). Also, the site benefits from being near the upscale, master planned community of Thomas Ranch and the Warm Mineral Springs, a tourist haven. From a retail perspective, the property is near Benderson Development's CocoPlum Village Shops, a retail center occupied by Publix Super Markets, Sport's Authority, Chico's Hobby Lobby, Starbucks, First Watch Restaurant, and Chipotle Mexican Grill, among others.
Land Size:	2,629,939 sq. ft. (60.38 +/- acres)
Zoning:	PCD- Planned Community Development permitting commercial, retail, professional office, self-storage, light industrial, assisted living, and medium and high density residential for as many as 300 apartment units. Designated as Activity Center 1 by the City of North Port to permit the highest allowable development intensity and density.
Traffic Count:	30,000 AADT (average annual daily traffic)
Utilities:	City of North Port Water and North Port Utilities Sewer are available at site
Taxes:	\$38,427.68 (2015)
Price:	\$4,250,000 (\$70,000 +/- per acre)

ZONING REGULATIONS (Excerpt)

**Subject Property: 12680-12750 Tamiami Trl, North Port, FL (Activity Center #1)**

Zoning PCD-Planned Community Development

ARTICLE I. - MEDITERRANEA (Activity Center #1)

Sec. 55-14. - Intent.

*It is the intent of this section to ensure all development within Mediterranean adheres to the "Architectural Guidelines" for the US 41 corridor and the Urban Design Standards Pattern Book (UDSPB), and to create a specific identifying character, continuity and connectivity within the Activity Center. It is generally intended to utilize these Activity Center regulations to implement the Comprehensive Plan, Future Land Use Element, Goal 2, Policy 2.1.1: This Activity Center shall be established to provide for retail, office, commercial and limited light industrial uses. This long established commercial area provides services to the surrounding neighborhoods and to people using US-41.*

Sec. 55-15. - Permitted principal uses and structures.

A. *The parameter for the percentage of allowable land uses pursuant to the Comprehensive Plan are as follows:*

Medium Density Residential	2%
High Density Residential	2%
Professional Office	18%
Commercial	58%
Industrial	9%
Public Recreational/Open Space	11%

B. *Permitted principal uses and structures shall be as follows:*

- (1) Adult living facilities.*
- (2) Animal hospitals with boarding of animals in completely enclosed buildings.*
- (3) Art galleries, museums.*
- (4) Auditorium and convention centers.*
- (5) Automotive car wash.*
- (6) Automotive parts, provided that no installation is performed on the premises and all parts are stored within a completely enclosed building.*
- (7) Automobile rental agencies; however, vehicles shall be located to the rear of the building.*
- (8) Automotive and boat retail sales and service in accordance with Sec. 53-240(Y) of these regulations.*
- (9) Automotive service stations (including "quick lube" establishments), repair and service garages.*
- (10) Banks and other financial institutions.*

- (11) *Bus terminals.*
- (12) *Business services.*
- (13) *Caretaker housing.*
- (14) *Child care.*
- (15) *Convenience stores.*
- (16) *Essential and emergency services.*
- (17) *Exercise gymnasiums.*
- (18) *Fishing lakes/ponds.*
- (19) *Funeral homes.*
- (20) *Garden shops, including the sale of plants, fertilizers; however, large and customary garden supplies, equipment and furniture shall be stored and sold within a completely enclosed building.*
- (21) *Government uses.*
- (22) *Hotels (one hundred (100) rooms +), limited and full service.*
- (23) *Houses of worship, provided that minimum parcel size shall not be less than two (2) acres, except that houses of worship may be permitted on less than two (2) acres provided that the house of worship occupies a unit within a shopping center on a lease basis and provided that the house of worship waives its right to be protected under Sec. 53-239(B) of these regulations.*
- (24) *Indoor commercial recreational facilities, such as motion-picture theaters, swimming pools, bowling alleys, billiard parlors, family game arcades and similar uses.*
- (25) *Laundromats and dry-cleaning facilities.*
- (26) *Libraries.*
- (27) *Medium and high density residential.*
- (28) *Nature study areas and boardwalks.*
- (29) *Passive recreation.*
- (30) *Personal services.*
- (31) *Post offices.*
- (32) *Professional services.*
- (33) *Restaurants.*
- (34) *Retail sales and services, provided that all merchandise shall be stored and displayed within fully enclosed buildings, except for those uses approved by special exception, which customarily display their merchandise outdoors, including but not limited to garden centers, hardware stores, etc.*
- (35) *Sports and resort marinas.*
- (36) *Vocational, business schools, colleges and universities, provided that all activities are conducted in completely enclosed buildings.*
- (37) *Wholesale clubs.*

**Sec. 55-16. - Prohibited uses and structures.**

- A. *Any use or structure not expressly, or by reasonable implication, permitted herein or permitted by special exception shall be unlawful in this district, including specifically adult entertainment and exhibition establishments, adult bookstores and any other establishments whose primary purpose is to sell sexually explicit material or the exhibition of sexually explicit activities. Listed permitted or permissible uses do not include either as a principal or an accessory use any of the following:*

- (1) *Adult entertainment.*
- (2) *Adult gaming/casino.*
- (3) *Bail bondsman.*
- (4) *Billboards.*
- (5) *Equipment rental.*
- (6) *Heavy machinery and equipment sales and service.*
- (7) *Incinerators.*
- (8) *Manufacturing or industrial establishments or any associated activity.*
- (9) *Mini-storage facilities.*
- (10) *Pawn shops.*
- (11) *Truck stop.*
- (12) *Warehouse and storage.*
- (13) *Wholesale establishments.*

*B. All communication towers, including but not limited to television and radio transmitter towers, are prohibited. [Amended 3-30-1998 by Ord. No. 98-8]*

**Sec. 55-17. - Special exceptions.**

*A. All special exceptions shall enhance the intent of this activity center and shall be approved by Commission pursuant to Chapter 53, Article XXII of this Unified Land Development Code.*

**Sec. 55-18. - Permitted signs.**

*See Chapter 29 and the Urban Design Standards Pattern Book.*



LAND USE TYPE	UNIT	FIRE RESCUE	LAW	GENERAL GOVT	TRANSPORTATION	SOLID WASTE	PARKS	1.5% Admin Fee	Total	Utility CO Fee	Solid Waste Initiation Fee	Priorated Solid Waste Fee		
<b>RESIDENTIAL</b>	SINGLE FAMILY DETACHED	PER DWELLING UNIT	\$ 206.55	\$ 194.50	\$ 143.65	\$ 1,228.23	\$ 149.50	\$ 558.88	\$ 47.72	\$ 3,229.03	\$ 25.00	TBD @ CO		
	MULTI FAMILY ATTACHMENTS	PER DWELLING UNIT	\$ 121.55	\$ 114.50	\$ 84.50	\$ 1,908.00	\$ 88.50	\$ 329.38	\$ 30.71	\$ 2,078.14	\$ 25.00	TBD @ CO		
	MOBILE HOME / RV PARK	PER SITE	\$ 101.58	\$ 95.50	\$ 70.55	\$ 699.98	\$ 73.50	\$ 273.70	\$ 19.72	\$ 1,394.51	\$ 25.00	TBD @ CO		
	ADULT CONG. LIVING FACILITY	PER DWELLING UNIT				\$ 280.50			\$ 4.21	\$ 284.71		TBD @ CO		
	RETIREMENT COMMUNITY	PER DWELLING UNIT	\$ 101.58	\$ 95.50	\$ 70.55	\$ 699.98	\$ 73.50		\$ 15.62	\$ 1,056.71		TBD @ CO		
	<b>TRANSIENT ASSISTED GROUP</b>	MOTEL / HOTEL	PER ROOM	\$ 119.43	\$ 112.00	\$ 82.88	\$ 791.35	\$ 29.00		\$ 17.02	\$ 1,551.68	\$ 50.00	TBD @ CO	
		NURSING HOME	PER BED	\$ 80.33	\$ 75.50	\$ 55.90		\$ 460.28		\$ 7.53	\$ 214.91	\$ 50.00	TBD @ CO	
		ASSISTED LIVING FACILITY	PER DWELLING UNIT	\$ 101.58	\$ 95.50	\$ 70.55	\$ 699.98	\$ 73.50		\$ 15.62	\$ 1,056.71	\$ 50.00	TBD @ CO	
		<b>RECREATIONAL</b>	GOLF COURSE	PER BERTH	\$ 22.53	\$ 21.00	\$ 15.60	\$ 1,208.48	\$ 107.50		\$ 13.13	\$ 388.24	\$ 50.00	TBD @ CO
			MOVIE THEATER W/MATTINEE	PER 1000 SQ. FT.	\$ 198.48	\$ 186.50	\$ 137.90	\$ 2,533.25	\$ 165.00		\$ 45.32	\$ 3,066.95	\$ 50.00	TBD @ CO
RECREATIONAL / COMMUNITY CENTER			PER 1000 SQ. FT.	\$ 167.45	\$ 157.50	\$ 116.35	\$ 3,685.18	\$ 95.00		\$ 63.32	\$ 4,284.80	\$ 50.00	TBD @ CO	
<b>INSTITUTIONS</b>			ELEMENTARY SCHOOL (K-8)	PER 1000 SQ. FT.	\$ 74.38	\$ 70.00	\$ 51.68	\$ 1,960.53	\$ 149.50		\$ 34.59	\$ 2,340.68	\$ 50.00	TBD @ CO
			HIGH SCHOOL (9-12)	PER 1000 SQ. FT.	\$ 66.30	\$ 62.00	\$ 45.83	\$ 2,079.10	\$ 149.50		\$ 36.04	\$ 2,498.77	\$ 50.00	TBD @ CO
			UNIVERSITY/JUNIOR COLLEGE < 7,500 STUDENTS	PER STUDENT	\$ 11.90	\$ 11.00	\$ 8.13	\$ 505.33	\$ 149.50		\$ 10.29	\$ 696.15	\$ 50.00	TBD @ CO
			UNIVERSITY/JUNIOR COLLEGE > 7,500 STUDENTS	PER STUDENT	\$ 8.08	\$ 8.00	\$ 5.85	\$ 384.63	\$ 149.50		\$ 8.34	\$ 564.40	\$ 50.00	TBD @ CO
	CHURCH/SYNAGOGUE		PER 1000 SQ. FT.	\$ 67.15	\$ 63.50	\$ 46.80	\$ 1,228.68	\$ 20.00		\$ 21.39	\$ 1,447.52	\$ 50.00	TBD @ CO	
	DAY CARE		PER 1000 SQ. FT.	\$ 104.98	\$ 99.00	\$ 73.13	\$ 4,171.65	\$ 109.50		\$ 68.39	\$ 4,627.65	\$ 50.00	TBD @ CO	
	HOSPITAL		PER 1000 SQ. FT.	\$ 182.75	\$ 172.00	\$ 127.08	\$ 3,324.78	\$ 42.50		\$ 57.74	\$ 3,906.65	\$ 50.00	TBD @ CO	
	<b>OFFICE AND FINANCIAL</b>	OFFICE, GENERAL 50,000 SF OR LESS	PER 1000 SQ. FT.	\$ 167.45	\$ 157.50	\$ 116.35	\$ 2,955.03	\$ 49.00		\$ 51.68	\$ 3,497.01	\$ 50.00	TBD @ CO	
		OFFICE, GENERAL 50,001-100,000 SF	PER 1000 SQ. FT.	\$ 142.80	\$ 134.50	\$ 99.13	\$ 2,688.38	\$ 49.00		\$ 43.71	\$ 2,957.52	\$ 50.00	TBD @ CO	
		OFFICE, GENERAL 100,001-200,000 SF	PER 1000 SQ. FT.	\$ 121.55	\$ 114.50	\$ 84.50	\$ 2,099.55	\$ 49.00		\$ 36.95	\$ 2,500.05	\$ 50.00	TBD @ CO	
OFFICE, GENERAL 200,001-400,000 SF		PER 1000 SQ. FT.	\$ 103.70	\$ 97.50	\$ 72.15	\$ 1,765.88	\$ 49.00		\$ 31.32	\$ 2,119.55	\$ 50.00	TBD @ CO		
OFFICE, GENERAL > 400,000 SF		PER 1000 SQ. FT.	\$ 94.35	\$ 89.00	\$ 65.65	\$ 1,586.23	\$ 49.00		\$ 28.28	\$ 1,914.52	\$ 50.00	TBD @ CO		
MEDICAL OFFICE 1 - 10,000 SF		PER 1000 SQ. FT.	\$ 134.73	\$ 126.50	\$ 93.60	\$ 4,807.60	\$ 38.00		\$ 78.31	\$ 5,298.74	\$ 50.00	TBD @ CO		
MEDICAL OFFICE > 10,000 SF		PER 1000 SQ. FT.	\$ 203.15	\$ 191.00	\$ 141.05	\$ 7,345.70	\$ 58.00		\$ 119.08	\$ 8,057.96	\$ 50.00	TBD @ CO		
BUSINESS PARK (FLEX SPACE)		PER 1000 SQ. FT.	\$ 116.88	\$ 110.00	\$ 81.25	\$ 2,479.45	\$ 49.00		\$ 41.06	\$ 2,778.64	\$ 50.00	TBD @ CO		
<b>RETAIL GROSS SQUARE FEET</b>		BUILDING MATERIAL LUMBER	PER 1000 SQ. FT.	\$ 142.80	\$ 134.50	\$ 99.13	\$ 3,556.65	\$ 33.50		\$ 134.53	\$ 9,103.11	\$ 50.00	TBD @ CO	
		HARDWARE / PAINT	PER 1000 SQ. FT.	\$ 135.58	\$ 127.50	\$ 94.25	\$ 1,744.20	\$ 145.50		\$ 33.71	\$ 2,280.74	\$ 50.00	TBD @ CO	
	SHOPPING CENTER 50,000 SF OR LESS	PER 1000 SF OR LESS	\$ 280.85	\$ 272.00	\$ 200.85	\$ 3,230.85	\$ 104.00		\$ 61.45	\$ 4,158.15	\$ 50.00	TBD @ CO		
	SHOPPING CENTER > 50,000 SF OR LESS	PER 1000 SF OR LESS	\$ 252.45	\$ 237.50	\$ 175.50	\$ 2,919.33	\$ 104.00		\$ 53.38	\$ 3,744.11	\$ 50.00	TBD @ CO		
	NEW / USED AUTO SALES	PER 1000 SQ. FT.	\$ 182.75	\$ 172.00	\$ 127.08	\$ 4,416.60	\$ 75.00		\$ 74.50	\$ 5,048.03	\$ 50.00	TBD @ CO		
	TIRE STORE	PER 1000 SQ. FT.	\$ 116.88	\$ 110.00	\$ 81.25	\$ 2,382.98	\$ 131.50		\$ 42.34	\$ 2,864.95	\$ 50.00	TBD @ CO		
	SUPERMARKET	PER 1000 SQ. FT.	\$ 241.83	\$ 227.50	\$ 168.03	\$ 4,452.73	\$ 318.50		\$ 81.13	\$ 5,489.77	\$ 50.00	TBD @ CO		
	CONVENIENCE STORE W/GAS PUMPS	PER 1000 SQ. FT.	\$ 688.08	\$ 647.50	\$ 478.08	\$ 12,991.30	\$ 415.50		\$ 219.31	\$ 14,839.77	\$ 50.00	TBD @ CO		
	HOME IMPROVEMENT SUPERSTORE	PER 1000 SQ. FT.	\$ 209.95	\$ 197.50	\$ 145.33	\$ 2,342.18	\$ 33.50		\$ 43.94	\$ 2,973.00	\$ 50.00	TBD @ CO		
	PHARMACY / DRUG STORE	PER 1000 SQ. FT.	\$ 227.80	\$ 214.50	\$ 158.28	\$ 2,212.13	\$ 145.50		\$ 44.37	\$ 3,002.58	\$ 50.00	TBD @ CO		
FURNITURE STORE	PER 1000 SQ. FT.	\$ 27.20	\$ 25.50	\$ 18.85	\$ 67.25	\$ 145.50		\$ 13.26	\$ 897.56	\$ 50.00	TBD @ CO			
BANK / SAVINGS DRIVE-IN	PER 1000 SQ. FT.	\$ 266.03	\$ 253.00	\$ 186.88	\$ 6,924.95	\$ 64.00		\$ 115.47	\$ 7,813.33	\$ 50.00	TBD @ CO			
SIT DOWN RESTAURANT	PER 1000 SQ. FT.	\$ 804.15	\$ 757.50	\$ 559.32	\$ 8,992.15	\$ 498.00		\$ 174.17	\$ 11,785.30	\$ 50.00	TBD @ CO			
HIGH TURNOVER RESTAURANT	PER 1000 SQ. FT.	\$ 824.70	\$ 785.00	\$ 579.90	\$ 11,648.83	\$ 498.00		\$ 215.19	\$ 14,561.52	\$ 50.00	TBD @ CO			
FAST FOOD RESTAURANT W/DRIVE-THRU	PER 1000 SQ. FT.	\$ 1,066.35	\$ 1,000.50	\$ 738.05	\$ 24,411.15	\$ 780.00		\$ 419.91	\$ 28,413.96	\$ 50.00	TBD @ CO			
QUIK LUBE	PER BAYS	\$ 136.85	\$ 129.00	\$ 95.23	\$ 4,324.80	\$ 59.50		\$ 71.18	\$ 4,816.56	\$ 50.00	TBD @ CO			
AUTO REPAIR SHOP	PER 1000 SQ. FT.	\$ 186.58	\$ 175.50	\$ 129.68	\$ 3,541.95	\$ 131.50		\$ 62.48	\$ 4,227.69	\$ 50.00	TBD @ CO			
GASOLINE / SERVICE STATION / CONVENIENCE MART	PER FUEL POSITION	\$ 230.35	\$ 216.50	\$ 159.90	\$ 2,780.78	\$ 415.50		\$ 57.05	\$ 3,860.08	\$ 50.00	TBD @ CO			
SELF-SERVICE CAR WASH	PER SERVICE BAY	\$ 102.85	\$ 96.50	\$ 71.50	\$ 625.18	\$ 69.50		\$ 14.48	\$ 890.01	\$ 50.00	TBD @ CO			
CONVENIENCE / GASOLINE / FAST FOOD STORE	PER 1000 SQ. FT.	\$ 844.05	\$ 794.00	\$ 586.53	\$ 33,817.25	\$ 415.50		\$ 546.86	\$ 37,004.29	\$ 50.00	TBD @ CO			
<b>INDUSTRIAL</b>	GENERAL LIGHT INDUSTRY / INDUSTRIAL PARK	PER 1000 SQ. FT.	\$ 81.60	\$ 76.50	\$ 56.55	\$ 1,243.13	\$ 89.50		\$ 23.21	\$ 1,570.49	\$ 50.00	TBD @ CO		
	GENERAL HEAVY INDUSTRIAL	PER 1000 SQ. FT.	\$ 57.80	\$ 54.50	\$ 40.30	\$ 146.33	\$ 29.00		\$ 4.95	\$ 334.88	\$ 50.00	TBD @ CO		
	MANUFACTURING	PER 1000 SQ. FT.	\$ 39.08	\$ 35.50	\$ 25.85	\$ 606.73	\$ 89.50		\$ 12.84	\$ 688.60	\$ 50.00	TBD @ CO		
	WAREHOUSE	PER 1000 SQ. FT.	\$ 31.15	\$ 31.00	\$ 23.08	\$ 616.05	\$ 101.50		\$ 11.92	\$ 806.70	\$ 50.00	TBD @ CO		
	MINI-WAREHOUSE	PER 1000 SQ. FT.	\$ 8.08	\$ 8.00	\$ 5.85	\$ 265.20	\$ 35.50		\$ 4.84	\$ 327.47	\$ 50.00	TBD @ CO		

Effective Jan. 31, 2015 / starting with Building Permit Application No. 15-0541  
 \*\* TCO, PCO, or CC must be issued prior to Jan. 30, 2016 \*\*



SARASOTA COUNTY  
IMPACT FEE SCHEDULE

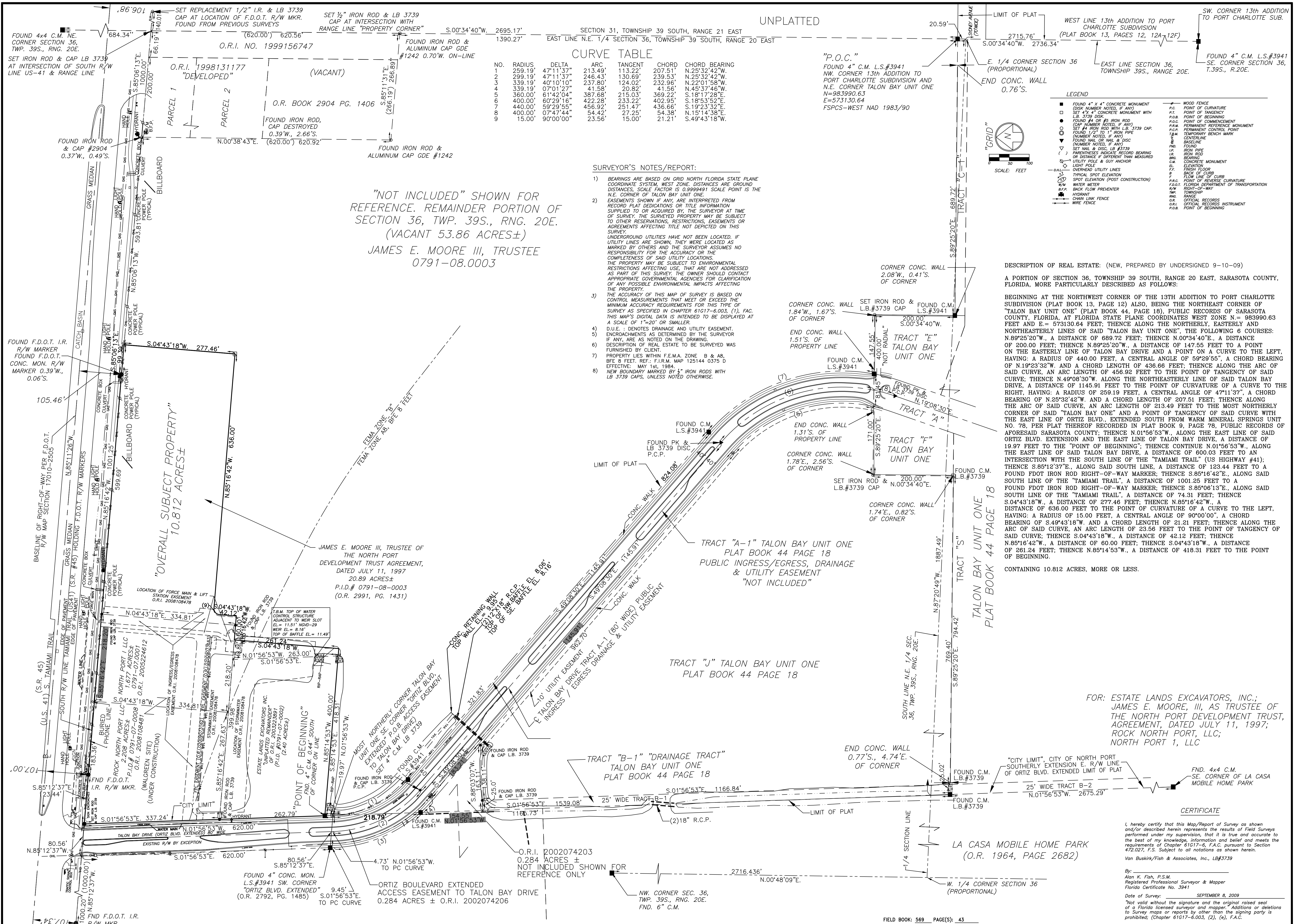
Prepared By Building Division

CATEGORY	LAND USE TYPE	UNIT	COUNTY LIBRARY IMPACT FEE + 1.25% CNTY SC	1% SC TO CITY FOR COUNTY LIBRARY IMPACT FEE	COUNTY JUDICIAL IMPACT FEE + 1.25% CNTY SC	1% SC TO CITY FOR COUNTY JUDICIAL IMPACT FEE	COUNTY GOVERNMENT IMPACT FEE + 1.25% CNTY SC	1% SC TO CITY FOR COUNTY GOV IMPACT FEE	COUNTY TRANS IMPACT FEE + 1.25% CNTY SC	1% SC TO CITY FOR COUNTY TRANS IMPACT FEE	COUNTY EDUCATION IMPACT FEE	1% SC ON COUNTY EDUCATION IMPACT FEE	IMPACT FEE TOTAL DUE AT CO OR CC
RESIDENTIAL	< 500 SQFT LIVING AREA	1	208.51	2.01	400.95	3.95	21.26	0.21	0.00	0.00	2032.00	20.32	2684.23
RESIDENTIAL	500 - 749 SQFT LIVING AREA	1	239.96	2.37	473.85	4.68	25.31	0.25	0.00	0.00	2032.00	20.32	2796.75
RESIDENTIAL	750 - 999 SQFT LIVING AREA	1	269.33	2.66	532.58	5.26	28.35	0.28	0.00	0.00	2032.00	20.32	2890.77
RESIDENTIAL	1,000 - 1,249 SQFT LIVING AREA	1	294.64	2.91	581.18	5.74	31.39	0.31	0.00	0.00	2032.00	20.32	2968.48
RESIDENTIAL	1,250 - 1,499 SQFT LIVING AREA	1	313.88	3.10	620.66	6.13	33.41	0.33	0.00	0.00	2032.00	20.32	3161.73
RESIDENTIAL	1,500 - 1,999 SQFT LIVING AREA	1	342.23	3.38	674.33	6.66	36.45	0.36	389.19	3.35	2032.00	20.32	3458.26
RESIDENTIAL	2,000 - 2,999 SQFT LIVING AREA	1	384.75	3.80	759.38	7.50	41.51	0.41	643.95	6.36	2032.00	20.32	3899.98
RESIDENTIAL	3,000 - 3,999 SQFT LIVING AREA	1	431.33	4.26	851.51	8.41	46.58	0.46	932.51	9.21	2032.00	20.32	4336.59
RESIDENTIAL	> 4,000 SQFT LIVING AREA	1	469.80	4.64	927.45	9.15	50.63	0.50	1149.19	11.35	2032.00	20.32	4675.03
RESIDENTIAL	MULTI-FAMILY	1									474.00	4.74	478.74
RESIDENTIAL	MOBILE HOME/RV PARK/SPACE	/ SPACE	256.16	2.53	504.23	4.98	27.34	0.27	254.14	2.51	138.00	1.38	1191.53
COM / INSTTUT	ADULT CONGREGATE LIVING (ACLF)	/ 1K SF			397.91	3.93	21.26	0.21					423.32
RESIDENTIAL	INDUSTRIAL CONGREGATE LIVING (ACLF)	/ Unit							0.00	0.00			0.00
INDUSTRIAL	INDUSTRIAL PARK	/ 1K SF			236.93	2.34	13.16	0.13	355.99	3.51			611.46
INDUSTRIAL	WAREHOUSE	/ 1K SF			148.84	1.47	8.10	0.08	283.13	2.50			414.11
INDUSTRIAL	MINI-WAREHOUSE	/ 1K SF			148.84	1.47	8.10	0.08	65.81	0.65			224.95
COM/ML/LODGING	HOTEL / MOTEL	/ RM			408.04	4.03	22.28	0.22	0.00	0.00			434.56
COM / RECREA	MARINA	/ BERTH			990.23	9.78	53.66	0.53	108.34	1.07			1163.61
COM / RECREA	GOLF COURSE (open to public)	1 ACRE			990.23	9.78	53.66	0.53	186.30	1.84			1242.34
COM / RECREA	MOVIE THEATER	/ 1K SF			990.23	9.78	53.66	0.53	0.00	0.00			1054.20
COM / RECREA	RECREATIONAL COMMUNITY CENTER	/ 1K SF			990.23	9.78	53.66	0.53	486.00	4.80			1545.00
COM / INSTTUT	ELEMENTARY SCHOOL (K-9)	/ 1K SF			397.91	3.93	21.26	0.21	292.64	2.89			718.82
COM / INSTTUT	HIGH SCHOOL (9-12)	/ 1K SF			397.91	3.93	21.26	0.21	260.21	2.57			686.10
COM / INSTTUT	HOUSE OF WORSHIP	/ 1K SF			397.91	3.93	21.26	0.21	240.98	2.38			666.67
COM / INSTTUT	DAY CARE CENTER	/ 1K SF			397.91	3.93	21.26	0.21	505.24	4.99			933.54
COM / MEDICAL	HOSPITAL	/ 1K SF			397.91	3.93	21.26	0.21	607.50	6.00			1036.82
COM / MEDICAL	NURSING HOME	/ 1K SF			397.91	3.93	21.26	0.21	581.18	5.74			1010.23
COM / OFFICE	OFFICE, GENERAL OR MEDICAL	/ 1K SF			397.91	3.93	21.26	0.21	420.19	4.15			847.65
COM / RETAIL	BLDG. MAINT. HARDW. / WURS	/ 1K SF			990.23	9.78	53.66	0.53	836.33	8.26			1898.78
COM / RETAIL	SHOPPING CENTER / GENERAL RETAIL	/ 1K SF			990.23	9.78	53.66	0.53	715.94	7.07			1777.11
COM / RETAIL	AUTO SALES / REPAIR	/ 1K SF			990.23	9.78	53.66	0.53	339.19	3.35			1396.74
COM / RETAIL	CONVENIENCE MARKET w/ GAS	/ 1K SF			990.23	9.78	53.66	0.53	0.00	0.00			1054.20
COM / RETAIL	FURNITURE STORE	/ 1K SF			990.23	9.78	53.66	0.53	93.15	0.92			1148.27
COM / RETAIL	BANK / DRIVE THRU	/ 1K SF			990.23	9.78	53.66	0.53	770.51	7.61			1832.32
COM / RETAIL	RESTAURANT, SIT-DOWN	/ 1K SF			990.23	9.78	53.66	0.53	115.43	1.14			1170.76
COM / RETAIL	RESTAURANT, FAST FOOD	/ 1K SF			990.23	9.78	53.66	0.53	253.13	2.50			1309.82
COM / RETAIL	SERVICE STATION	/ POS			990.23	9.78	53.66	0.53	0.00	0.00			1054.20

Effective for Applications Submitted between Feb. 1, 2011 and Jan. 13, 2013 and CO's issued prior to June, 31, 2014 Extended (SRQ reviewing Ordinance) no end date at this time

Residential Applications Submitted prior to Dec. 15, 2015 and CO's issued prior to Dec. 13, 2016 Continue to receive the Educational Exemption School Board Fees ONLY

Residential Applications which are not eligible and Do Not meet the above requirement will pay the Educational Fee shown in the schedule Application # 15-7012 submitted 12/15/2011



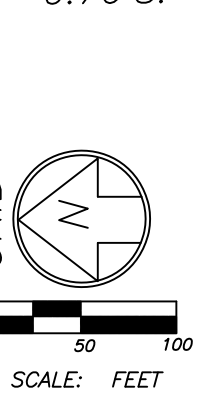
**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	259.19'	47°11'37"	213.49'	113.22'	207.51'	N.25°32'42"W.
2	259.19'	47°11'37"	246.43'	130.62'	239.53'	N.25°32'42"W.
3	339.19'	40°10'10"	237.80'	142.02'	232.96'	N.22°01'58"W.
4	339.19'	07°01'27"	41.58'	20.82'	41.56'	N.45°37'46"W.
5	360.00'	61°42'04"	387.68'	215.03'	369.22'	S.18°17'28"E.
6	400.00'	60°29'16"	422.28'	233.22'	402.95'	S.18°53'52"E.
7	440.00'	59°29'55"	456.92'	251.47'	436.66'	S.19°23'32"E.
8	400.00'	07°47'44"	54.42'	27.25'	54.38'	S.15°14'38"E.
9	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.49°43'18"W.

**SURVEYOR'S NOTES/REPORT:**

- BEARINGS ARE BASED ON GRID NORTH FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE. DISTANCES ARE GROUND DISTANCES. SCALE FACTOR IS 0.9999491. SCALE POINT IS THE N.E. CORNER OF TALON BAY UNIT ONE.
- EASEMENTS SHOWN IF ANY, ARE INTERPRETED FROM RECORD PLAT DEDICATIONS OR TITLE INFORMATION SUPPLIED TO OR ACQUIRED BY THE SURVEYOR AT TIME OF SURVEY. THE SURVEYED PROPERTY MAY BE SUBJECT TO OTHER RESERVATIONS, RESTRICTIONS, EASEMENTS OR AGREEMENTS AFFECTING TITLE NOT DEPICTED ON THIS SURVEY. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. IF UTILITY LINES ARE SHOWN, THEY WERE LOCATED AS MARKED BY OTHERS AND THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR THE COMPLETENESS OF SAID UTILITY LOCATIONS. THE PROPERTY MAY BE SUBJECT TO ENVIRONMENTAL RESTRICTIONS AFFECTING USE, THAT ARE NOT ADDRESSED AS PART OF THIS SURVEY. THE OWNER SHOULD CONTACT APPROPRIATE GOVERNMENTAL AGENCIES FOR CLARIFICATION OF ANY POSSIBLE ENVIRONMENTAL IMPACTS AFFECTING THE PROPERTY.
- THE ACCURACY OF THIS MAP OF SURVEY IS BASED ON CONTROL MEASUREMENTS THAT MEET OR EXCEED THE MINIMUM ACCURACY REQUIREMENTS FOR THIS TYPE OF SURVEY AS SPECIFIED IN CHAPTER 61G17-6.003, (1), FAC. THIS MAP'S DIGITAL DATA IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.
- D.U.E. : DENOTES DRAINAGE AND UTILITY EASEMENT.
- ENCROACHMENTS AS DETERMINED BY THE SURVEYOR IF ANY, ARE AS NOTED ON THE DRAWING.
- DESCRIPTION OF REAL ESTATE TO BE SURVEYED WAS FURNISHED BY CLIENT.
- PROPERTY LIES WITHIN F.E.M.A. ZONE B & AB, BFE 8 FEET. REF.: F.I.R.M. MAP 125144 0375 D EFFECTIVE: MAY 1st, 1984.
- NEW BOUNDARY MARKED BY 1" IRON RODS WITH LB 3739 CAPS, UNLESS NOTED OTHERWISE.

"NOT INCLUDED" SHOWN FOR REFERENCE. REMAINDER PORTION OF SECTION 36, TWP. 39S., RNG. 20E. (VACANT 53.86 ACRES±)  
 JAMES E. MOORE III, TRUSTEE  
 0791-08.0003



- LEGEND**
- FOUND 4" x 4" CONCRETE MONUMENT (DISK NUMBER NOTED, IF ANY)
  - SET 4" x 4" CONCRETE MONUMENT WITH LB. 3739 DISC.
  - FOUND 1/2" OR 5/8" IRON ROD (CAP NUMBER NOTED, IF ANY)
  - FOUND 1/2" TO 1" IRON PIPE (NUMBER NOTED, IF ANY)
  - FOUND NAIL OR NAIL & DISC (NUMBER NOTED, IF ANY)
  - SET NAIL & DISC, LB #3739
  - PARENTHESES INDICATE RECORD BEARING OR DISTANCE DIFFERENT THAN MEASURED
  - UTILITY POLE & GUY ANCHOR
  - LIGHT POLE
  - OVERHEAD UTILITY LINES
  - TYPICAL SPOT ELEVATION
  - SPOT ELEVATION (POST CONSTRUCTION)
  - WATER METER
  - BACK FLOW PREVENTER
  - HYDRANT
  - CHAIN LINK FENCE
  - WIRE FENCE
  - WOOD FENCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.B. POINT OF BEGINNING
  - P.M. POINT OF COMMENCEMENT
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.M. PERMANENT CONTROL POINT
  - T.M. TEMPORARY BENCH MARK
  - B.S. BENCHMARK
  - NO. IRON PIPE
  - IR. IRON ROD
  - ARC. CONCRETE MONUMENT
  - E. ELEVATION
  - F.F. FINISH FLOOR
  - B.O. BACK OF CURB
  - F.L. FLOW LINE OF CURB
  - P.R.C. POINT OF REVERSE CURVATURE
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - R.O.W. RIGHT-OF-WAY
  - TWP. TOWNSHIP
  - REC. OFFICIAL RECORDS
  - O.R. OFFICIAL RECORDS INSTRUMENT
  - P.G.B. POINT OF BEGINNING

**DESCRIPTION OF REAL ESTATE: (NEW, PREPARED BY UNDERSIGNED 9-10-09)**

A PORTION OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE 13TH ADDITION TO PORT CHARLOTTE SUBDIVISION (PLAT BOOK 13, PAGE 12) ALSO, BEING THE NORTHEAST CORNER OF "TALON BAY UNIT ONE" (PLAT BOOK 44, PAGE 18), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AT FLORIDA STATE PLANE COORDINATES WEST ZONE N = 960990.63 FEET AND E = 573130.64 FEET, THENCE ALONG THE NORTHERLY, EASTERLY AND NORTHEASTERLY LINES OF SAID "TALON BAY UNIT ONE", THE FOLLOWING 6 COURSES: N.89°25'20"W., A DISTANCE OF 689.72 FEET; THENCE N.00°34'40"E., A DISTANCE OF 200.00 FEET; THENCE N.89°25'20"W., A DISTANCE OF 147.55 FEET TO A POINT ON THE EASTERLY LINE OF TALON BAY DRIVE AND A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 59°29'55", A CHORD BEARING OF N.19°23'32"W. AND A CHORD LENGTH OF 436.66 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 456.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.49°08'30"W. ALONG THE NORTHEASTERLY LINE OF SAID TALON BAY DRIVE, A DISTANCE OF 1145.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 259.19 FEET, A CENTRAL ANGLE OF 47°11'37", A CHORD BEARING OF N.25°32'42"W. AND A CHORD LENGTH OF 207.51 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 213.49 FEET TO THE MOST NORTHERLY CORNER OF SAID "TALON BAY UNIT ONE" AND A POINT OF TANGENCY OF SAID CURVE WITH THE EAST LINE OF ORTIZ BLVD., EXTENDED SOUTH FROM WARM MINERAL SPRINGS UNIT NO. 78, PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 78, PUBLIC RECORDS OF AFORESAID SARASOTA COUNTY; THENCE N.01°56'53"W., ALONG THE EAST LINE OF SAID ORTIZ BLVD., EXTENSION AND THE EAST LINE OF TALON BAY DRIVE, A DISTANCE OF 19.97 FEET TO THE "POINT OF BEGINNING"; THENCE CONTINUE N.01°56'53"W., ALONG THE EAST LINE OF SAID TALON BAY DRIVE, A DISTANCE OF 600.03 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE "TAMiami TRAIL" (US HIGHWAY #41); THENCE S.85°12'37"E., ALONG SAID SOUTH LINE, A DISTANCE OF 123.44 FEET TO A FOUND FDOT IRON ROD RIGHT-OF-WAY MARKER; THENCE S.85°16'42"E., ALONG SAID SOUTH LINE OF THE "TAMiami TRAIL", A DISTANCE OF 1001.25 FEET TO A FOUND FDOT IRON ROD RIGHT-OF-WAY MARKER; THENCE S.85°06'13"E., ALONG SAID SOUTH LINE OF THE "TAMiami TRAIL", A DISTANCE OF 74.31 FEET; THENCE S.04°43'18"W., A DISTANCE OF 277.46 FEET; THENCE N.85°16'42"W., A DISTANCE OF 636.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.49°43'18"W. AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.04°43'18"W., A DISTANCE OF 42.12 FEET; THENCE N.85°16'42"W., A DISTANCE OF 60.00 FEET; THENCE S.04°43'18"W., A DISTANCE OF 281.24 FEET; THENCE N.85°14'53"W., A DISTANCE OF 418.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.812 ACRES, MORE OR LESS.

FOR: ESTATE LANDS EXCAVATORS, INC.;  
 JAMES E. MOORE III, AS TRUSTEE OF  
 THE NORTH PORT DEVELOPMENT TRUST,  
 AGREEMENT, DATED JULY 11, 1997;  
 ROCK NORTH PORT, LLC;  
 NORTH PORT 1, LLC

**CERTIFICATE**

I, hereby certify that this Map/Report of Survey as shown and/or described herein represents the results of Field Surveys performed under my supervision that it is true and accurate to the best of my knowledge, information and belief and meets the requirements of Chapter 61G17-6, F.A.C. pursuant to Section 472.027, F.S. Subject to all notations as shown herein.

Van Buskirk/Fish & Associates, Inc., LB#3739

By:  
 Alan K. Fish, P.S.M.  
 Registered Professional Surveyor & Mapper  
 Florida Certificate No. 3941

Date of Survey: SEPTEMBER 8, 2009

"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to Survey maps or reports by other than the signing party is prohibited." (Chapter 61G17-6.003, (2), (6), F.A.C.)

**REVISIONS:**

NO.	DATE	BY
1	7-30-09	GC
2	8-8-09	GC
3	10-7-09	GC

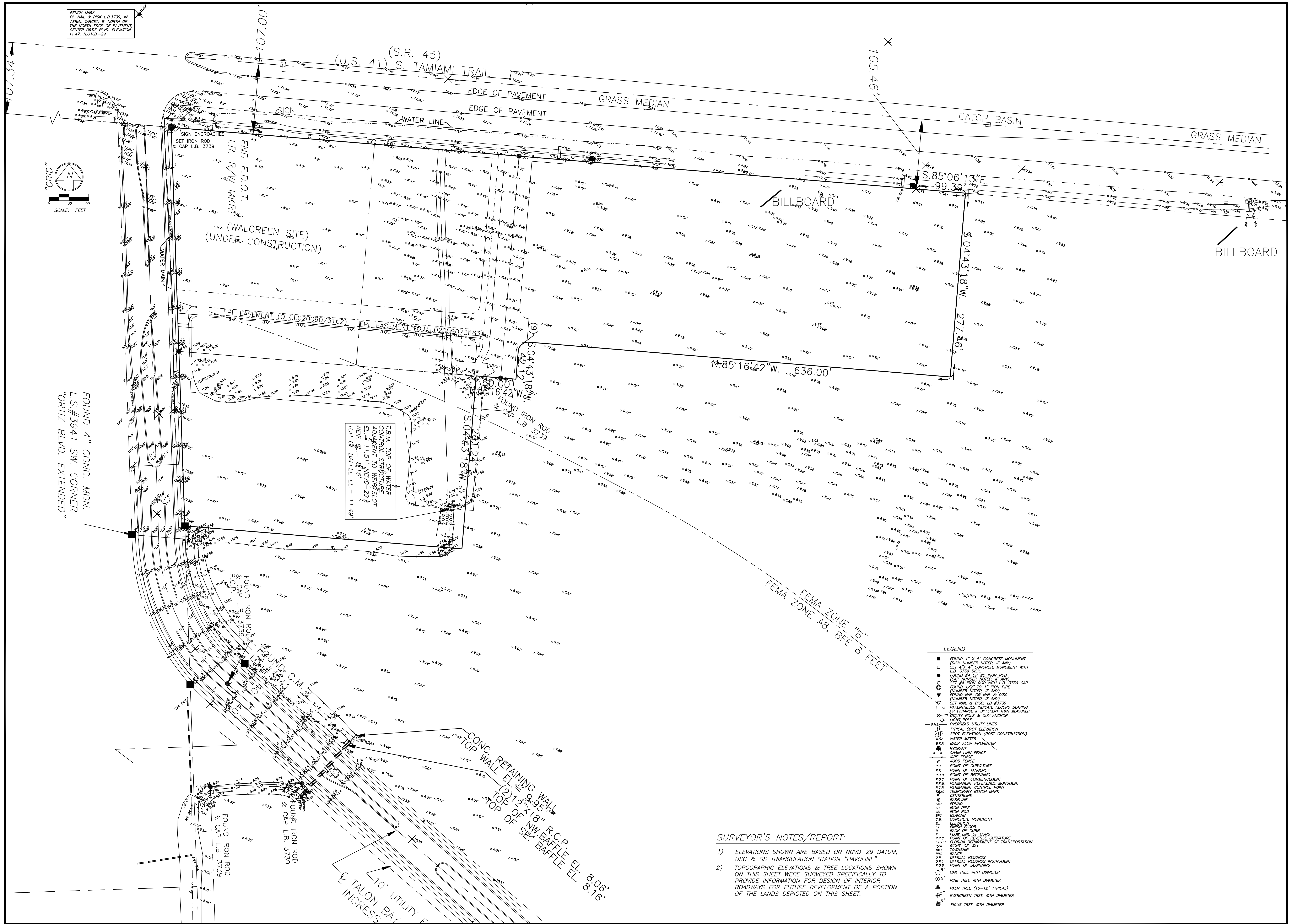
**MAP OF BOUNDARY SURVEY OF  
 A PORTION OF SECTION 36, TWP. 39S., RNG. 20E.  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA**

**Van Buskirk/Fish & Associates, Inc.**  
 Surveyors - Mappers -  
 Development Consultants

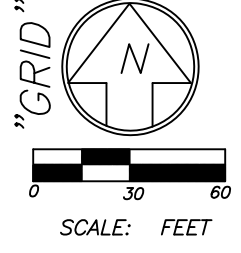
12450 Unit C Tamiami Trail • North Port, FL 34287 • (941) 426-0681  
 © 2009 VAN BUSKIRK / FISH & ASSOCIATES, INC.

DATE: 9-15-09  
 SCALE: AS NOTED  
 DRAWN: JS  
 PROJECT NO.: 07-1135-PB  
 SHEET 1  
 OF 1 SHEETS





BENCH MARK  
 IR W/L & DISK L.B. 3739, IN  
 AERIAL TARGET, 6' NORTH OF  
 THE NORTH EDGE OF PAVEMENT,  
 CENTER ORTIZ BLVD. ELEVATION  
 11.47, N.G.V.D.-29.



FOUND 4" CONC. MON.  
 L.S.#3941 SW CORNER  
 "ORTIZ BLVD. EXTENDED"

T.B.M. TOP OF WATER  
 CONTROL STRUCTURE  
 ADJACENT TO WIRE SLOT  
 ELEV. = 11.51', N.G.V.D.-29  
 TOP OF BAFFLE EL. = 11.49'

LEGEND

■	FOUND 4" x 4" CONCRETE MONUMENT (DISK NUMBER NOTED, IF ANY)
□	SET 4" x 4" CONCRETE MONUMENT WITH L.B. 3739 DISK
●	FOUND #4 OR #5 IRON ROD (CAP NUMBER NOTED, IF ANY)
○	SET #4 IRON ROD WITH L.B. 3739 CAP
○	FOUND 1/2" TO 1" IRON PIPE (NUMBER NOTED, IF ANY)
▼	FOUND NAIL OR NAIL & DISC (NUMBER NOTED, IF ANY)
▽	SET NAIL & DISC L.B. #3739
( )	PARENTHESES INDICATE RECORD BEARING OR DISTANCE IF DIFFERENT THAN MEASURED
○	UTILITY POLE & GUY ANCHOR
○	LIGHT POLE
—	OVERHEAD UTILITY LINES
○	TYPICAL SPOT ELEVATION
○	SPOT ELEVATION (POST CONSTRUCTION)
○	WATER METER
○	BACK FLOW PREVENTER
○	HYDRANT
○	CHAIN LINK FENCE
○	WIRE FENCE
○	WOOD FENCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
T.B.M.	TEMPORARY BENCH MARK
○	CENTERLINE
○	BASELINE
○	FOUND IRON PIPE
○	FOUND IRON ROD
○	BEARING
○	CONCRETE MONUMENT
○	ELEVATION
○	FINISH FLOOR
○	BACK OF CURB
○	FLOW LINE OF CURB
P.R.C.	POINT OF REVERSE CURVATURE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
R.O.W.	RIGHT-OF-WAY
TWP.	TOWNSHIP
RNG.	RANGE
SEC.	SECTION
O.R.	OFFICIAL RECORDS
O.I.	OFFICIAL RECORDS INSTRUMENT
P.O.B.	POINT OF BEGINNING
○	○ 5" OAK TREE WITH DIAMETER
○	○ 5" PINE TREE WITH DIAMETER
○	▲ 5" PALM TREE (10-12" TYPICAL)
○	○ 5" EVERGREEN TREE WITH DIAMETER
○	○ 5" FOLIUS TREE WITH DIAMETER

SURVEYOR'S NOTES/REPORT:

- ELEVATIONS SHOWN ARE BASED ON NGVD-29 DATUM, USCG & GS TRIANGULATION STATION "HAVOLINE"
- TOPOGRAPHIC ELEVATIONS & TREE LOCATIONS SHOWN ON THIS SHEET WERE SURVEYED SPECIFICALLY TO PROVIDE INFORMATION FOR DESIGN OF INTERIOR ROADWAYS FOR FUTURE DEVELOPMENT OF A PORTION OF THE LANDS DEPICTED ON THIS SHEET.

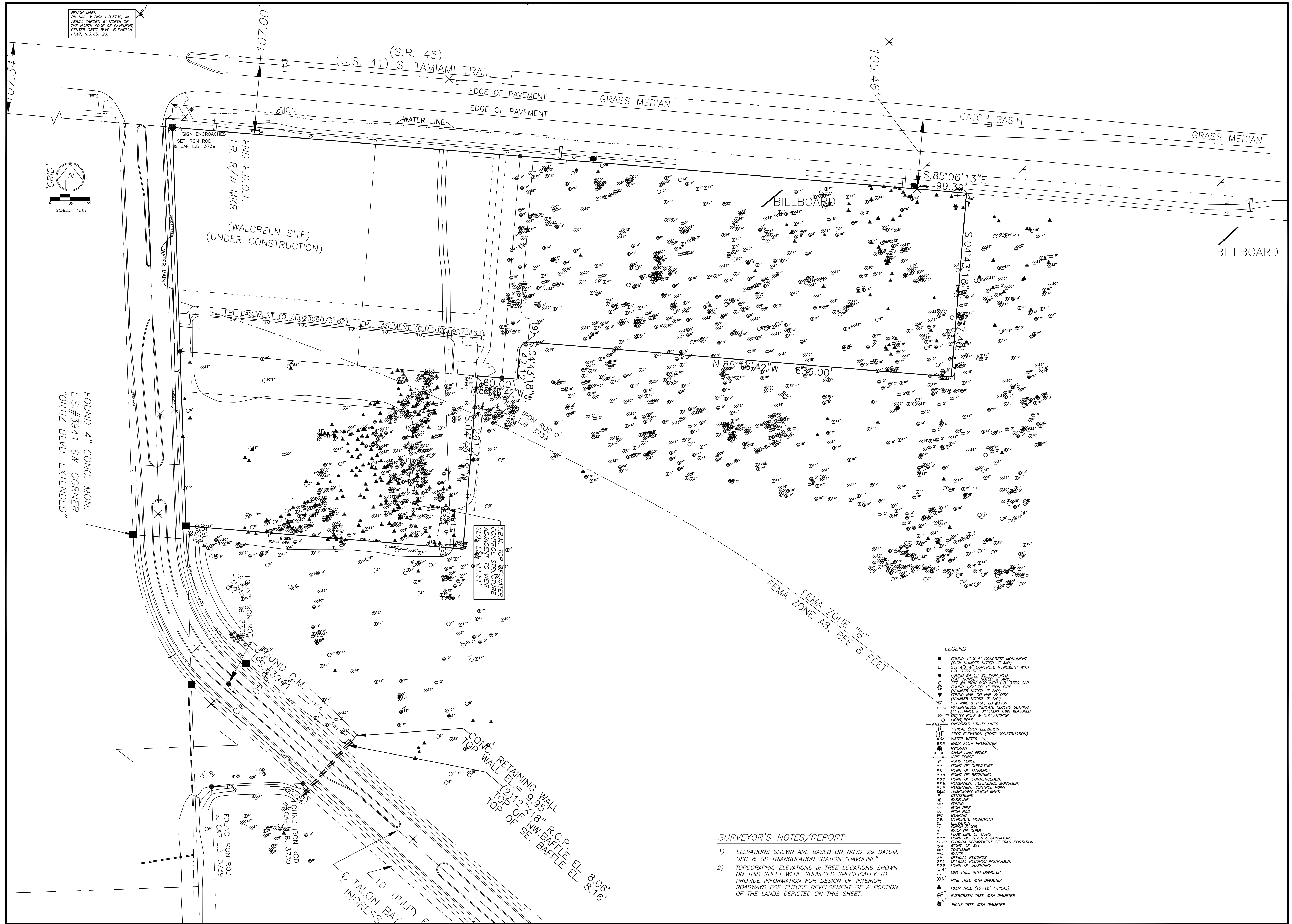
REVISIONS:

ADDED TOPO & TREES WALGREENS SITE FROM 2-25-08 SURVEY 6-15-08	JS
ADDED TOPO & TREES 7-14-2008	JS
DELETED OBSOLETE TOPO TALON BAY DRIVE, CORRECTED PARCEL 1 ACREAGE	JS
ADDED DRAINAGE SWALE E. OF PC 4-1-2009	GC

MAP OF TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 36, TWP. 39S., RNG. 20E., CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

**Van Buskirk/Fish & Associates, Inc.**  
**Surveyors - Mappers - Development Consultants**  
**VBF**  
 12450 Unit C Tamiami Trail • North Port, FL 34287 • (941) 426-0681

DATE:	2-26-2008
SCALE:	AS NOTED
DRAWN:	JS
PROJECT NO.	07-1135
SHEET 3	
OF 3 SHEETS	



REVISIONS:	BY:
ADDED TOPO & TREES WALGREENS SITE FROM 2-25-08 SURVEY 6-15-08	JS
ADDED TOPO & TREES 7-14-2008	JS
DELETED OBSOLETE TOPO TALON BAY DRIVE, CORRECTED PARCEL 1 ACREAGE	JS
ADDED DRAINAGE SWALE E. OF PC 4-1-2009	GC

MAP OF TREE SURVEY OF A PORTION OF SECTION 36, TWP. 39S.,  
 RNG. 20E.  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

**Van Buskirk/Fish & Associates, Inc.**  
**Surveyors - Mappers -**  
**Development Consultants**  
 12450 Unit C Tamiami Trail • North Port, FL 34287 • (941) 426-0681

DATE:	2-26-2008
SCALE:	AS NOTED
DRAWN:	JS
PROJECT NO.	07-1135
SHEET 2	
OF 3	SHEETS

**LEGEND**

- FOUND 4" X 4" CONCRETE MONUMENT (DISK NUMBER NOTED, IF ANY)
- SET 4" X 4" CONCRETE MONUMENT WITH L.B. 3739 DISK
- FOUND #4 OR #5 IRON ROD (CAP NUMBER NOTED, IF ANY)
- SET #4 IRON ROD WITH L.B. 3739 CAP
- FOUND 1/2" TO 1" IRON PIPE (NUMBER NOTED, IF ANY)
- ▽ FOUND NAIL OR NAIL & DISC (NUMBER NOTED, IF ANY)
- ▽ SET NAIL & DISC L.B. #3739
- ( ) PARENTHESES INDICATE RECORD BEARING OR DISTANCE IF DIFFERENT THAN MEASURED
- UTILITY POLE & GUY ANCHOR
- LIGHT POLE
- OVERHEAD UTILITY LINES
- TYPICAL SPOT ELEVATION
- SPOT ELEVATION (POST CONSTRUCTION)
- WATER METER
- W/M
- B.F.P. BACK FLOW PREVENTER
- HYDRANT
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- T.E.M. TEMPORARY BENCH MARK
- CENTERLINE
- BASELINE
- FOUND IRON PIPE
- IRON PIPE
- IRON ROD
- BEARING
- CONCRETE MONUMENT
- ELEVATION
- FINISH FLOOR
- BACK OF CURB
- FLOW LINE OF CURB
- P.A.C. POINT OF REVERSE CURVATURE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- RIGHT-OF-WAY
- TOWNSHIP
- RANGE
- OFFICIAL RECORDS
- OFFICIAL RECORDS INSTRUMENT
- P.O.B. POINT OF BEGINNING
- OAK TREE WITH DIAMETER
- PINE TREE WITH DIAMETER
- PALM TREE (10-12" TYPICAL)
- EVERGREEN TREE WITH DIAMETER
- FOCUS TREE WITH DIAMETER

**SURVEYOR'S NOTES/REPORT:**

- ELEVATIONS SHOWN ARE BASED ON NGVD-29 DATUM, USG & GS TRIANGULATION STATION "HAVOLINE"
- TOPOGRAPHIC ELEVATIONS & TREE LOCATIONS SHOWN ON THIS SHEET WERE SURVEYED SPECIFICALLY TO PROVIDE INFORMATION FOR DESIGN OF INTERIOR ROADWAYS FOR FUTURE DEVELOPMENT OF A PORTION OF THE LANDS DEPICTED ON THIS SHEET.

FOUND 4" CONC. MON.  
 L.S.#3941 SW CORNER  
 "ORTIZ BLVD. EXTENDED"

(WALGREEN SITE)  
 (UNDER CONSTRUCTION)

CONC. RETAINING WALL  
 (2) 12" X 18" R.C.P. E. EL. 8.06'  
 TOP OF SE. BAFFLE EL. 8.16'

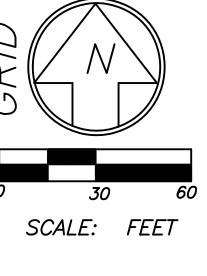
10' UTILITY EGRESS

FOUND IRON ROD & CAP L.B. 3739

FOUND IRON ROD & CAP L.B. 3739

F.B.M. TOP OF WATER ADJACENT TO WATER SIGN ELEV. 11.51'

FOUND IRON ROD & CAP L.B. 3739



BENCH MARK  
 IR. NAIL & DISK L.B. 3739, IN AERIAL TARGET, 6' NORTH OF THE NORTH EDGE OF PAVEMENT, CENTER ORTIZ BLVD. ELEVATION 11.47, N.G.V.D.-29.



# ARBORS BUSINESS CENTER

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH, RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA 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.

**DESCRIPTION OF REAL ESTATE:**

A PORTION OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE 13TH ADDITION TO PORT CHARLOTTE SUBDIVISION (PLAT BOOK 13, PAGE 12) ALSO, BEING THE NORTHEAST CORNER OF "TALON BAY UNIT ONE" (PLAT BOOK 44, PAGE 18), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AT FLORIDA STATE PLANE COORDINATES WEST ZONE N.= 983990.63 FEET AND E.= 573130.64 FEET; THENCE ALONG THE NORTHERLY, EASTERLY AND NORTHEASTERLY LINES OF SAID "TALON BAY UNIT ONE", THE FOLLOWING 6 COURSES: N.89°25'20"W., A DISTANCE OF 689.72 FEET; THENCE N.00°34'40"E., A DISTANCE OF 200.00 FEET; THENCE N.89°25'20"W., A DISTANCE OF 147.55 FEET TO A POINT ON THE EASTERLY LINE OF TALON BAY DRIVE AND A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 59°29'55", A CHORD BEARING OF N.19°23'32"W. AND A CHORD LENGTH OF 436.66 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 456.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.49°08'30"W. ALONG THE NORTHEASTERLY LINE OF TALON BAY DRIVE, A DISTANCE OF 1145.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 259.19 FEET, A CENTRAL ANGLE OF 47°11'37", A CHORD BEARING OF N.25°32'42"W. AND A CHORD LENGTH OF 207.51 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 213.49 FEET TO THE MOST NORTHERLY CORNER OF SAID "TALON BAY ONE" AND A POINT OF TANGENCY OF SAID CURVE WITH THE EAST LINE OF ORTIZ BLVD., EXTENDED SOUTH FROM WARM MINERAL SPRINGS UNIT NO. 78, PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 78, PUBLIC RECORDS OF AFORESAID SARASOTA COUNTY; THENCE N.01°56'53"W., ALONG THE EAST LINE OF SAID ORTIZ BLVD. EXTENSION AND THE EAST LINE OF TALON BAY DRIVE, A DISTANCE OF 19.97 FEET TO THE "POINT OF BEGINNING"; THENCE CONTINUE N.01°56'53"W., ALONG THE EAST LINE OF SAID TALON BAY DRIVE, A DISTANCE OF 600.03 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE "TAMIAMI TRAIL" (US HIGHWAY #41); THENCE S.85°12'37"E., ALONG SAID SOUTH LINE, A DISTANCE OF 123.44 FEET TO A FOUND FDOT IRON ROD RIGHT-OF-WAY MARKER; THENCE S.85°16'42"E., ALONG SAID SOUTH LINE OF THE "TAMIAMI TRAIL", A DISTANCE OF 1001.25 FEET TO A FOUND FDOT IRON ROD RIGHT-OF-WAY MARKER; THENCE S.85°06'13"E., ALONG SAID SOUTH LINE OF THE "TAMIAMI TRAIL", A DISTANCE OF 74.31 FEET; THENCE S.04°43'18"W., A DISTANCE OF 277.46 FEET; THENCE N.85°16'42"W., A DISTANCE OF 636.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.49°43'18"W. AND A CHORD LENGTH OF 21.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.04°43'18"W., A DISTANCE OF 42.12 FEET; THENCE N.85°16'42"W., A DISTANCE OF 60.00 FEET; THENCE S.04°43'18"W., A DISTANCE OF 261.24 FEET; THENCE N.85°14'53"W., A DISTANCE OF 418.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.812 ACRES, MORE OR LESS.

**CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD**

STATE OF FLORIDA )  
 )SS  
 COUNTY OF SARASOTA )

It is hereby certified that this plat has been officially approved for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

BY: \_\_\_\_\_  
 Chairman

**CERTIFICATE OF APPROVAL OF CITY COMMISSION**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF SARASOTA )

It is hereby certified that this plat of ARBORS BUSINESS CENTER as contained within this plat, has been approved by the City Commission of the City of North Port, Florida.

Attest: \_\_\_\_\_ Chairman of the Board of City Commissioners  
 City Clerk  
 Date Approved: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP & DEDICATION: ARBORS BUSINESS CENTER**

KNOW ALL MEN BY THESE PRESENTS, that WALGREENS CO., acting by and with authority of its Board of Directors, NORTH PORT 1, LLC a Florida limited liability company, by its manager, acting by and with the authority of its members, ESTATE LANDS EXCAVATORS, INC., a Florida Corporation and ARIANNA R. FILEMAN, AS TRUSTEE OF THE NORTH PORT DEVELOPMENT TRUST AGREEMENT, DATED JULY 11, 1997 (Collectively The Developers ) certify ownership by said entities of the property described herein as "ARBORS BUSINESS CENTER" and does hereby dedicate all of the Tracts and Easements as hereinafter described for the purposes stated therein, reserving unto the Developer, its successors or assigns, the reversion or reversions thereof whenever discontinued by law.

- TRACT "A" for Ingress and Egress, Public Utilities, Drainage and Landscaping.
- TRACT "B" for Drainage, Storm Water Management and Landscaping.
- Drainage & Public Utility (D.U.E.) easements as shown and depicted on this Plat.
- The 25 foot wide Drainage Easement crossing Lots 3 & 4, is subject to rights of Ingress & Egress to the 35 foot wide Ingress/Egress, Drainage & Utility Easement along the South lines of said Lots.
- Together with and Subject to all other easements as may be shown by dashed lines on this Plat for the purposes stated thereon.

DEVELOPERS do further hereby dedicate to the CITY OF NORTH PORT, FLORIDA:

TRACT "C" for Public Utilities and the operation & maintenance of a Sanitary Sewer Pumping Station. Together with rights of ingress and egress over and across all other easements containing roadways and sewer and water utilities for the purpose of providing authorized governmental services.

The platted utility easements dedicated by this plat are for the installation of underground utility lines only and 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 WITNESS WHEREOF, the undersigned have set their hand and seal and caused these presents to be executed by the persons named hereafter.

WALGREENS CO. By: \_\_\_\_\_, Vice President

PRINT NAME: \_\_\_\_\_ (P.I.D.# 0791-07-0008)

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

STATE OF ILLINOIS  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Vice President of WALGREENS CO. who is personally known to me.

My Commission Expires \_\_\_\_\_  
 Notary Public, State of Florida

NORTH PORT 1, LLC By: \_\_\_\_\_ Richard E. Renfro, Managing Member NORTH PORT 1, LLC., (P.I.D.# 0791-07-0001)

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Managing Member, of NORTH PORT 1, LLC. who is personally known to me.

My Commission Expires \_\_\_\_\_  
 Notary Public, State of Florida

ESTATE LANDS EXCAVATORS, INC., (P.I.D.# 0791-07-0002)

By: \_\_\_\_\_ Steven F. Barnhardt, President

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, President of ESTATE LANDS EXCAVATORS, INC. who is personally known to me.

My Commission Expires \_\_\_\_\_  
 Notary Public, State of Florida

ARIANNA R. FILEMAN, AS TRUSTEE OF THE NORTH PORT DEVELOPMENT TRUST AGREEMENT, DATED JULY 11, 1997 (P.I.D.# 0791-08-0003)

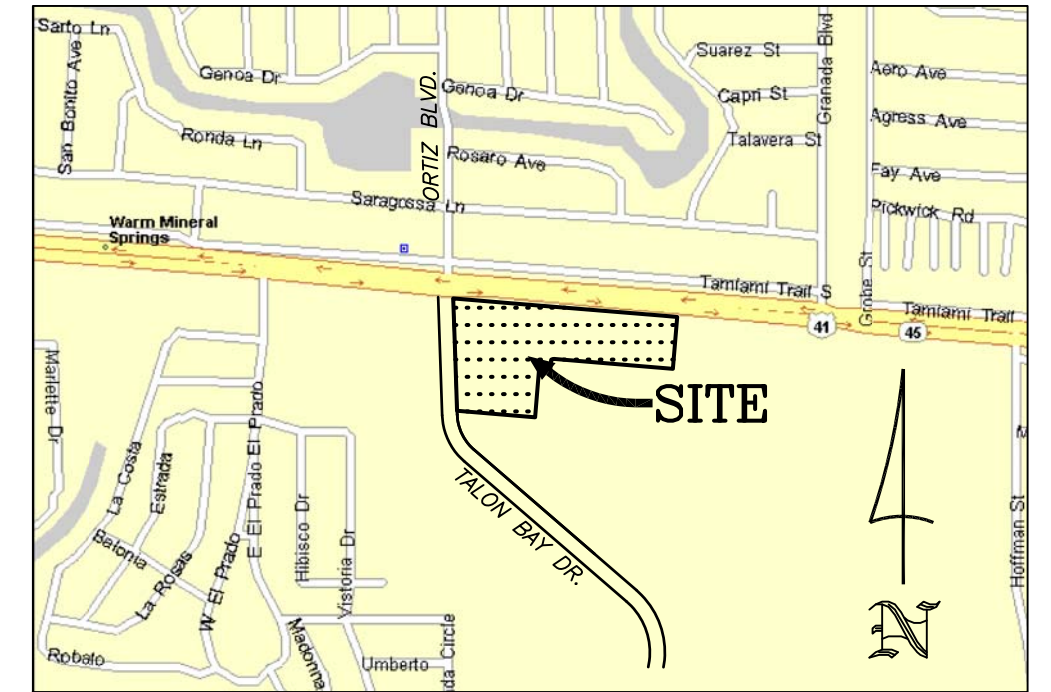
By: \_\_\_\_\_ Arianna R. Fileman, Trustee

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, TRUSTEE OF THE NORTH PORT DEVELOPMENT TRUST AGREEMENT, DATED JULY 11, 1997 who is personally known to me.

My Commission Expires \_\_\_\_\_  
 Notary Public, State of Florida



**VICINITY MAP**  
**NORTH PORT, FLORIDA**  
 NOT TO SCALE

**CERTIFICATE OF APPROVAL OF SURVEYOR REVIEWING PLAT FOR THE CITY OF NORTH PORT, FLORIDA.**

I hereby certify that I have reviewed this plat and in my opinion it conforms with the requirements of Chapter 177, Part I, Florida Statutes.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Registration No. \_\_\_\_\_

**CITY ATTORNEY APPROVAL**

I, the undersigned, as City Attorney, for the City of North Port, Florida,

certify that I have examined and approved this Plat, this \_\_\_\_\_ day of \_\_\_\_\_, a.d. 20\_\_\_\_.

By: \_\_\_\_\_  
 City Attorney, City of North Port

**CERTIFICATE OF APPROVAL OF CITY ENGINEER**

I hereby certify that I have reviewed this plat and in my opinion it conforms with Chapter 37, Subdivision Regulations of the City of North Port's Unified Land Development Code, Ordinance No. 90-28.

\_\_\_\_\_  
 City Engineer  
 Registration No. \_\_\_\_\_

**CERTIFICATE OF RECORDING BY THE CLERK OF CIRCUIT COURT (STATE OF FLORIDA)**

\_\_\_\_\_) SS  
 COUNTY OF SARASOTA )  
 I, Karen E. Rushing, Clerk of Circuit Court of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been

filed for record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Sarasota County, Florida this \_\_\_\_\_ day of \_\_\_\_\_, a.d. 20\_\_\_\_.

Karen E. Rushing  
 Clerk of the Circuit Court  
 Sarasota County, Florida  
 By: \_\_\_\_\_  
 Deputy Clerk

**SURVEYORS CERTIFICATE**

I, the undersigned Registered Professional Surveyor and Mapper, hereby certifies that this plat was prepared under my direction and supervision and that to the best of my knowledge and belief this Plat complies with all of the survey requirements of Chapter 177, Part I, Florida Statutes and the City of North Port, Unified Land Development Code, "Subdivision Regulations". Permanent Reference Monuments ("P.R.M.'s") were set on: September 26, 2009.

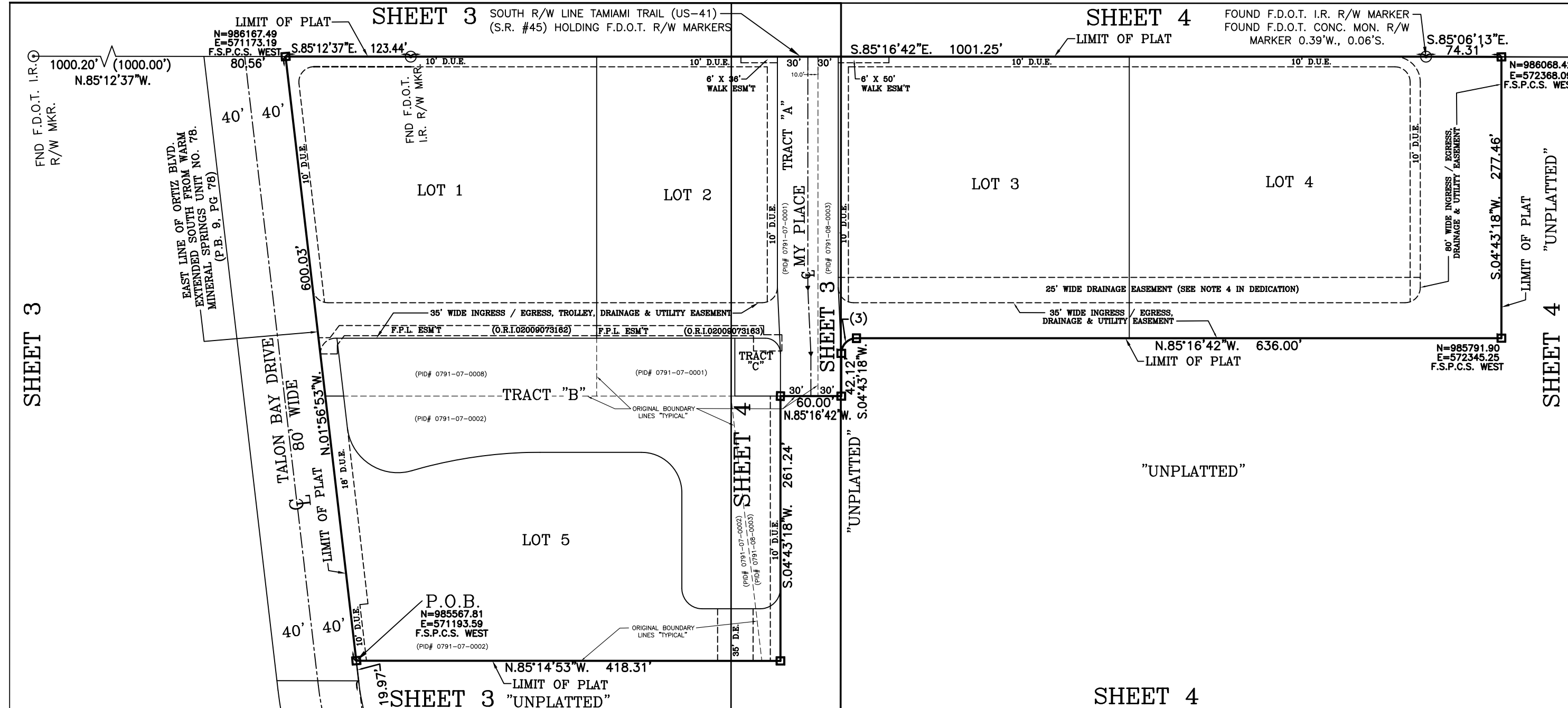
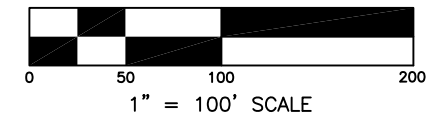
By: \_\_\_\_\_ Date of Plat: OCTOBER 13th, 2009  
 Alan k. Fish, PSM  
 Registered Professional Surveyor & Mapper  
 Florida Certificate No. 3941

Van Buskirk / Fish & Associates, Inc., L.B. #3739  
 12450 Tamiami Trail, North Port, FL. 34287  
 Phone (941-426-0681)

# ARBORS BUSINESS CENTER

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH,  
RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA  
OVERALL BOUNDARY & KEY MAP FOR DETAIL SHEETS

TAMIAMI TRAIL (U.S. 41) BASELINE OF RIGHT-OF-WAY PER F.D.O.T.  
(S.R. 45) R/W MAP SECTION. 17010-2505

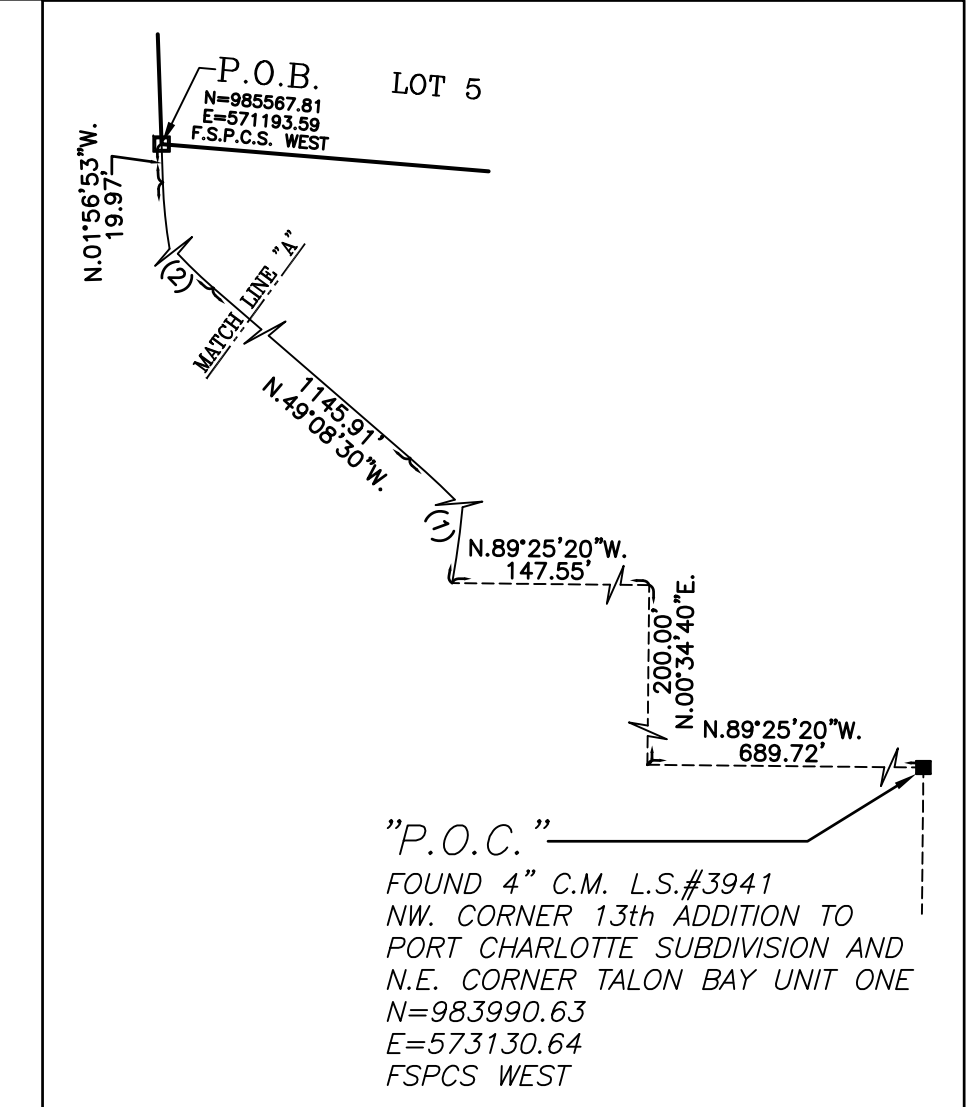


- LEGEND ALL SHEETS**
- INDICATES PERMANENT REFERENCE MONUMENT 4" CONCRETE MONUMENT WITH L.B. 3739 DISK
  - ▼ INDICATES PERMANENT CONTROL POINT P.K. NAIL & DISK NUMBER LB 3739
  - INDICATES F.D.O.T. IRON ROD R/W MARKER
  - (R) INDICATES RADIAL LOT LINE
  - (NR) INDICATES NON RADIAL LOT LINE
  - INDICATES OFFICIAL RECORD
  - O.R.I. INDICATES OFFICIAL RECORD INSTRUMENT
  - P. INDICATES PAGE
  - INDICATES TRACT
  - TR. INDICATES RIGHT-OF-WAY
  - R/W INDICATES POINT OF BEGINNING
  - P.O.B. INDICATES POINT OF BEGINNING
  - P.O.C. INDICATES CENTERLINE
  - ± INDICATES SQUARE FOOTAGE ±
  - ESM'T INDICATES EASEMENT
  - D.U.E. INDICATES DRAINAGE & UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - (3) NUMBER FOR CURVE TABLE

- NOTES ALL SHEETS:**
- 1) BEARINGS ARE GRID BEARINGS FLORIDA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD 1983 / 90. DISTANCES ARE GROUND DISTANCES SCALE FACTOR IS 0.9999485.
  - 2) TOTAL OF LOT DIMENSIONS MAY VARY SLIGHTLY FROM OVERALL DIMENSIONS DUE TO ROUNDING OFF TO THE NEAREST 100TH OF A FOOT.
  - 3) COORDINATES SHOWN ARE FLORIDA STATE PLANE COORDINATES, WEST ZONE NAD 1983/90. SEE PLAT FOR BEARING EQUATION RELATING TO FSPCS - WEST GRID BEARING.
  - 4) EASEMENT DIMENSIONS LABELED ARE EASEMENT WIDTHS.
  - 5) DISTANCES & COORDINATES ARE U.S. SURVEY FEET.

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	440.00'	59°29'55"	456.92'	251.47'	436.66'	N.19°23'32"W.
2	259.19'	47°11'37"	213.49'	113.22'	207.51'	N.25°32'42"W.
3	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.49°43'18"W.

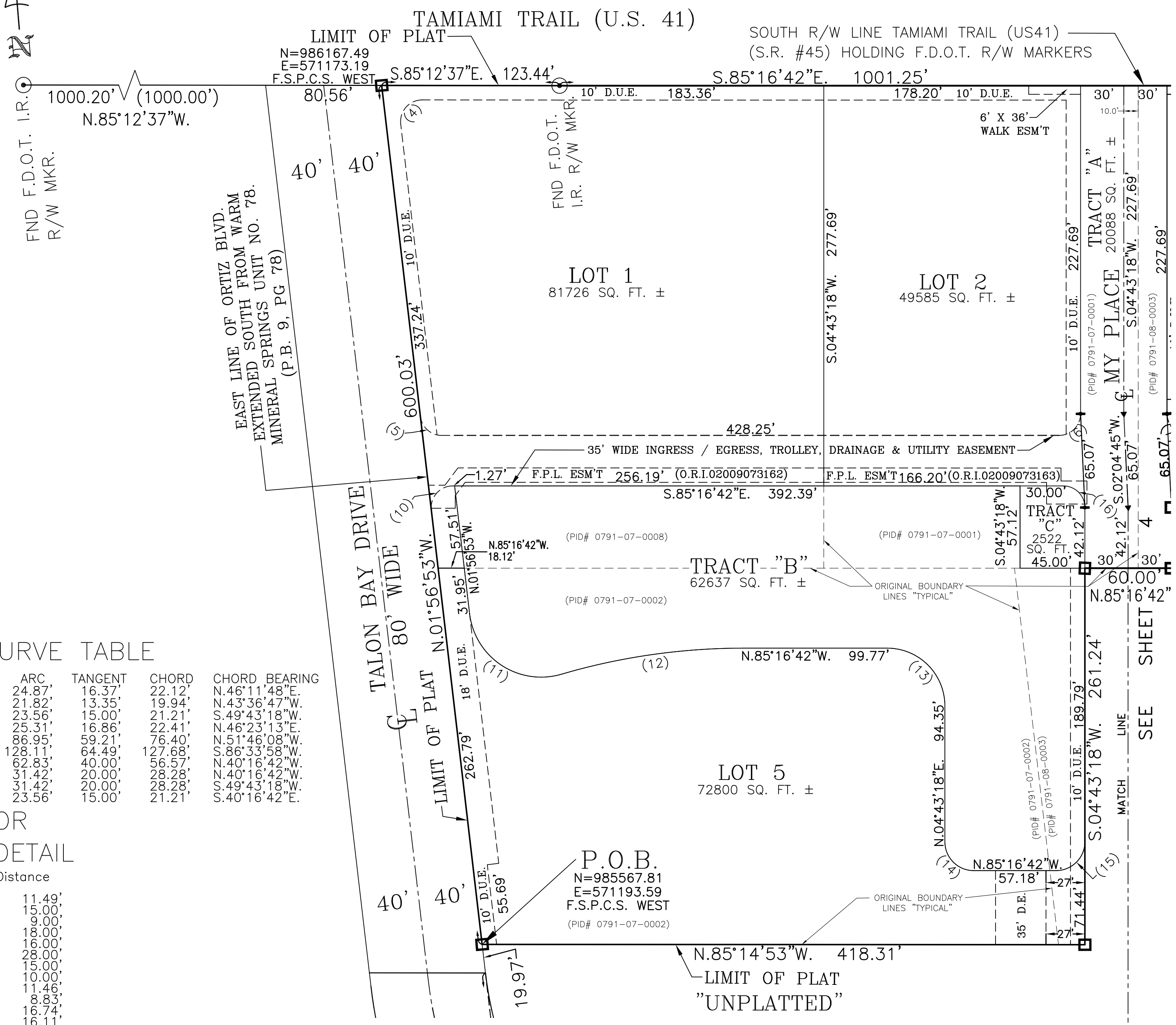
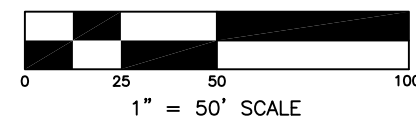


**Van Buskirk / Fish & Associates, Inc.**  
Surveyors - Mappers - Development Consultants **VBF**



# ARBORS BUSINESS CENTER

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH,  
RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

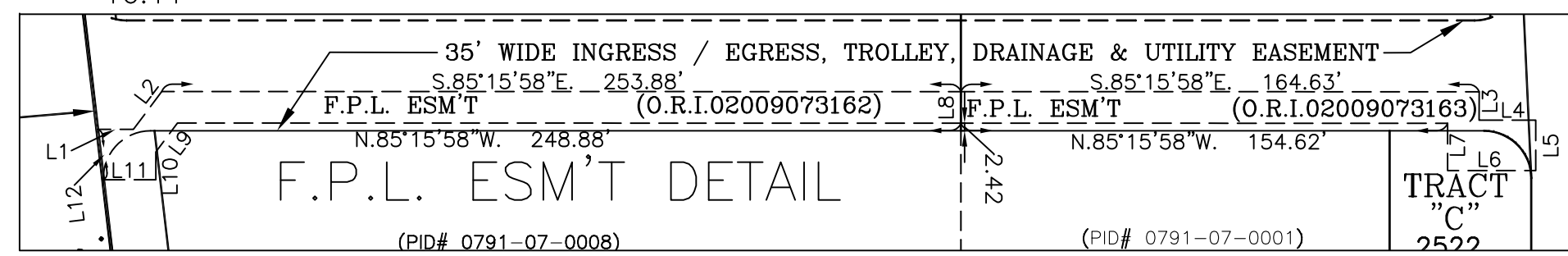


## CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
4	15.00'	94°59'41"	24.87'	16.37'	22.12'	N.46°11'48"E.
5	15.00'	83°19'49"	21.82'	13.35'	19.94'	N.43°36'47"W.
6	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.49°43'18"W.
10	15.00'	96°40'11"	25.31'	16.86'	22.41'	N.46°23'13"E.
11	50.00'	99°38'29"	86.95'	59.21'	76.40'	N.51°46'08"W.
12	450.00'	16°18'40"	128.11'	64.49'	127.68'	S.86°33'58"W.
13	40.00'	90°00'00"	62.83'	40.00'	56.57'	N.40°16'49"W.
14	20.00'	90°00'00"	31.42'	20.00'	28.28'	N.40°16'42"W.
15	20.00'	90°00'00"	31.42'	20.00'	28.28'	S.49°43'18"W.
16	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.40°16'42"E.

## LINE TABLE FOR F.P.L. ESM'T DETAIL

Line	Bearing	Distance
L1	S.85°15'58"E.	11.49'
L2	N.41°35'06"E.	15.00'
L3	S.04°44'31"W.	9.00'
L4	S.85°15'58"E.	18.00'
L5	S.04°44'02"W.	16.00'
L6	N.85°15'58"W.	28.00'
L7	N.04°44'31"E.	15.00'
L8	N.04°43'18"E.	10.00'
L9	S.41°35'06"W.	11.46'
L10	S.04°44'02"W.	8.83'
L11	N.85°15'58"W.	16.74'
L12	N.01°56'53"W.	16.11'



**Van Buskirk / Fish & Associates, Inc.**  
Surveyors - Mappers -  
Development Consultants **VBF**

# ARBORS BUSINESS CENTER

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH,  
RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

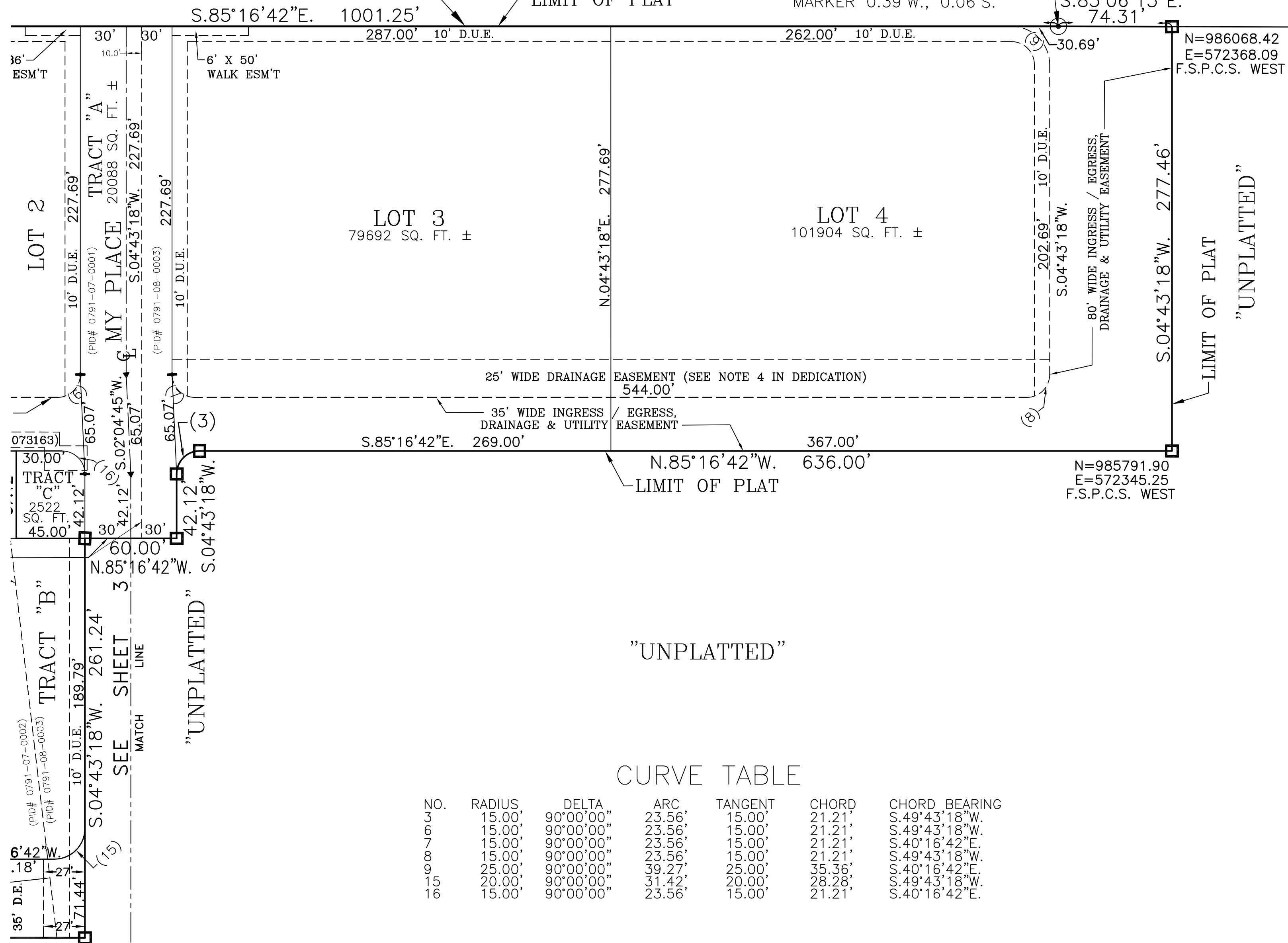
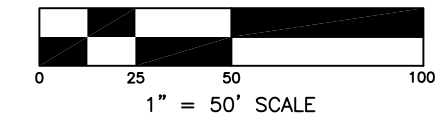
PLAT BOOK 47 PAGE 37 C

SHEET 4 OF 4 SHEETS

## TAMIAMI TRAIL (U.S. 41)

SOUTH R/W LINE TAMIAMI TRAIL (US-41)  
(S.R. #45) HOLDING F.D.O.T. R/W MARKERS

FOUND F.D.O.T. I.R. R/W MARKER  
FOUND F.D.O.T. CONC. MON. R/W  
MARKER 0.39'W., 0.06'S.



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
3	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.49°43'18"W.
6	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.49°43'18"W.
7	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.40°16'42"E.
8	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.49°43'18"W.
9	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.40°16'42"E.
15	20.00'	90°00'00"	31.42'	20.00'	28.28'	S.49°43'18"W.
16	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.40°16'42"E.

**Van Buskirk / Fish & Associates, Inc.**  
Surveyors - Mappers -  
Development Consultants **VBF**



# ARBORS BUSINESS CENTER

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH, RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA 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.

**DESCRIPTION OF REAL ESTATE:**

A PORTION OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE 13TH ADDITION TO PORT CHARLOTTE SUBDIVISION (PLAT BOOK 44, PAGE 12) ALSO, BEING THE NORTHEAST CORNER OF "TALON BAY UNIT ONE" (PLAT BOOK 44, PAGE 18), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AT FLORIDA STATE PLANE COORDINATES WEST ZONE N.= 983990.63 FEET AND E.= 573130.64 FEET; THENCE ALONG THE NORTHERLY, EASTERLY AND NORTHEASTERLY LINES OF SAID "TALON BAY UNIT ONE", THE FOLLOWING 5 COURSES: N.89°25'20"W., A DISTANCE OF 689.72 FEET; THENCE N.00°34'40"E., A DISTANCE OF 200.00 FEET; THENCE N.89°25'20"W., A DISTANCE OF 147.55 FEET TO A POINT ON THE EASTERLY LINE OF TALON BAY DRIVE AND A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 59°29'55", A CHORD BEARING OF N.19°23'32"W. AND A CHORD LENGTH OF 436.66 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 456.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.49°08'30"W. ALONG THE NORTHEASTERLY LINE OF SAID TALON BAY DRIVE, A DISTANCE OF 424.50 FEET FEET TO THE "POINT OF BEGINNING"; THENCE CONTINUE N.49°08'30"W., ALONG SAID NORTHEASTERLY LINE OF TALON BAY DRIVE, A DISTANCE OF 746.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 259.19 FEET, A CENTRAL ANGLE OF 47°11'37", A CHORD BEARING OF N.25°32'41"W. AND A CHORD LENGTH OF 207.51 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 213.49 FEET TO THE MOST NORTHERLY CORNER OF SAID "TALON BAY UNIT ONE" AND A POINT OF TANGENCY OF SAID CURVE WITH THE EAST LINE OF ORTIZ BLVD., EXTENDED SOUTH FROM WARM MINERAL SPRINGS UNIT NO. 78, PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 78, PUBLIC RECORDS OF AFORESAID SARASOTA COUNTY; THENCE N.01°56'53"W., ALONG THE EAST LINE OF SAID ORTIZ BLVD. EXTENSION AND THE EAST LINE OF TALON BAY DRIVE, A DISTANCE OF 620.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE "TAMIAMI TRAIL"(US HIGHWAY #41); THENCE S.85°12'37"E., ALONG SAID SOUTH LINE, A DISTANCE OF 123.44 FEET TO A FOUND FDOT IRON ROD RIGHT-OF-WAY MARKER; THENCE S.85°16'42"E., ALONG SAID SOUTH LINE OF THE "TAMIAMI TRAIL", A DISTANCE OF 1001.25 FEET TO A FOUND FDOT IRON ROD RIGHT-OF-WAY MARKER; THENCE S.85°06'13"E., ALONG SAID SOUTH LINE OF THE "TAMIAMI TRAIL", A DISTANCE OF 99.39 FEET TO THE POINT OF CUSP OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°10'29", A CHORD BEARING OF S.49°48'33"W. AND A CHORD LENGTH OF 35.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.04°43'18"W., A DISTANCE OF 252.39 FEET; THENCE N.85°16'42"W., A DISTANCE OF 463.00 FEET; THENCE S.04°43'18"W., A DISTANCE OF 318.35 FEET; THENCE N.85°16'42"W., A DISTANCE OF 188.00 FEET; THENCE S.04°43'18"W., A DISTANCE OF 194.14 FEET; THENCE S.85°16'42"E., A DISTANCE OF 21.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 28°51'29", A CHORD BEARING OF S.70°50'57"E. AND A CHORD LENGTH OF 24.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 25.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.56°25'13"E., A DISTANCE OF 146.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 28°51'29", A CHORD BEARING OF S.70°50'57"E. AND A CHORD LENGTH OF 9.97 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 10.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.85°16'42"E., A DISTANCE OF 219.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 32°48'59", A CHORD BEARING OF N.78°18'49"E. AND A CHORD LENGTH OF 11.30 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 11.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.61°54'19"E., A DISTANCE OF 110.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 122°48'59", A CHORD BEARING OF S.56°41'11"E. AND A CHORD LENGTH OF 73.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 90.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.04°43'18"W., A DISTANCE OF 61.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 54°51'10", A CHORD BEARING OF S.32°08'53"W. AND A CHORD LENGTH OF 46.06 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.59°34'28"W., A DISTANCE OF 211.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 18°42'58", A CHORD BEARING OF S.50°12'59"W. AND A CHORD LENGTH OF 108.94 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 109.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.40°51'30"W., A DISTANCE OF 115.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.06 ACRES, MORE OR LESS.

**CERTIFICATE OF APPROVAL OF CITY COMMISSION**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF SARASOTA )

It is hereby certified that this plat of ARBORS BUSINESS CENTER as contained within this plat, has been approved by the City Commission of the City of North Port, Florida.

By: \_\_\_\_\_  
 Chairman of the Board of City Commissioners  
 Attest: \_\_\_\_\_  
 City Clerk  
 Date Approved: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF SARASOTA )

It is hereby certified that this plat has been officially approved for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

By: \_\_\_\_\_  
 Chairman

**CERTIFICATE OF OWNERSHIP & DEDICATION: ARBORS BUSINESS CENTER**

KNOW ALL MEN BY THESE PRESENTS, that ROCK NORTH PORT, LLC a Florida limited liability company, by its manager, acting by and with the authority of its members, NORTH PORT 1, LLC a Florida limited liability company, by its manager, acting by and with the authority of its members, ESTATE LANDS EXCAVATORS, INC., a Florida Corporation and JAMES E. MOORE, III, AS TRUSTEE OF THE NORTH PORT DEVELOPMENT TRUST AGREEMENT, DATED JULY 11, 1997 ( The Developers) certify ownership by said entities of the property described herein as "ARBORS BUSINESS CENTER" and does hereby dedicate to the ARBORS BUSINESS CENTER ASSOCIATION, a Florida not-for-profit corporation (the "Association") all of the Tracts and Easements as hereinafter described for the purposes stated therein, reserving unto the Developer, its successors or assigns, the reversion or reversions thereof whenever discontinued by law. Also, the Developers by this dedication do hereby release, vacate and abrogate all those easements described in official records instrument #2008108478, public records of Sarasota County, Florida in favor of the easements shown and described in this Plat.

1. TRACT "B" for the future development of Public Roadway Ingress and Egress, Drainage, Public Utilities and Landscaping.
2. TRACTS "C", "D" & "E" for Drainage, Storm Water Management and Landscaping.
3. Drainage & Public Utility (D.U.E.) easements adjacent to, Talon Bay Drive, Tamiami Trail, Tract "A" and Tract "B" as depicted on this Plat.
4. Together with and subject to all other easements as may be shown by dashed lines on this Plat for the purposes stated thereon.
5. The 25 foot wide Drainage Easement crossing Lots 3 & 4 is subject to rights of Ingress & Egress to the 35 foot wide Ingress/Egress, Drainage & Utility Easement along the South lines of said Lots.

DEVELOPERS do further hereby dedicate to the CITY OF NORTH PORT, FLORIDA:

1. TRACT "A" for Public Roadway Ingress and Egress, Drainage, Public Utilities and Landscaping.
2. TRACT "F" for the operation & maintenance of a Sanitary Sewer Pumping Station.

together with rights of ingress and egress over and across all other easements containing roadways and sewer and water utilities for the purpose of providing authorized governmental services.

The platted utility easements dedicated by this plat 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 WITNESS WHEREOF, the undersigned have set their hand and seal and caused these presents to be executed by the persons named hereafter.

ROCK NORTH PORT, LLC By: \_\_\_\_\_ Greg Zuckerman, Managing Member ROCK NORTH PORT, LLC., (P.I.D.# 0791-07-0008)

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
 STATE OF FLORIDA  
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
 Managing Member, of ROCK NORTH PORT, LLC. who is personally known to me.

My Commission Expires \_\_\_\_\_  
 Notary Public, State of Florida

NORTH PORT 1, LLC By: \_\_\_\_\_ Richard E. Renfro, Managing Member NORTH PORT 1, LLC., (P.I.D.# 0791-07-0001)

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
 STATE OF FLORIDA  
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
 Managing Member, of NORTH PORT 1, LLC. who is personally known to me.

My Commission Expires \_\_\_\_\_  
 Notary Public, State of Florida

ESTATE LANDS EXCAVATORS, INC., (P.I.D.# 0791-07-0002)

By: \_\_\_\_\_ Steven F. Barnhardt, President  
 WITNESS: \_\_\_\_\_  
 WITNESS: \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
 President of ESTATE LANDS EXCAVATORS, INC. who is personally known to me.

My Commission Expires \_\_\_\_\_  
 Notary Public, State of Florida

JAMES E. MOORE, III, AS TRUSTEE OF THE NORTH PORT DEVELOPMENT TRUST AGREEMENT DATED JULY 11, 1997, (P.I.D.# 0791-08-0003)

By: \_\_\_\_\_ James E. Moore, III, Trustee  
 WITNESS: \_\_\_\_\_  
 WITNESS: \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, TRUSTEE OF THE NORTH PORT DEVELOPMENT TRUST AGREEMENT, DATED JULY 11, 1997 who is personally known to me.

My Commission Expires \_\_\_\_\_  
 Notary Public, State of Florida



**VICINITY MAP**  
**NORTH PORT, FLORIDA**  
 NOT TO SCALE

**CERTIFICATE OF APPROVAL OF SURVEYOR REVIEWING PLAT FOR THE CITY OF NORTH PORT, FLORIDA.**

I hereby certify that I have reviewed this plat and in my opinion it conforms with the requirements of Chapter 177, Part I, Florida Statutes.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Registration No. \_\_\_\_\_

**CITY ATTORNEY APPROVAL**  
 I, the undersigned, as City Attorney, for the City of North Port, Florida, certify that I have examined and approved this Plat, this \_\_\_\_\_ day of \_\_\_\_\_, a.d. 20\_\_\_\_.

By: \_\_\_\_\_  
 City Attorney, City of North Port

**CERTIFICATE OF APPROVAL OF CITY ENGINEER**

I hereby certify that I have reviewed this plat and in my opinion it conforms with Chapter 37, Subdivision Regulations of the City of North Port's Unified Land Development Code, Ordinance No. 90-28.

City Engineer  
 Registration No. \_\_\_\_\_

**CERTIFICATE OF RECORDING BY THE CLERK OF CIRCUIT COURT**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF SARASOTA )  
 I, Karen E. Rushing, Clerk of Circuit Court of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Sarasota County, Florida this \_\_\_\_\_ day of \_\_\_\_\_, a.d. 20\_\_\_\_.

Karen E. Rushing  
 Clerk of the Circuit Court  
 Sarasota County, Florida  
 By: \_\_\_\_\_  
 Deputy Clerk

**SURVEYORS CERTIFICATE**

I, the undersigned Registered Professional Surveyor and Mapper, hereby certifies that this plat was prepared under my direction and supervision and that to the best of my knowledge and belief this Plat complies with all of the survey requirements of Chapter 177, Part I, Florida Statutes and the City of North Port, Unified Land Development Code, "Subdivision Regulations". Permanent Reference Monuments ("P.R.M.'s") were set on: August 13, 2009.

By: \_\_\_\_\_ Date of Plat: AUGUST 24th, 2009  
 Alan k. Fish  
 Registered Professional Surveyor & Mapper  
 Florida Certificate No. 3941

Van Buskirk / Fish & Associates, Inc., L.B. #3739  
 12450 Tamiami Trail, North Port, FL. 34287  
 Phone (941-426-0681)



# ARBORS BUSINESS CENTER

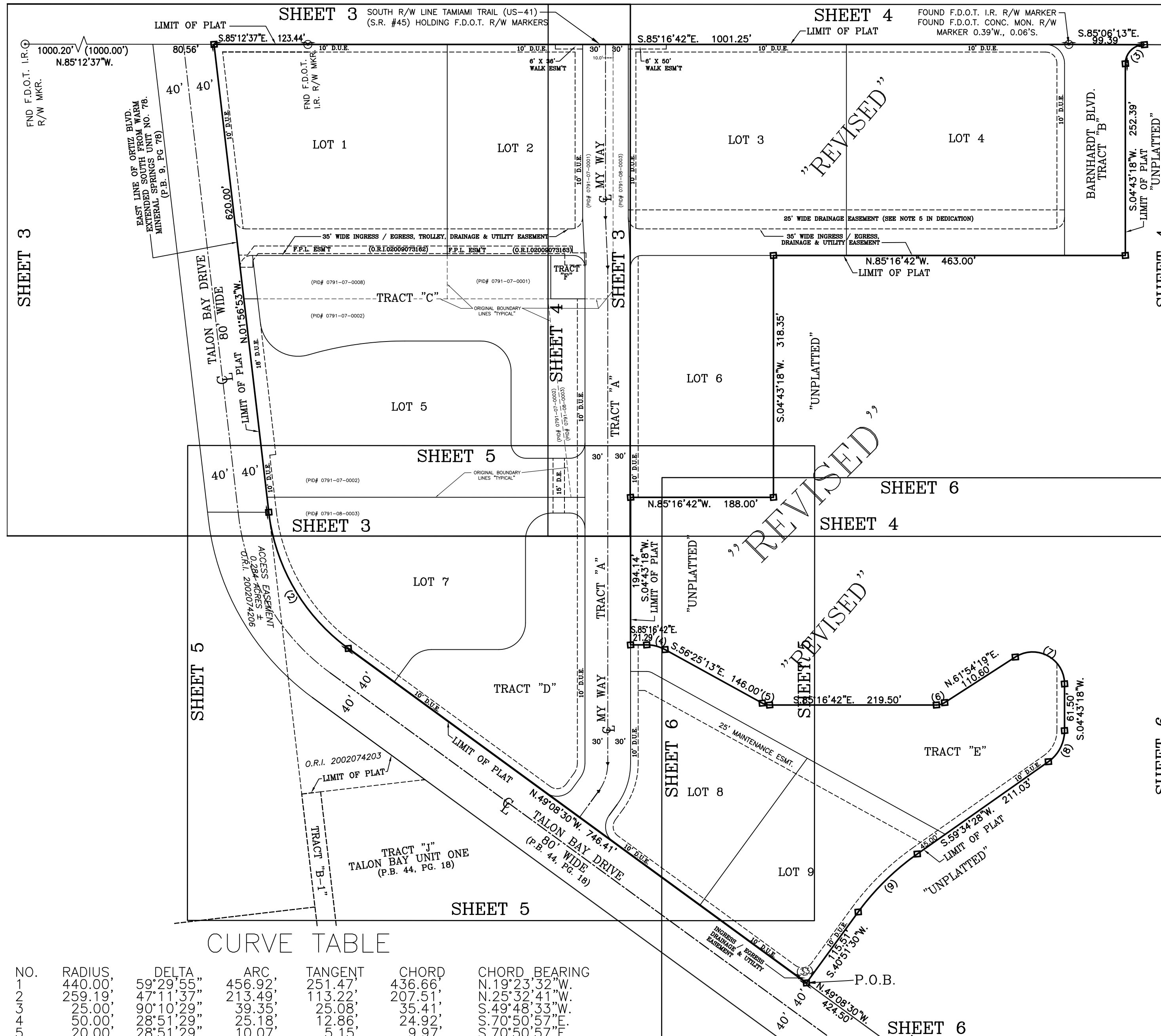
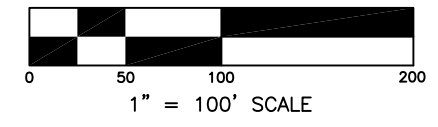
A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH,  
RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

## OVERALL BOUNDARY & KEY MAP FOR DETAIL SHEETS

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 6 SHEETS

TAMIAMI TRAIL (U.S. 41) BASELINE OF RIGHT-OF-WAY PER F.D.O.T.  
(S.R. 45) R/W MAP SECTION. 17010-2505

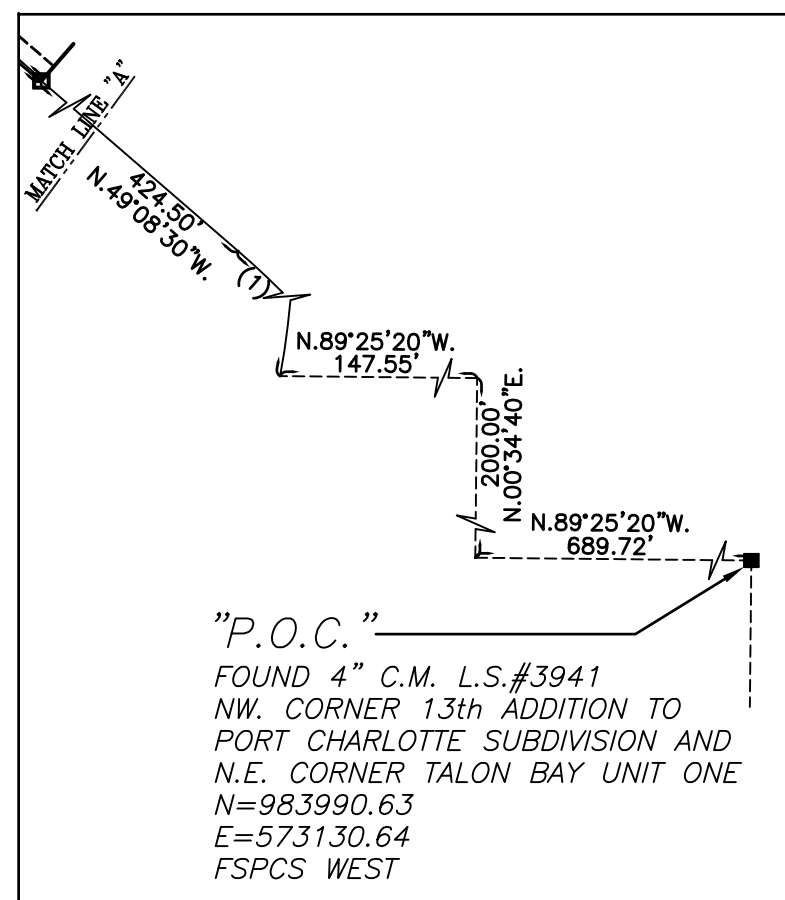


- LEGEND ALL SHEETS**
- INDICATES PERMANENT REFERENCE MONUMENT  
4" CONCRETE MONUMENT L.B. 3739
  - ▼ INDICATES PERMANENT CONTROL POINT  
P.K. NAIL DISK NUMBER LB 3739
  - INDICATES F.D.O.T. IRON ROD R/W MARKER
  - (R) INDICATES RADIAL LOT LINE
  - (NR) INDICATES NON RADIAL LOT LINE
  - O.R. INDICATES OFFICIAL RECORD
  - O.R.I. INDICATES OFFICIAL RECORD INSTRUMENT
  - P. INDICATES PAGE
  - TR. INDICATES TRACT
  - TR/W INDICATES RIGHT-OF-WAY
  - P.O.B. INDICATES POINT OF BEGINNING
  - P.O.C. INDICATES POINT OF COMMENCEMENT
  - CL INDICATES CENTERLINE
  - SF. INDICATES SQUARE FOOTAGE ±
  - ESM'T INDICATES EASEMENT
  - D.U.E. INDICATES DRAINAGE & UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT

- NOTES ALL SHEETS:**
- 1) BEARINGS ARE GRID BEARINGS FLORIDA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD 1983 / 90. DISTANCES ARE GROUND DISTANCES SCALE FACTOR IS 0.9999485.
  - 2) TOTAL OF LOT DIMENSIONS MAY VARY SLIGHTLY FROM OVERALL DIMENSIONS DUE TO ROUNDING OFF TO THE NEAREST 100TH OF A FOOT.
  - 3) COORDINATES SHOWN ARE FLORIDA STATE PLANE COORDINATES, WEST ZONE NAD 83/90. SEE PLAT FOR BEARING EQUATION RELATING TO FSPCS-WEST GRID BEARING.
  - 4) EASEMENT DIMENSIONS LABELED ARE EASEMENT WIDTHS.
  - 5) DISTANCES & COORDINATES ARE U.S. SURVEY FEET.

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	440.00'	59°29'55"	456.92'	251.47'	436.66'	N.19°23'32"W.
2	259.19'	47°11'37"	213.49'	113.22'	207.51'	N.25°32'41"W.
3	25.00'	90°10'29"	39.35'	25.08'	35.41'	S.49°48'33"W.
4	50.00'	28°51'29"	25.18'	12.86'	24.92'	S.70°50'57"E.
5	20.00'	28°51'29"	10.07'	5.15'	9.97'	S.70°50'57"E.
6	20.00'	32°48'59"	11.46'	5.89'	11.30'	N.78°18'49"E.
7	42.00'	122°48'59"	90.03'	77.06'	73.76'	S.56°41'11"E.
8	50.00'	54°51'10"	47.87'	25.95'	46.06'	S.32°08'53"W.
9	335.00'	18°42'58"	109.43'	55.21'	108.94'	S.50°12'59"W.



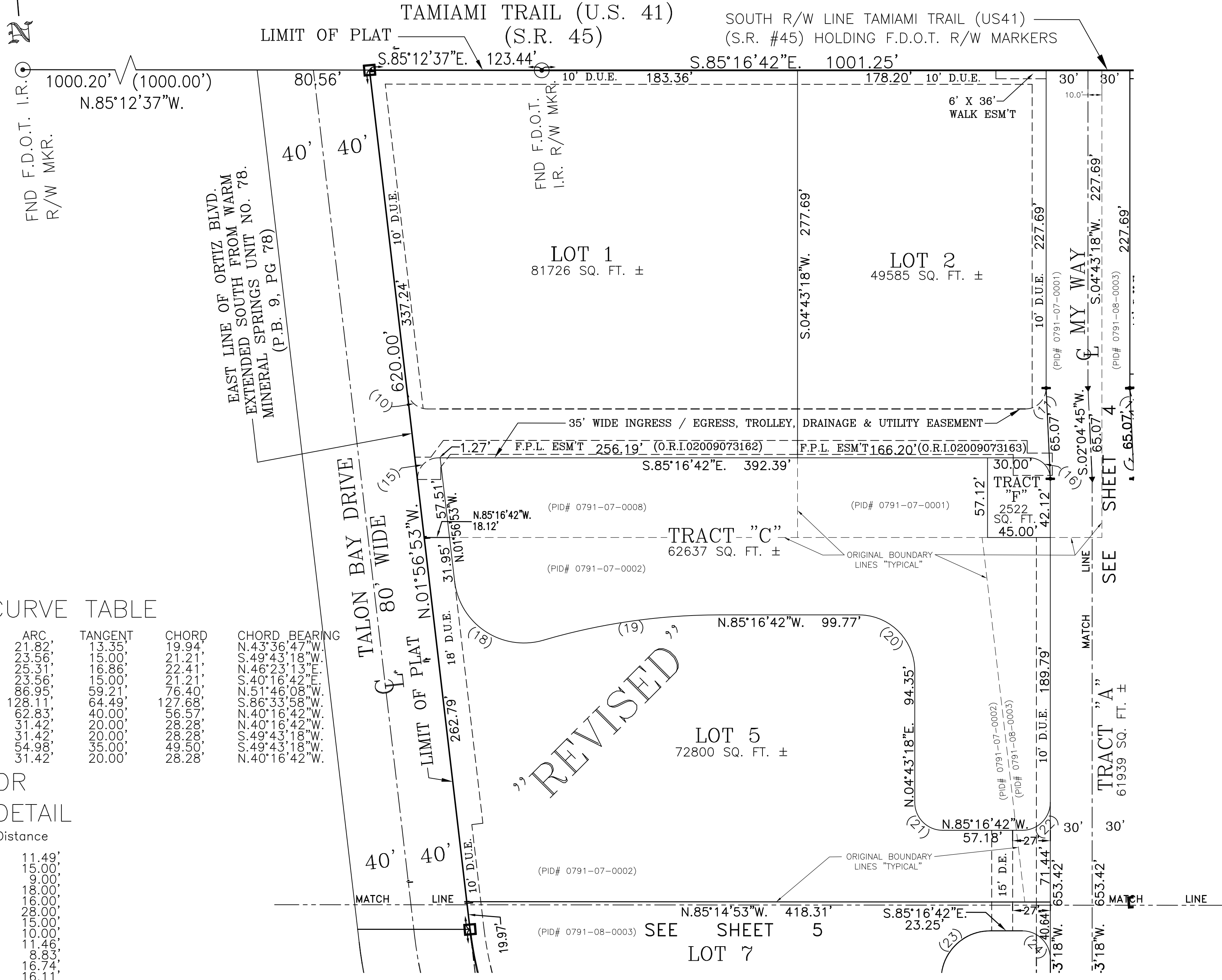
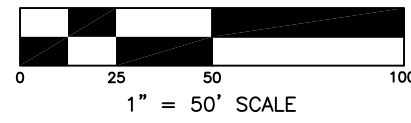
**Van Buskirk / Fish & Associates, Inc.**  
Surveyors - Mappers -  
Development Consultants **VBF**

# ARBORS BUSINESS CENTER

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH,  
RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 3 OF 6 SHEETS

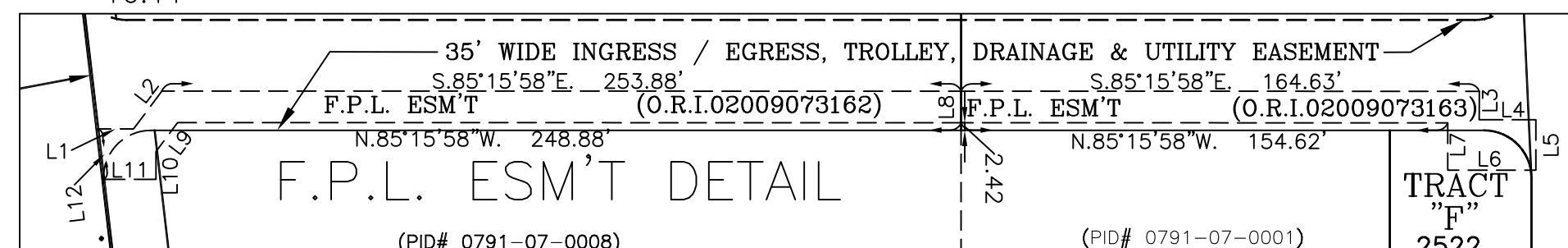


CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
10	15.00'	83°19'49"	21.82'	13.35'	19.94'	S. 43°36'47" W.
11	15.00'	90°00'00"	23.56'	15.00'	21.21'	S. 49°43'18" W.
15	15.00'	96°40'11"	25.36'	16.88'	22.41'	S. 46°23'13" E.
16	15.00'	90°00'00"	23.56'	15.00'	21.21'	S. 40°16'42" E.
18	50.00'	99°38'29"	86.95'	59.21'	76.40'	S. 51°46'08" W.
19	450.00'	16°18'40"	128.11'	64.49'	127.68'	S. 86°33'58" W.
20	40.00'	90°00'00"	62.83'	40.00'	56.57'	S. 40°16'42" W.
21	20.00'	90°00'00"	31.42'	20.00'	28.28'	S. 40°16'42" W.
22	20.00'	90°00'00"	31.42'	20.00'	28.28'	S. 49°43'18" W.
23	35.00'	90°00'00"	54.98'	35.00'	49.50'	S. 49°43'18" W.
24	20.00'	90°00'00"	31.42'	20.00'	28.28'	N. 40°16'42" W.

LINE TABLE FOR  
F.P.L. ESM'T DETAIL

Line	Bearing	Distance
L1	S. 85°15'58" E.	11.49'
L2	N. 41°35'06" E.	15.00'
L3	S. 04°44'31" W.	9.00'
L4	S. 85°15'58" E.	18.00'
L5	S. 04°44'02" W.	16.00'
L6	N. 85°15'58" W.	28.00'
L7	N. 04°44'31" E.	15.00'
L8	N. 04°43'18" E.	10.00'
L9	S. 41°35'06" W.	11.46'
L10	S. 04°44'02" W.	8.83'
L11	N. 85°15'58" W.	16.74'
L12	N. 01°56'53" W.	16.11'



**Van Buskirk / Fish & Associates, Inc.**  
Surveyors - Mappers -  
Development Consultants **VBF**

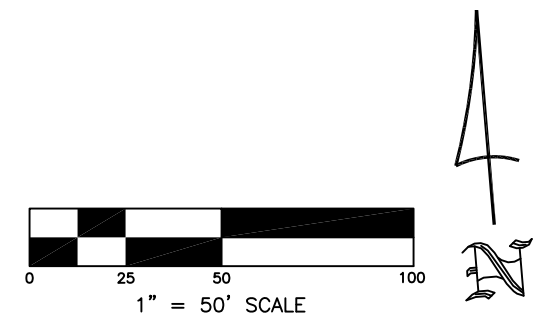
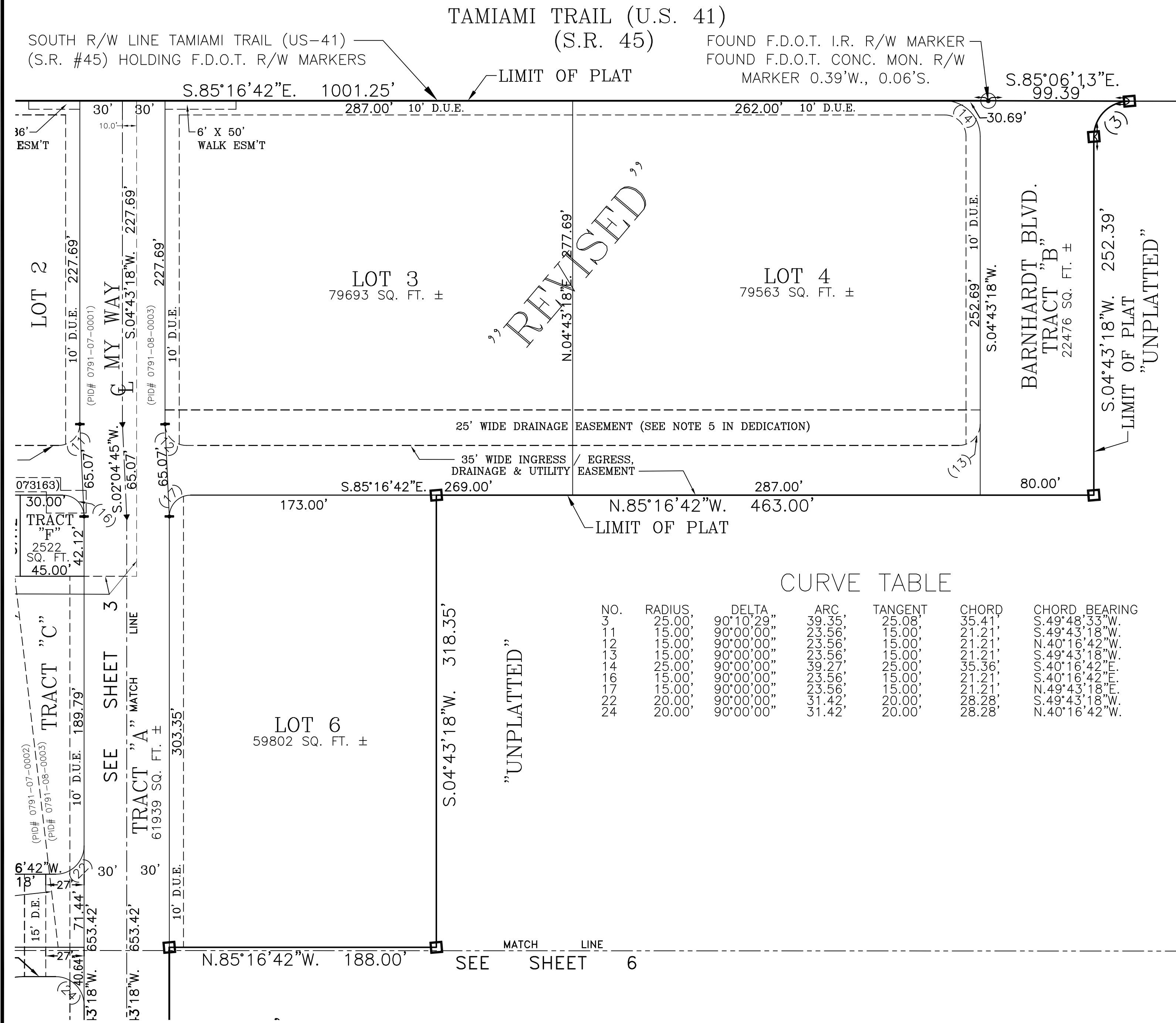
(JOB # 07-1135) 12450 Unit C Tamiami Trail • North Port, FL 34287 • (941) 426-0681

# ARBORS BUSINESS CENTER

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH,  
RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 4 OF 6 SHEETS



### CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
3	25.00'	90°10'29"	39.35'	25.08'	35.41'	S.49°48'33"W.
11	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.49°43'18"W.
12	15.00'	90°00'00"	23.56'	15.00'	21.21'	N.40°16'42"W.
13	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.49°43'18"W.
14	25.00'	90°00'00"	39.35'	25.00'	35.36'	S.40°16'42"E.
16	15.00'	90°00'00"	23.56'	15.00'	21.21'	S.40°16'42"E.
17	15.00'	90°00'00"	23.56'	15.00'	21.21'	N.49°43'18"E.
22	20.00'	90°00'00"	31.42'	20.00'	28.28'	S.49°43'18"W.
24	20.00'	90°00'00"	31.42'	20.00'	28.28'	N.40°16'42"W.

**Van Buskirk / Fish & Associates, Inc.**  
Surveyors - Mappers - Development Consultants **VBF**

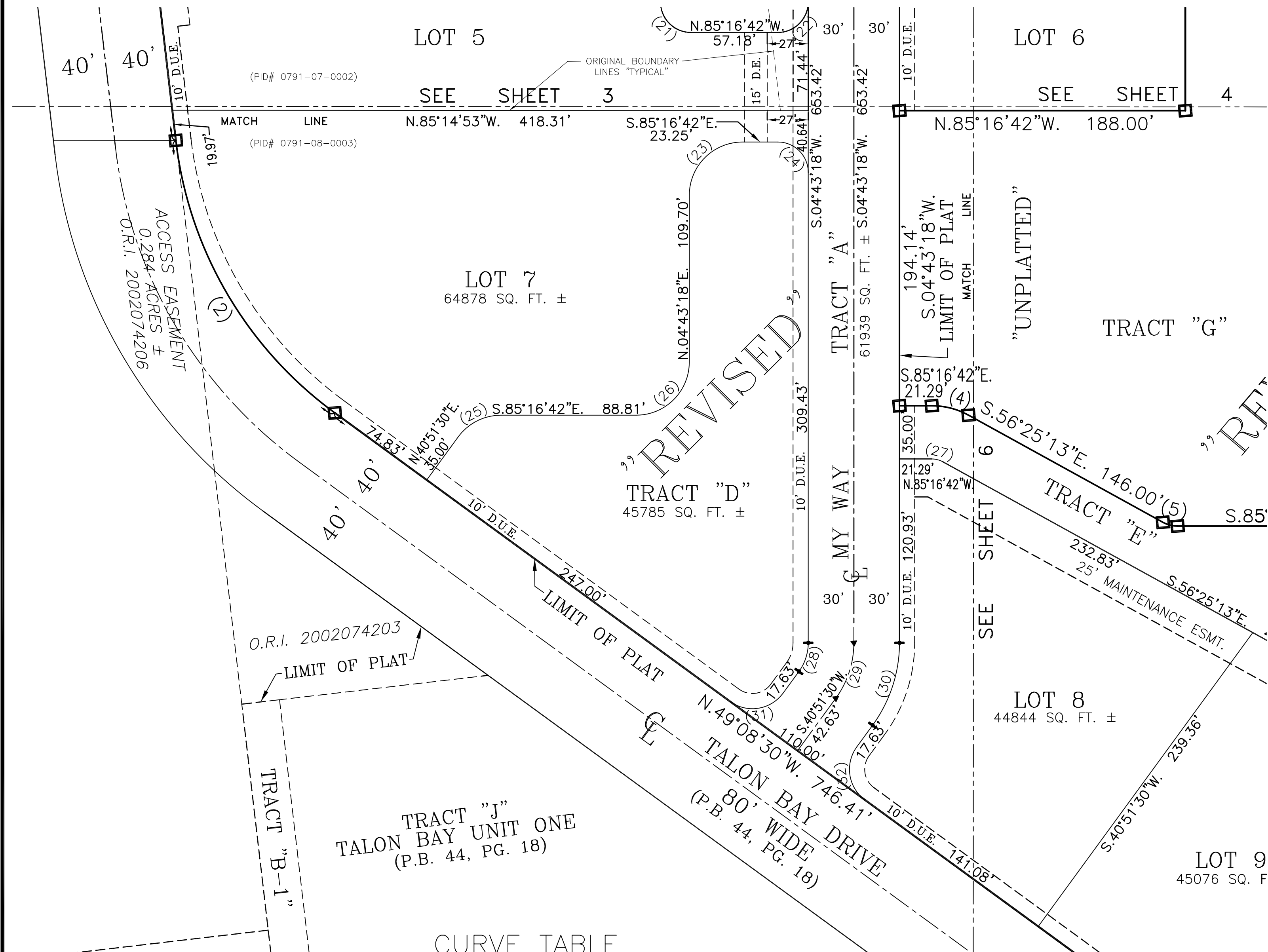


# ARBORS BUSINESS CENTER

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH,  
RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 5 OF 6 SHEETS



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
4	50.00'	28°51'29"	25.18'	12.86'	24.92'	S.70°50'57"E.
5	20.00'	28°51'29"	10.07'	5.15'	9.97'	S.70°50'57"E.
21	20.00'	90°00'00"	31.42'	20.00'	28.28'	N.40°16'42"W.
22	20.00'	90°00'00"	31.42'	20.00'	28.28'	S.49°43'18"W.
23	35.00'	90°00'00"	54.98'	35.00'	49.50'	S.49°43'18"W.
24	20.00'	90°00'00"	31.42'	20.00'	28.28'	N.40°16'42"W.
25	35.00'	53°51'48"	32.90'	17.78'	31.70'	S.67°47'24"W.
26	35.00'	90°00'00"	54.98'	35.00'	49.50'	S.49°43'18"W.
27	15.00'	28°51'29"	7.56'	3.86'	7.48'	S.70°50'57"E.
28	32.00'	36°08'12"	20.18'	10.44'	19.85'	S.22°47'24"W.
29	62.00'	36°08'12"	39.10'	20.23'	38.46'	S.22°47'24"W.
30	92.00'	36°08'12"	58.02'	30.01'	57.07'	S.22°47'24"W.
31	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.85°51'30"W.
32	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.04°08'30"E.

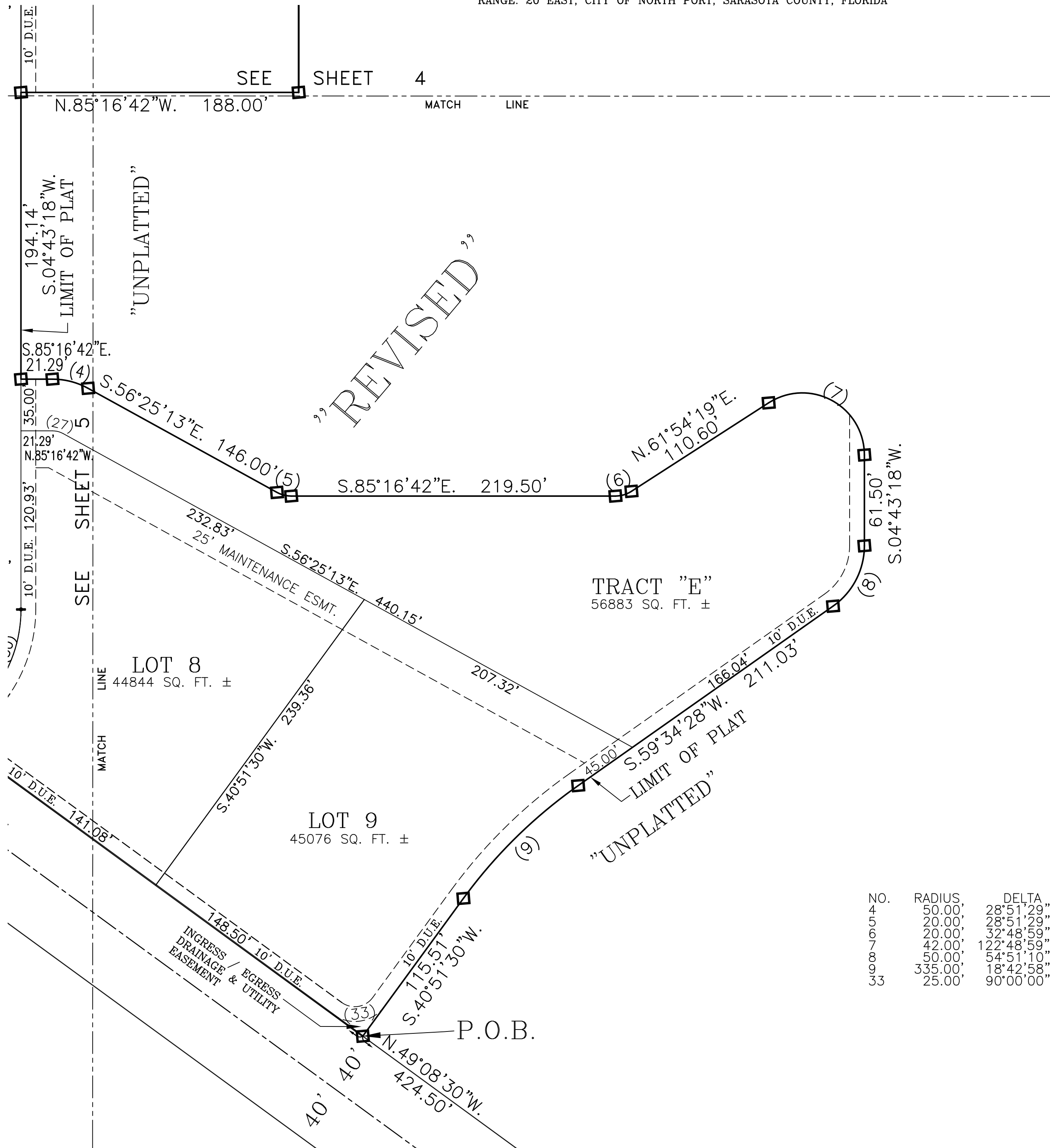
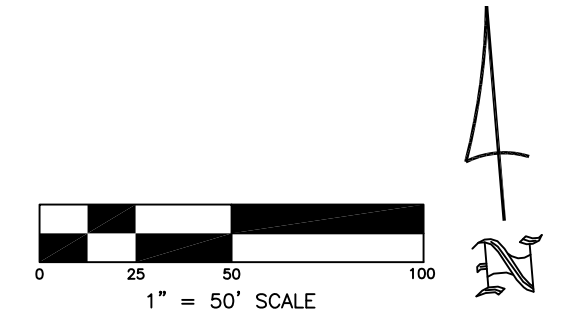
**Van Buskirk / Fish & Associates, Inc.**  
Surveyors - Mappers -  
Development Consultants **VBF**

# ARBORS BUSINESS CENTER

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP. 39 SOUTH,  
RANGE. 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

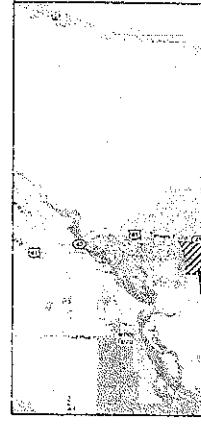
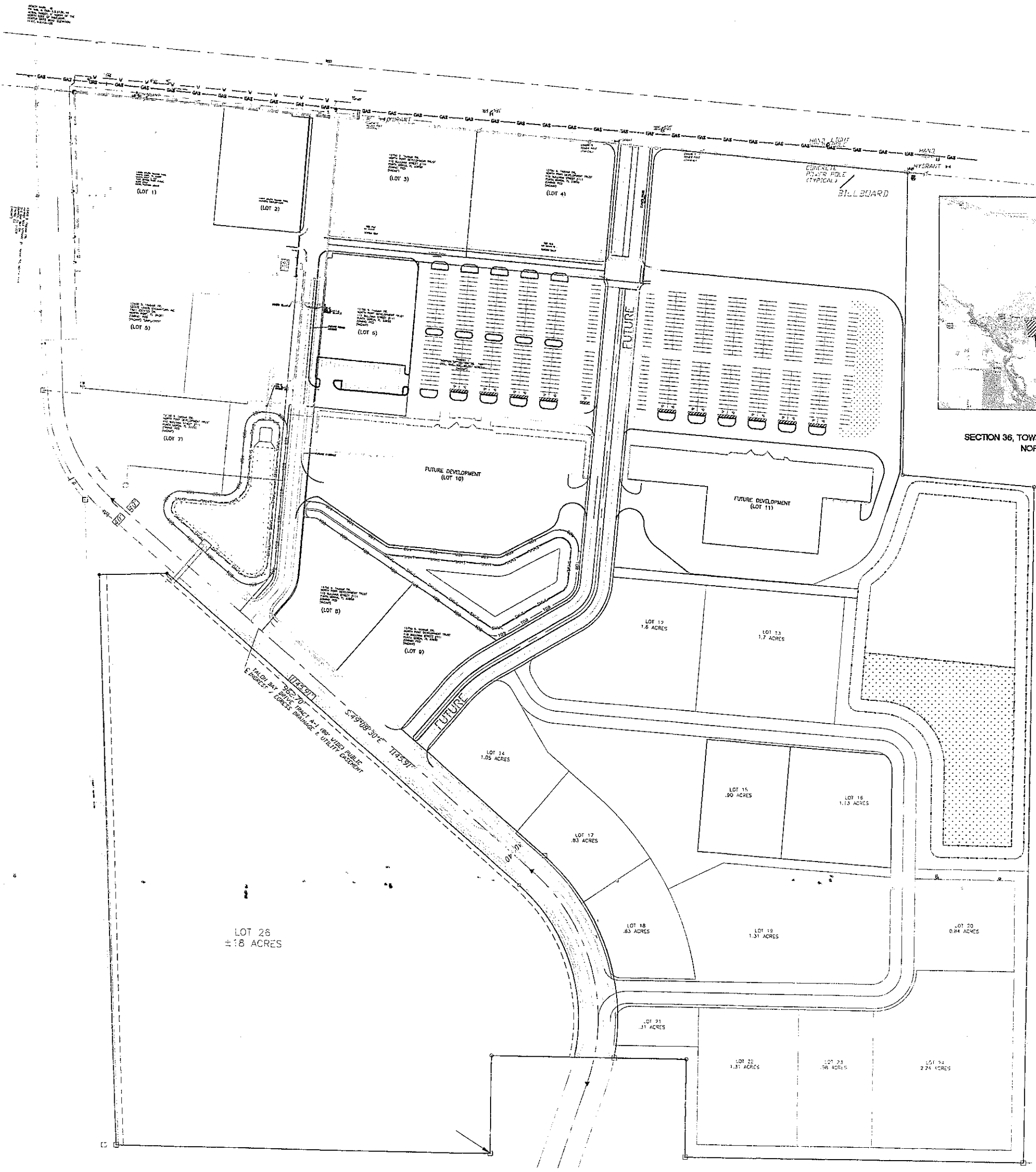
SHEET 6 OF 6 SHEETS



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
4	50.00'	28°51'29"	25.18'	12.86'	24.92'	S.70°50'57"E.
5	20.00'	28°51'29"	10.07'	5.15'	9.97'	S.70°50'57"E.
6	20.00'	32°48'59"	11.46'	5.89'	11.30'	N.78°18'49"E.
7	42.00'	122°48'59"	90.03'	77.06'	73.76'	S.56°41'11"E.
8	50.00'	54°51'10"	47.87'	25.95'	46.06'	S.32°08'53"W.
9	335.00'	18°42'58"	109.43'	55.21'	108.94'	S.50°12'59"W.
33	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.85°51'30"W.

**Van Buskirk / Fish & Associates, Inc.**  
Surveyors - Mappers -  
Development Consultants **VBF**



SECTION 36, TOWN OF NORFOLK

LOT 26  
± 18 ACRES

LOT 21 .31 ACRES  
LOT 22 1.31 ACRES  
LOT 23 .36 ACRES  
LOT 24 2.24 ACRES

LOT 18 .83 ACRES

LOT 19 1.31 ACRES

LOT 15 .90 ACRES

LOT 16 1.13 ACRES

LOT 12 1.6 ACRES

LOT 13 1.7 ACRES

LOT 14 1.05 ACRES

LOT 8

LOT 9

FUTURE DEVELOPMENT  
(LOT 10)

FUTURE DEVELOPMENT  
(LOT 11)

LOT 1

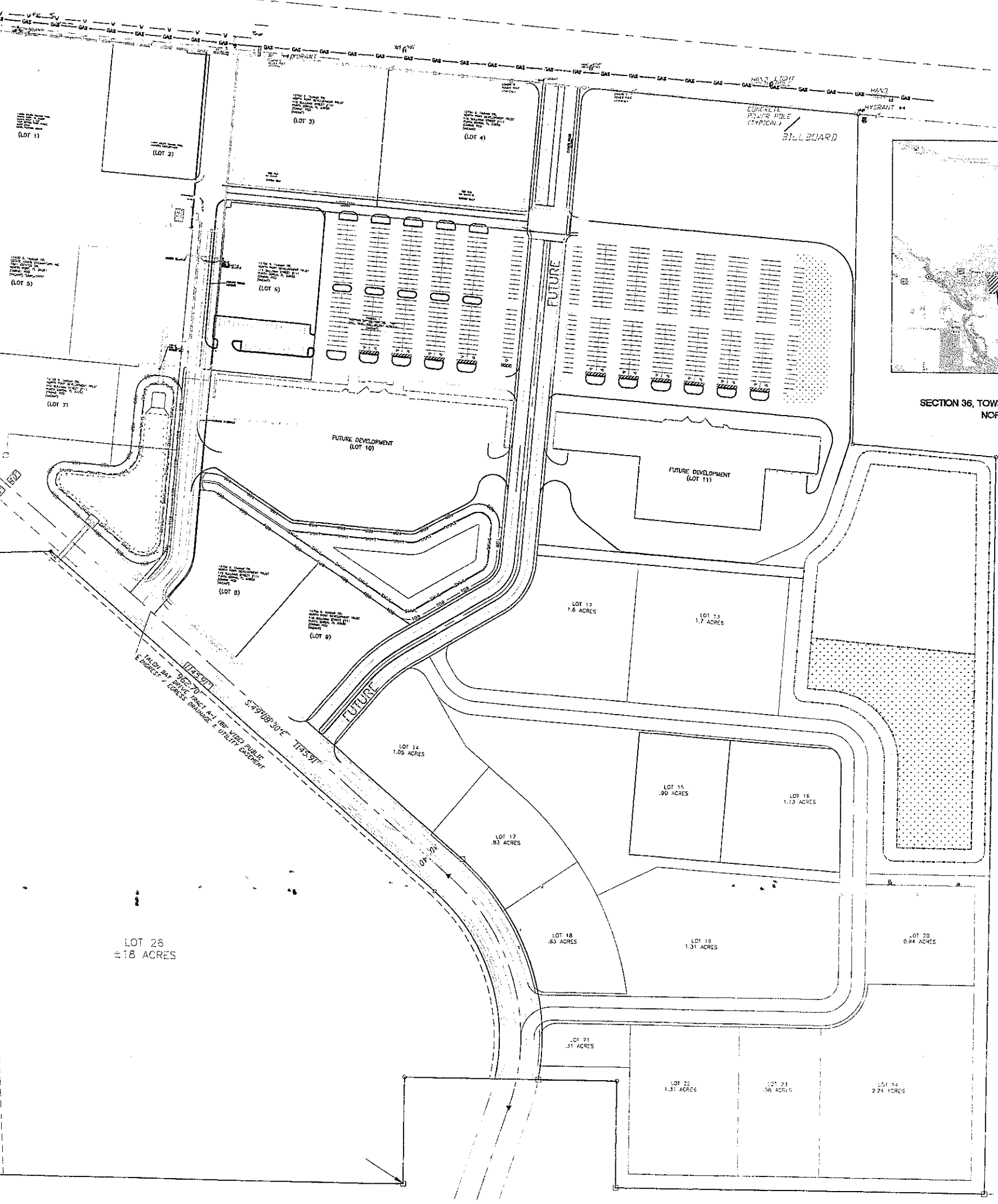
LOT 2

LOT 3

LOT 4

LOT 5

LOT 7





[← Back to Listing](#)

# 12750 Tamiami Trl

\$4,250

North Port, FL 34287 · 60.38 AC · Land For Sale

## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	3,495	12,960	22,375
2015 Female Population	3,816	14,305	24,076
% 2015 Male Population	47.80%	47.53%	48.17%
% 2015 Female Population	52.20%	52.47%	51.83%
2015 Total Population: Adult	6,263	22,833	37,711
2015 Total Daytime Population	6,538	25,066	38,748
2015 Total Employees	1,232	6,262	8,319
2015 Total Population: Median Age	58	55	50
2015 Total Population: Adult Median Age	64	61	58
2015 Total population: Under 5 years	317	1,196	2,295
2015 Total population: 5 to 9 years	289	1,216	2,443
2015 Total population: 10 to 14 years	276	1,270	2,555
2015 Total population: 15 to 19 years	254	1,220	2,380
2015 Total population: 20 to 24 years	337	1,189	2,025
2015 Total population: 25 to 29 years	336	1,169	2,088
2015 Total population: 30 to 34 years	313	1,166	2,313
2015 Total population: 35 to 39 years	257	1,112	2,140
2015 Total population: 40 to 44 years	298	1,270	2,482
2015 Total population: 45 to 49 years	317	1,353	2,565
2015 Total population: 50 to 54 years	392	1,601	2,949
2015 Total population: 55 to 59 years	428	1,701	2,927
2015 Total population: 60 to 64 years	493	2,113	3,451
2015 Total population: 65 to 69 years	671	2,636	3,978
2015 Total population: 70 to 74 years	765	2,470	3,654
2015 Total population: 75 to 79 years	613	1,761	2,579
2015 Total population: 80 to 84 years	481	1,352	1,811
2015 Total population: 85 years and over	474	1,470	1,816
% 2015 Total population: Under 5 years	4.34%	4.39%	4.94%
% 2015 Total population: 5 to 9 years	3.95%	4.46%	5.26%
% 2015 Total population: 10 to 14 years	3.78%	4.66%	5.50%
% 2015 Total population: 15 to 19 years	3.47%	4.47%	5.12%
% 2015 Total population: 20 to 24 years	4.61%	4.36%	4.36%
% 2015 Total population: 25 to 29 years	4.60%	4.29%	4.50%
% 2015 Total population: 30 to 34 years	4.28%	4.28%	4.98%
% 2015 Total population: 35 to 39 years	3.52%	4.08%	4.61%
% 2015 Total population: 40 to 44 years	4.08%	4.66%	5.34%
% 2015 Total population: 45 to 49 years	4.34%	4.96%	5.52%
% 2015 Total population: 50 to 54 years	5.36%	5.87%	6.35%

% 2015 Total population: 55 to 59 years	5.85%	6.24%	6.30%
% 2015 Total population: 60 to 64 years	6.74%	7.75%	7.43%
% 2015 Total population: 65 to 69 years	9.18%	9.67%	8.56%
% 2015 Total population: 70 to 74 years	10.46%	9.06%	7.87%
% 2015 Total population: 75 to 79 years	8.38%	6.46%	5.55%
% 2015 Total population: 80 to 84 years	6.58%	4.96%	3.90%
% 2015 Total population: 85 years and over	6.48%	5.39%	3.91%
2015 White alone	6,705	24,401	41,281
2015 Black or African American alone	272	1,540	2,706
2015 American Indian and Alaska Native alone	33	75	130
2015 Asian alone	41	277	598
2015 Native Hawaiian and OPI alone	4	9	20
2015 Some Other Race alone	108	346	676
2015 Two or More Races alone	148	617	1,040
2015 Hispanic	567	1,910	3,502
2015 Not Hispanic	6,744	25,355	42,949
% 2015 White alone	91.71%	89.50%	88.87%
% 2015 Black or African American alone	3.72%	5.65%	5.83%
% 2015 American Indian and Alaska Native alone	0.45%	0.28%	0.28%
% 2015 Asian alone	0.56%	1.02%	1.29%
% 2015 Native Hawaiian and OPI alone	0.05%	0.03%	0.04%
% 2015 Some Other Race alone	1.48%	1.27%	1.46%
% 2015 Two or More Races alone	2.02%	2.26%	2.24%
% 2015 Hispanic	7.76%	7.01%	7.54%
% 2015 Not Hispanic	92.24%	92.99%	92.46%
2015 Not Hispanic: White alone	6,523	17,034	24,084
2015 Not Hispanic: Black or African American alone	142	654	914
2015 Not Hispanic: American Indian and Alaska Native alone	17	35	47
2015 Not Hispanic: Asian alone	31	82	132
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	2	2
2015 Not Hispanic: Some Other Race alone	2	15	29
2015 Not Hispanic: Two or More Races	87	242	315
% 2015 Not Hispanic: White alone	93.83%	91.78%	91.73%
% 2015 Not Hispanic: Black or African American alone	2.04%	3.52%	3.48%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.24%	0.19%	0.18%
% 2015 Not Hispanic: Asian alone	0.45%	0.44%	0.50%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.01%	0.01%
% 2015 Not Hispanic: Some Other Race alone	0.03%	0.08%	0.11%
% 2015 Not Hispanic: Two or More Races	1.25%	1.30%	1.20%
<hr/>			
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	7,311	27,265	46,451
2015 Households	3,384	11,836	18,849
Population Change 2010-2015	-59	690	3,364
Household Change 2010-2015	-188	-370	372

% Population Change 2010-2015	-0.80%	2.60%	7.81%
% Household Change 2010-2015	-5.26%	-3.03%	2.01%
Population Change 2000-2015	359	8,705	20,197
Household Change 2000-2015	-133	3,212	7,230
% Population Change 2000 to 2015	5.16%	46.90%	76.93%
% Household Change 2000 to 2015	-3.78%	37.24%	62.23%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	4,528	10,620	14,052
2015 Occupied Housing Units	3,517	8,621	11,617
2015 Owner Occupied Housing Units	3,095	7,580	10,277
2015 Renter Occupied Housing Units	422	1,041	1,340
2015 Vacant Housings Units	1,011	1,996	2,433
% 2015 Occupied Housing Units	77.67%	81.18%	82.67%
% 2015 Owner occupied housing units	88.00%	87.92%	88.47%
% 2015 Renter occupied housing units	12.00%	12.08%	11.53%
% 2000 Vacant housing units	22.33%	18.79%	17.31%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$42,199	\$43,211	\$46,533
2015 Household Income: Average	\$51,993	\$55,370	\$59,143
2015 Per Capita Income	\$24,082	\$24,142	\$24,065
2015 Household income: Less than \$10,000	207	653	935
2015 Household income: \$10,000 to \$14,999	182	592	969
2015 Household income: \$15,000 to \$19,999	260	964	1,294
2015 Household income: \$20,000 to \$24,999	180	756	1,171
2015 Household income: \$25,000 to \$29,999	338	906	1,365
2015 Household income: \$30,000 to \$34,999	208	717	1,020
2015 Household income: \$35,000 to \$39,999	207	834	1,158
2015 Household income: \$40,000 to \$44,999	250	772	1,198
2015 Household income: \$45,000 to \$49,999	281	691	1,025
2015 Household income: \$50,000 to \$59,999	367	1,248	1,984
2015 Household income: \$60,000 to \$74,999	337	1,137	2,047
2015 Household income: \$75,000 to \$99,999	247	1,203	2,250
2015 Household income: \$100,000 to \$124,999	161	701	1,217
2015 Household income: \$125,000 to \$149,999	47	228	431
2015 Household income: \$150,000 to \$199,999	69	269	456
2015 Household income: \$200,000 or more	43	165	329
% 2015 Household income: Less than \$10,000	6.12%	5.52%	4.96%
% 2015 Household income: \$10,000 to \$14,999	5.38%	5.00%	5.14%
% 2015 Household income: \$15,000 to \$19,999	7.68%	8.14%	6.87%
% 2015 Household income: \$20,000 to \$24,999	5.32%	6.39%	6.21%
% 2015 Household income: \$25,000 to \$29,999	9.99%	7.65%	7.24%
% 2015 Household income: \$30,000 to \$34,999	6.15%	6.06%	5.41%
% 2015 Household income: \$35,000 to \$39,999	6.12%	7.05%	6.14%
% 2015 Household income: \$40,000 to \$44,999	7.39%	6.52%	6.36%
% 2015 Household income: \$45,000 to \$49,999	8.30%	5.84%	5.44%



% 2015 Household income: \$50,000 to \$59,999	10.85%	10.54%	10.53%
% 2015 Household income: \$60,000 to \$74,999	9.96%	9.61%	10.86%
% 2015 Household income: \$75,000 to \$99,999	7.30%	10.16%	11.94%
% 2015 Household income: \$100,000 to \$124,999	4.76%	5.92%	6.46%
% 2015 Household income: \$125,000 to \$149,999	1.39%	1.93%	2.29%
% 2015 Household income: \$150,000 to \$199,999	2.04%	2.27%	2.42%
% 2015 Household income: \$200,000 or more	1.27%	1.39%	1.75%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$826,130	\$2,940,651	\$4,798,165
2015 Jewelry stores	\$305,379	\$1,091,048	\$1,776,428
2015 Mens clothing stores	\$990,214	\$3,529,484	\$5,753,097
2015 Shoe stores	\$991,487	\$3,564,568	\$5,807,168
2015 Womens clothing stores	\$1,781,614	\$6,309,417	\$10,189,488
2015 Automobile dealers	\$13,693,038	\$48,780,061	\$79,403,961
2015 Automotive parts and accessories stores	\$2,741,545	\$9,731,904	\$15,752,282
2015 Other motor vehicle dealers	\$410,187	\$1,450,278	\$2,332,686
2015 Tire dealers	\$1,225,930	\$4,352,708	\$7,045,475
2015 Hardware stores	\$55,546	\$198,008	\$324,900
2015 Home centers	\$580,172	\$2,071,575	\$3,383,498
2015 Nursery and garden centers	\$736,076	\$2,593,265	\$4,184,856
2015 Outdoor power equipment stores	\$331,407	\$1,169,555	\$1,888,984
2015 Paint andwallpaper stores	\$66,220	\$235,868	\$387,216
2015 Appliance, television, and other electronics stores	\$1,865,193	\$6,630,122	\$10,785,903
2015 Camera andphotographic supplies stores	\$134,081	\$484,250	\$793,817
2015 Computer andsoftware stores	\$5,130,311	\$18,173,135	\$29,328,733
2015 Beer, wine, and liquor stores	\$869,579	\$3,087,214	\$4,998,622
2015 Convenience stores	\$3,750,503	\$13,356,957	\$21,716,724
2015 Restaurant Expenditures	\$3,607,976	\$12,832,960	\$20,829,799
2015 Supermarkets and other grocery (except convenience) stores	\$14,554,694	\$51,394,133	\$82,850,759
2015 Furniture stores	\$1,288,926	\$4,585,634	\$7,457,362
2015 Home furnishings stores	\$4,713,915	\$16,674,461	\$26,942,212
2015 General merchandise stores	\$24,267,974	\$85,932,234	\$139,148,176
2015 Gasoline stations with convenience stores	\$12,199,289	\$43,328,270	\$70,266,611
2015 Other gasoline stations	\$8,890,887	\$31,543,308	\$51,098,033
2015 Department stores (excl leased depts)	\$23,962,595	\$84,841,186	\$137,371,748
2015 General merchandise stores	\$24,267,974	\$85,932,234	\$139,148,176
2015 Other health and personal care stores	\$948,255	\$3,362,369	\$5,432,684
2015 Pharmacies and drug stores	\$3,945,918	\$13,873,612	\$22,283,604
2015 Pet and pet supplies stores	\$1,044,854	\$3,710,091	\$6,003,104
2015 Book, periodical, and music stores	\$159,490	\$566,114	\$915,053
2015 Hobby, toy, and game stores	\$429,279	\$1,535,730	\$2,500,146
2015 Musical instrument and supplies stores	\$40,994	\$148,271	\$243,992
2015 Sewing, needlework, and piece goods stores	\$86,511	\$304,731	\$490,061
2015 Sporting goods stores	\$399,833	\$1,450,098	\$2,375,821

Last Updated: 04/14/2016

Demographics powered by Mapl