1469093

HARBOUR LANDINGS

A SUBDIVISION

A REPLAT OF A PORTION OF
AMENDED CORTEZ ADDITION TO CORTEZ
AS RECORDED IN PLAT BOOK 2, PAGE 59
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
IN
SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF GUTHRIE STREET AND SECOND AVENUE AS INDICATED ON THE AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 59 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 64°00'45" W, ALONG THE NORTH LINE OF SAID GUTHRIE STREET, A DISTANCE OF 180.00 FEET; THENCE N 25°52'13" E, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF HARBOUR LANDINGS ESTATES, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 124 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FIFTEEN (15) COURSES: (1) S 64°07'47" E, A DISTANCE OF 330.00 FEET; (2) S 71°56'13" E, A DISTANCE OF 163.65 FEET; (3) S 53°34'15" E, A DISTANCE OF 577.95 FEET; (4) S 19°36'28" W, A DISTANCE OF 460.46 FEET; (5) S 26°10'00" W, A DISTANCE OF 71.01 FEET; (6) S 63°50'00" E, A DISTANCE OF 16.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 72.50 FEET; (7) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°08'28", A DISTANCE OF 41.94 FEET TO A POINT OF TANGENCY; (8) N 83°01'32" E, A DISTANCE OF 118.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 142.50 FEET; (9) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'32", A DISTANCE OF 44.00 FEET TO A POINT OF TANGENCY; (10) N 65°20'00" E, A DISTANCE OF 40.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 327.50 FEET; (11) NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°30'30", A DISTANCE OF 414.45 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 232.50 FEET; (12) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°39'30", A DISTANCE OF 136.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 152.50 FEET; (13) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°43'16", A DISTANCE OF 28.54 FEET TO A POINT OF TANGENCY; (14) S 19°13'16" E, A DISTANCE OF 107.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 166.32 FEET; (15) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'35", A DISTANCE OF 119.33 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE VACATED RIGHT OF WAY ADJACENT TO BLOCK 16 OF AFORESAID AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ; THENCE S 25°52'13" W, PARALLEL TO THE EAST LINE OF SAID BLOCK 16, A DISTANCE OF 191.72 FEET TO AN INTERSECTION WITH THE NORTH LINE OF BLOCK 87 OF SAID AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ; THENCE N 64°00'45" W, ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 1800.00 FEET TO AN INTERSECTION WITH THE CENTERLINE OF AFORESAID SECOND AVENUE, AS VACATED IN OFFICIAL RECORD BOOK 1618, PAGE 6745 OF SAID PUBLIC RECORDS; THENCE N 25°52'13" E, ALONG SAID CENTERLINE, A DISTANCE OF 749.12 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF SAID GUTHRIE STREET; THENCE N 64°00'45" W, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 22.99 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL SIDE AND REAR LOT LINES AND TRACT LINES, AND EASEMENTS OF TEN (10) FEET IN WIDTH, ALONG ALL FRONT LOT AND TRACT LINES PARALLEL WITH AND ADJACENT TO ALL PRIVATE AND PUBLIC RIGHTS OF WAY (EXCEPT FOR TRACT C) FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE, UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

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 April, 2001.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

Joe McClash
CHAIRMAN

SEAL

ATTEST:

R. B. SHORE
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

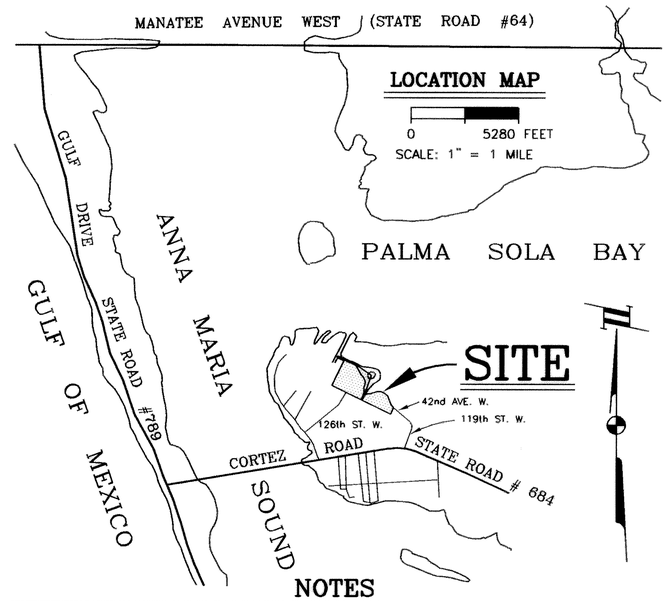
STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

William K. Aliff
WILLIAM K. ALIFF, PLS 4047
COUNTY SURVEYOR

4/02/01
DATE

WILLIAM K. ALIFF NO. 4047 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR



NOTES

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF GUTHRIE STREET, ASSUMED TO BE N 64°00'45" W, AND DO NOT REFER TO THE TRUE MERIDIAN.

2. "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."

3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "A13" (EL. 11 & EL. 12), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 120153 0302 B, AND 120153 0306 B, REVISED JUNE 30, 1999.

4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK No. "K-254", ELEVATION EQUALS 14.85, AS PUBLISHED.

5. TRACTS "A" AND "B" ARE PRIVATE RIGHTS OF WAY (FOR ACCESS, DRAINAGE AND UTILITIES); TRACT "C" IS A COMMON AREA (BUFFER COMPENSATION AREA); TRACT "D" IS A COMMON AREA (CONSERVATION EASEMENT); TRACTS "F" AND "G" ARE COMMON AREA (RECREATIONAL AREAS); TRACT "H" IS A COMMON AREA (OPEN SPACE); TRACT "I" IS A COMMON AREA (SIDEWALK, SEAWALL, UTILITIES AND OPEN SPACE); TRACT "J" IS A COMMON AREA (NAVIGABLE WATERWAY EASEMENT); ARE TO BE PRIVATELY MAINTAINED BY A HOMEOWNERS ASSOCIATION. TRACT "E" IS A "AMENITY EASEMENT" IS TO BE MAINTAINED BY SMUGGLER'S LANDING AT CORTEZ CONDOMINIUM ASSOCIATION, INC.

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 37, PAGES 108, 109, 110, 111, 112, 113, 114, 115 AND 116, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS DAY OF 25th April, 2001.

CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

MICHAEL KRIZMANICH AS PRESIDENT OF KRIZMANICH MANATEE HOLDINGS, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY OWNERSHIP BY SAID CORPORATION OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "HARBOUR LANDINGS", AND DO HEREBY DEDICATE THE PUBLIC RIGHT OF WAY, REQUIRED UTILITIES AND THE PUBLIC DRAINAGE EASEMENT SHOWN ON THIS PLAT, UNLESS SPECIFICALLY RESERVED, FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, THE CORPORATION HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 30th DAY OF March, 2001.

KRIZMANICH MANATEE HOLDINGS, INC.,
A FLORIDA CORPORATION

BY: Michael Krizmanich Pres DATED: 3/30/01
MICHAEL KRIZMANICH, AS PRESIDENT

WITNESS:

George Everhart (SIGNATURE) George Everhart (PRINT NAME)

Patricia A. Santos (SIGNATURE) Patricia A. Santos (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF March, 2001, BY MICHAEL KRIZMANICH, WHO IS PERSONALLY KNOWN TO ME AS PRESIDENT OF KRIZMANICH MANATEE HOLDINGS, INC., A FLORIDA CORPOATION, ON BEHALF OF THE CORPORATION.

Dorothy Dillenkoffer
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:: 2-17-05
(STAMP)

DOROTHY DILLENKOFFER
MY COMMISSION # CC 975681
EXPIRES: February 17, 2005
Bonded Thru Notary Public Underwriters

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, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PREMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: MARCH 23, 2001

SIGNATURE:
JAMES D. GREER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 5189
CERTIFICATE OF AUTHORIZATION No. LB 6982

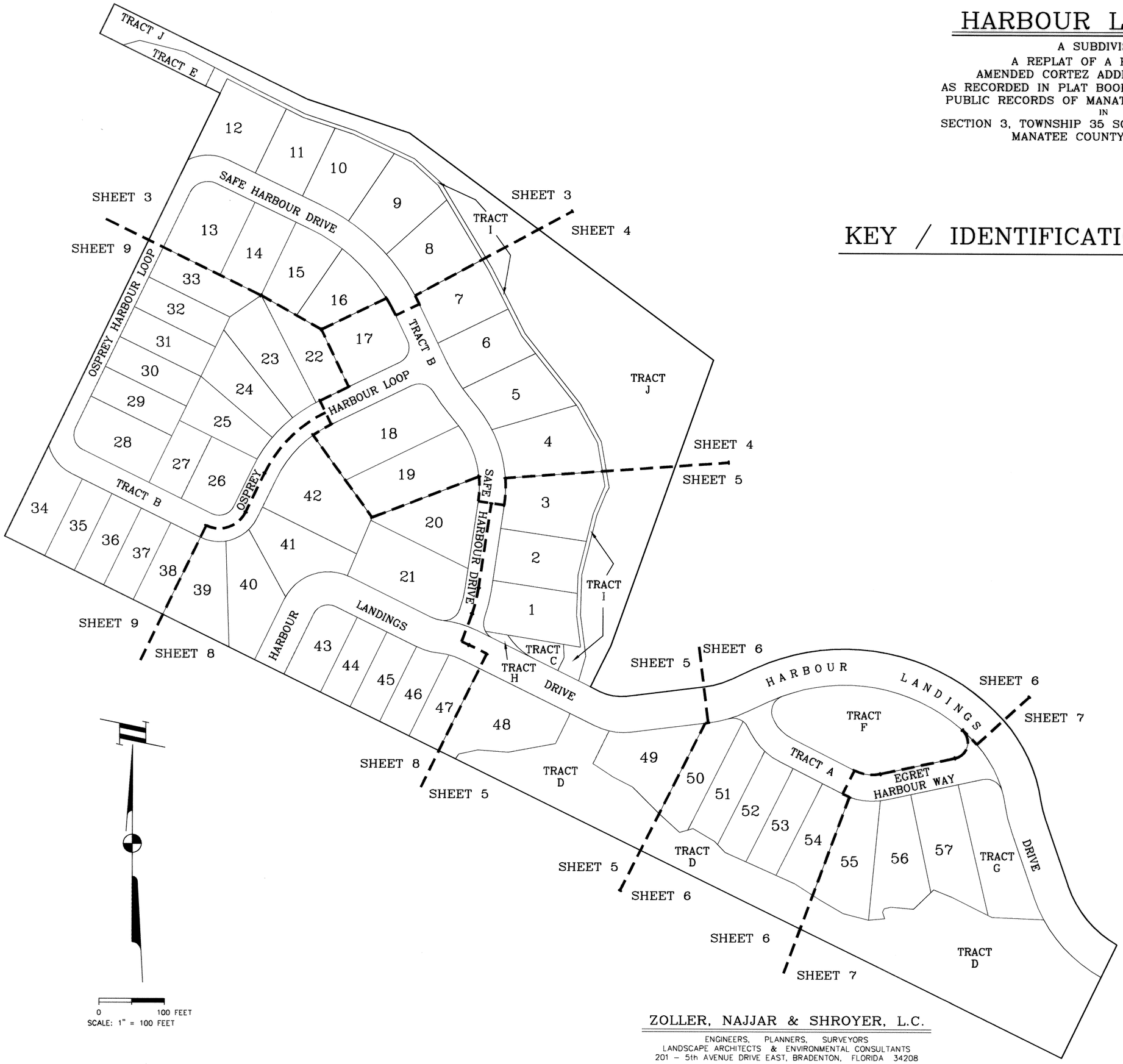
CIRCUIT COURT SEAL MANATEE COUNTY, FLORIDA

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBOUR LANDINGS

A SUBDIVISION
A REPLAT OF A PORTION OF
AMENDED CORTEZ ADDITION TO CORTEZ
AS RECORDED IN PLAT BOOK 2, PAGE 59 OF THE
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
IN
SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

KEY / IDENTIFICATION MAP



ZOLLER, NAJJAR & SHROYER, L.C.
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IN

SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF GUTHRIE STREET, ASSUMED TO BE N 64°00'45" W, AND DO NOT REFER TO THE TRUE MERIDIAN.

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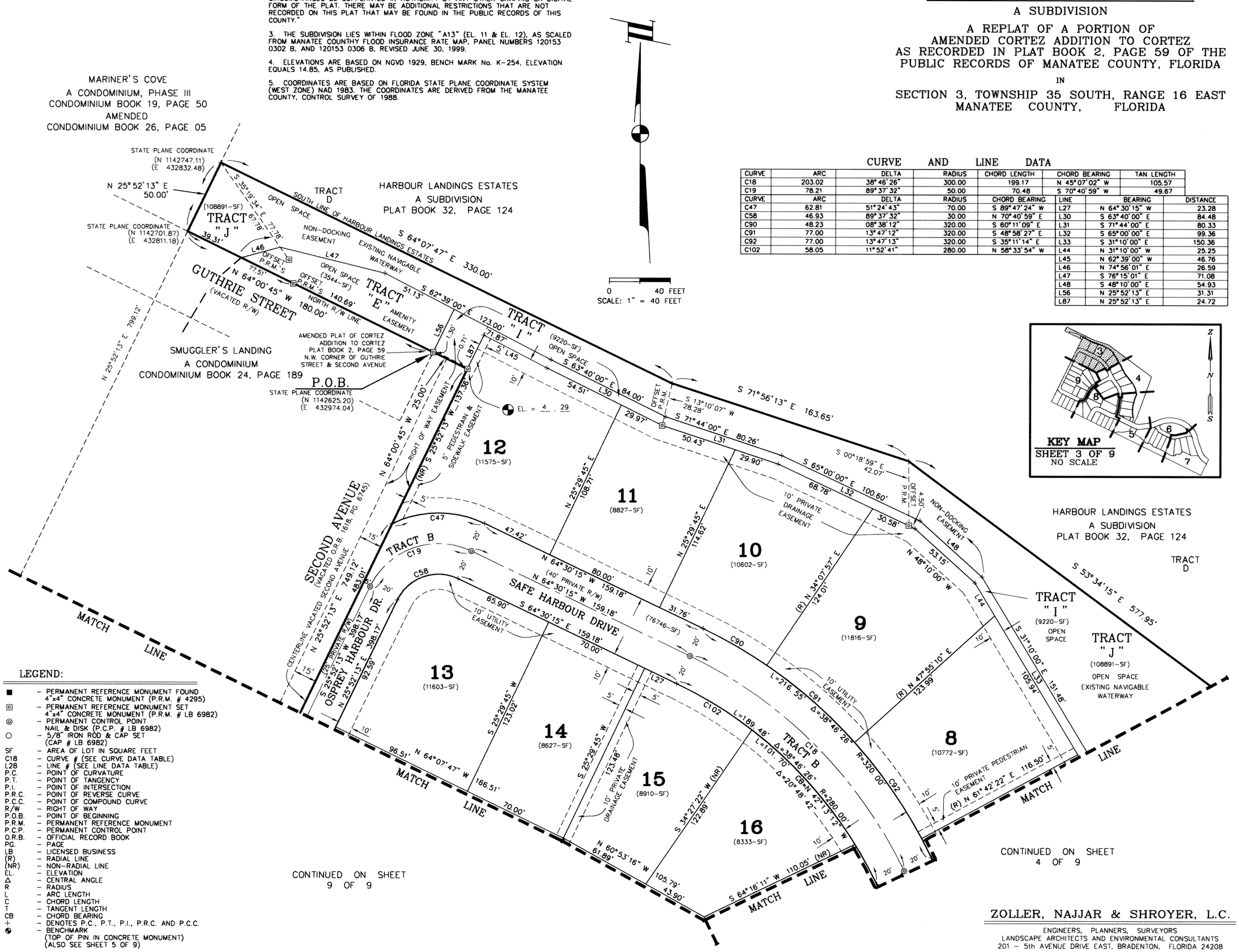
5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY, CONTROL SURVEY OF 1988.



CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C18	203.02	38°46'26"	300.00	199.17	N 45°07'02" W	105.57
C19	78.21	89°37'32"	50.00	70.48	S 70°40'59" W	49.67

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C47	62.81	51°24'43"	70.00	S 89°47'24" W
C58	46.93	89°37'32"	30.00	N 70°40'59" E
C90	48.23	08°38'12"	320.00	S 60°11'09" E
C91	77.00	13°47'12"	320.00	S 48°58'27" E
C92	77.00	13°47'13"	320.00	S 35°11'14" E
C102	58.05	11°52'41"	280.00	N 58°33'54" W

LINE	BEARING	DISTANCE
L27	N 64°30'15" W	23.28
L30	S 63°40'00" E	84.48
L31	S 71°44'00" E	80.33
L32	S 65°00'00" E	99.36
L33	S 31°10'00" E	150.36
L44	N 31°10'00" W	25.25
L45	N 62°39'00" W	46.76
L46	N 74°56'01" E	26.59
L47	S 76°15'01" E	71.08
L48	S 48°10'00" E	54.93
L56	N 25°52'13" E	31.31
L87	N 25°52'13" E	24.72

KEY MAP
SHEET 3 OF 9
NO SCALE

LEGEND:

- ■ – PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (P.R.M. # 4295)
- ⊡ – PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB 6982)
- ◎ – PERMANENT CONTROL POINT NAIL & DISK (P.C.P. # LB 6982)
- ○ – 5/8" IRON ROD & CAP SET (CAP # LB 6982)
- SF – AREA OF LOT IN SQUARE FEET
- C18 – CURVE # (SEE CURVE DATA TABLE)
- L28 – LINE # (SEE LINE DATA TABLE)
- P.C. – POINT OF CURVATURE
- P.T. – POINT OF TANGENCY
- P.I. – POINT OF INTERSECTION
- P.R.C. – POINT OF REVERSE CURVE
- P.C.C. – POINT OF COMPOUND CURVE
- R/W – RIGHT OF WAY
- P.O.B. – POINT OF BEGINNING
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- PG. – PAGE
- LB – LICENSED BUSINESS
- (R) – RADIAL LINE
- (NR) – NON-RADIAL LINE
- EL. – ELEVATION
- Δ – CENTRAL ANGLE
- R – RADIUS
- L – ARC LENGTH
- C – CHORD LENGTH
- T – TANGENT LENGTH
- CB – CHORD BEARING
- + – DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- ⊕ – BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 5 OF 9)

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
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IN
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MANATEE COUNTY, FLORIDA

CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C16	141.17	47°34'50"	170.00	137.15	N 15°23'45" W	74.94
C17	73.98	13°27'21"	315.00	73.81	N 32°27'29" W	37.16

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C46	69.28	13°27'21"	295.00	N 32°27'29" W
C50	36.56	83°46'44"	25.00	S 73°51'58" E
C51	42.15	07°12'34"	335.00	S 35°34'53" E
C55	39.26	89°58'29"	25.00	S 19°15'26" W
C79	84.36	32°13'17"	150.00	N 22°03'42" W
C80	2.65	01°00'49"	150.00	N 38°40'45" W
C81	32.22	10°15'18"	180.00	S 59°07'01" W
C93	14.32	02°33'49"	320.00	S 27°00'43" E
C94	51.83	10°03'58"	295.00	S 30°45'48" E
C95	17.45	03°23'23"	295.00	S 37°29'28" E
C96	39.38	11°52'30"	190.00	S 33°14'55" E
C97	77.00	23°13'12"	190.00	S 15°42'04" E
C101	29.73	06°05'03"	280.00	N 28°46'20" W

LINE	BEARING	DISTANCE
L4	N 39°11'10" W	20.17
L5	N 25°43'49" W	5.85
L11	N 39°11'10" W	20.17
L13	S 39°11'10" E	20.17
L15	S 25°43'49" E	42.00
L33	S 31°10'00" E	150.36
L34	S 27°00'00" E	111.65
L35	S 38°35'00" E	136.11
L36	S 10°00'00" E	66.05
L42	N 38°35'00" W	1.96
L43	N 31°10'00" W	19.17
L49	S 29°08'00" E	65.70

NOTES:

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- ⊡ – PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB 6982)
- ◎ – PERMANENT CONTROL POINT NAIL & DISK (P.C.P. # LB 6982)
- ○ – 5/8" IRON ROD & CAP SET (CAP # LB 6982)
- SF – AREA OF LOT IN SQUARE FEET
- C30 – CURVE # (SEE CURVE DATA TABLE)
- L2 – LINE # (SEE LINE DATA TABLE)
- P.C. – POINT OF CURVATURE
- P.T. – POINT OF TANGENCY
- P.I. – POINT OF INTERSECTION
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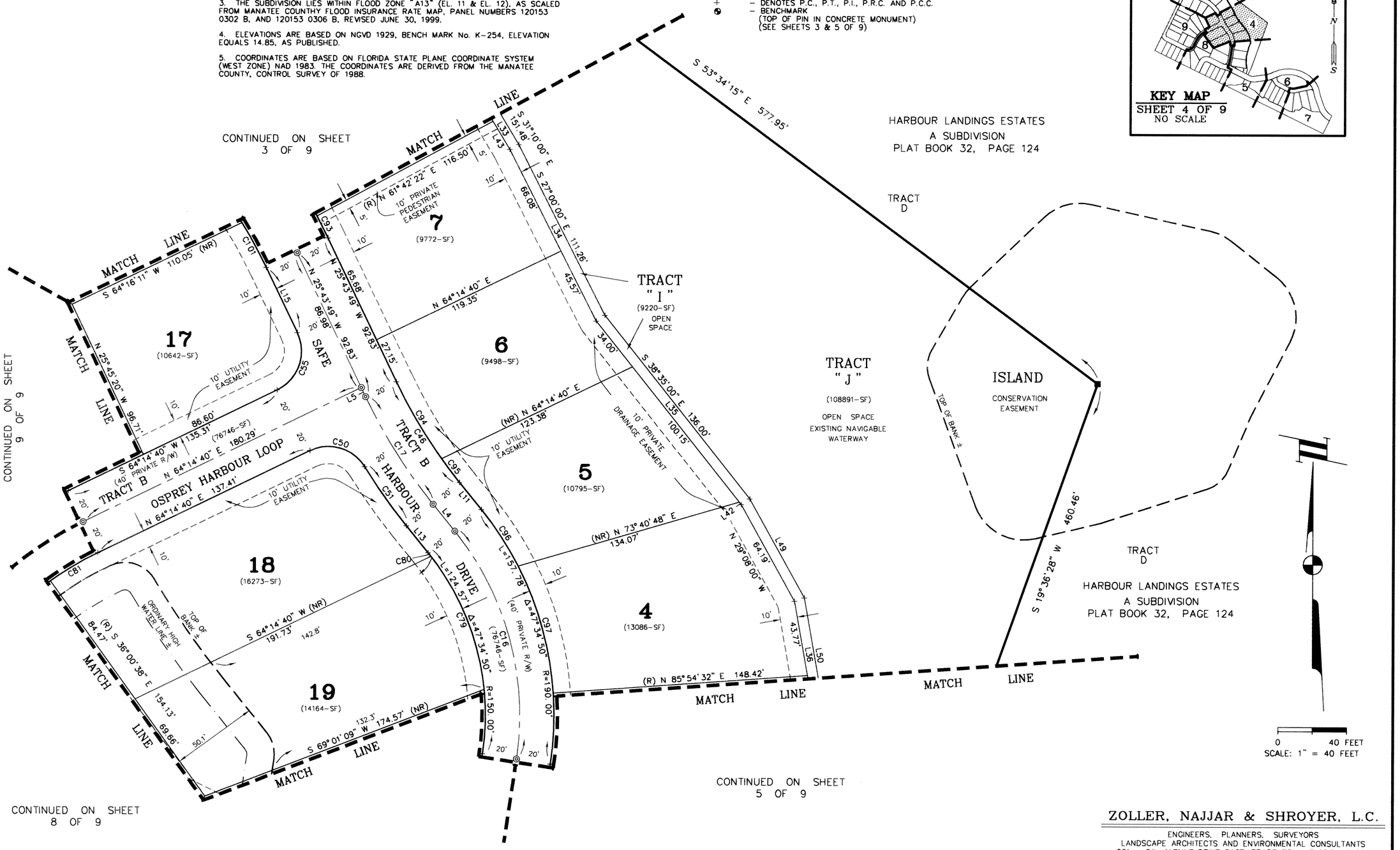
- + – DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- ⊕ – BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEETS 3 & 5 OF 9)



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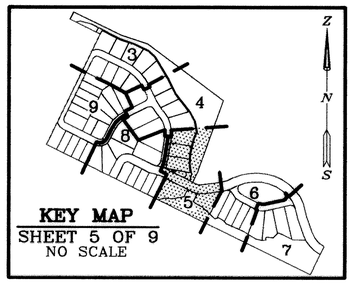

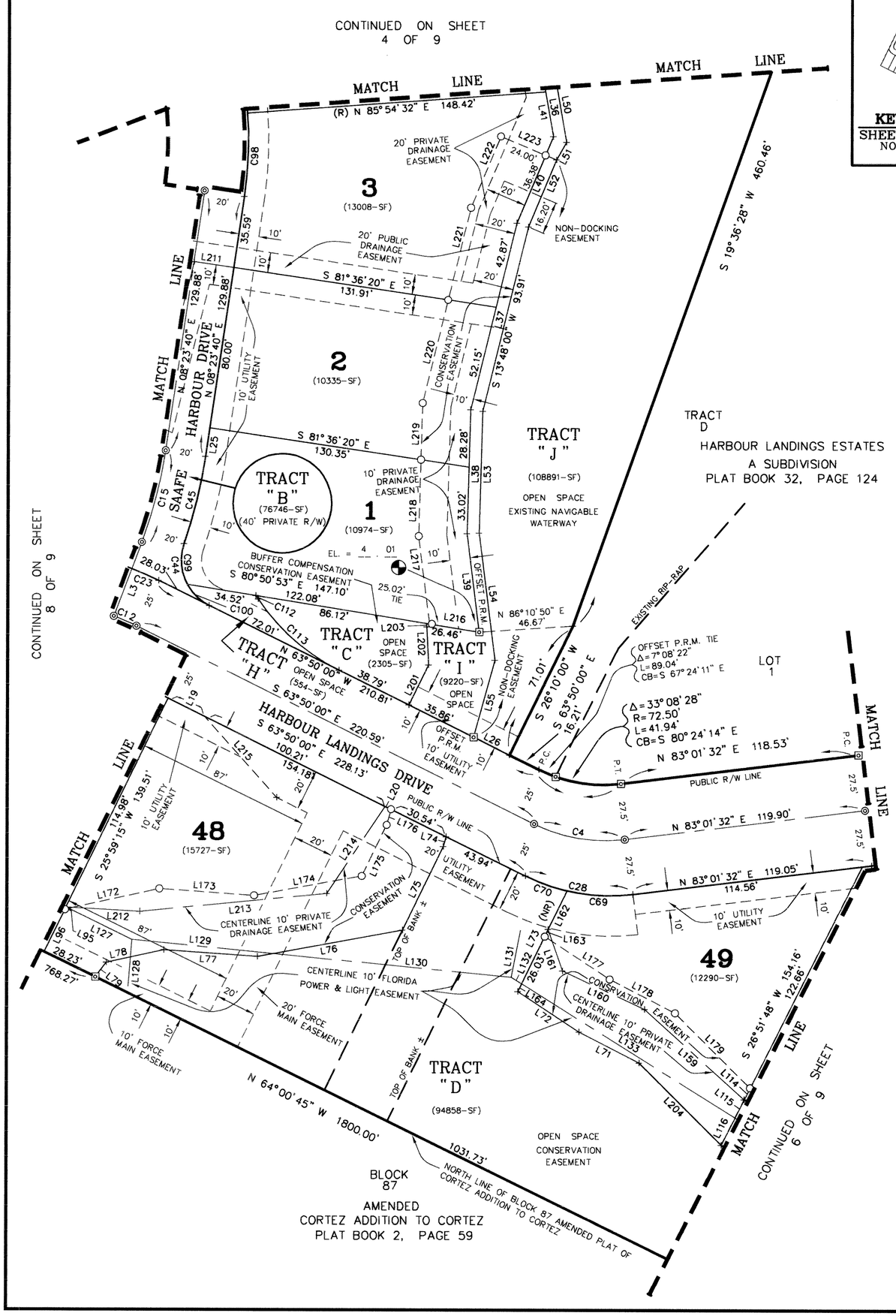

CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C4	46.27	33°08'28"	80.00	45.63	S 80°24'14" E	23.80
C12	12.17	05°34'33"	125.00	12.16	S 66°37'16" E	6.09
C15	46.83	12°11'47"	220.00	46.74	N 14°29'34" E	23.50

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C28	54.95	33°08'28"	95.00	S 80°24'14" E
C44	36.15	82°50'50"	25.00	N 22°24'35" W
C45	44.48	10°37'10"	240.00	N 13°42'15" E
C69	32.92	19°51'18"	95.00	N 87°02'49" W
C70	22.03	13°17'10"	95.00	N 70°28'35" W
C98	41.40	12°29'08"	190.00	S 02°09'06" W
C99	20.67	47°21'49"	25.00	S 04°40'04" E
C100	15.48	35°29'01"	25.00	S 46°05'29" E
C112	2.20	01°10'12"	107.50	S 34°03'23" E
C113	53.98	29°39'24"	104.29	S 49°00'48" E

LINE	BEARING	DISTANCE
L3	N 20°35'27" E	39.16
L19	S 63°50'00" E	20.16
L20	S 63°50'00" E	3.27
L25	S 08°23'40" W	14.29
L26	S 63°50'00" E	19.91
L36	S 10°00'00" E	66.05
L37	S 13°48'00" W	95.02
L38	S 01°35'00" W	61.30
L39	N 07°16'00" W	49.06
L40	N 22°45'00" E	46.39
L41	N 10°00'00" W	22.28
L50	S 10°00'00" E	70.95
L51	S 29°20'00" W	10.04
L52	S 22°45'00" W	35.91
L53	S 01°35'00" W	60.20
L54	S 07°16'00" E	63.39
L55	S 15°24'00" W	39.33
L71	N 62°55'17" W	33.41
L72	N 56°49'47" W	36.39
L73	N 25°59'15" E	55.43
L74	S 15°24'00" W	5.09
L75	S 25°59'15" W	46.09
L76	S 79°38'28" W	73.32
L77	N 86°01'38" W	46.64
L78	S 77°29'12" W	29.25
L79	S 36°57'42" W	8.96
L95	S 25°59'15" W	1.21
L96	S 25°59'15" W	23.32
L114	S 26°51'48" W	6.44
L115	S 26°51'48" W	10.08
L116	S 26°51'48" W	14.98
L127	S 64°00'45" E	36.39
L128	S 04°23'34" W	23.32
L129	S 84°28'44" E	70.51
L130	S 84°28'44" E	118.92
L131	N 11°07'47" E	23.78
L132	S 58°07'42" E	6.13
L133	S 58°07'42" E	124.80
L159	N 48°03'36" W	66.42
L160	N 65°11'43" W	45.05
L161	N 19°05'46" W	21.74
L162	S 25°59'15" W	21.26
L163	S 25°59'15" W	3.93
L164	S 25°59'15" W	4.21
L172	N 77°29'12" E	47.97
L173	S 86°01'38" E	47.21
L174	N 79°38'28" E	54.38
L175	N 25°59'15" E	28.13
L176	N 15°24'00" E	8.01
L177	S 56°49'47" E	38.58
L178	S 62°55'17" E	36.46
L179	S 45°20'38" E	52.43
L201	N 26°10'00" E	22.04
L202	N 02°53'08" W	18.85
L203	N 02°53'08" W	1.64
L204	N 45°20'38" W	57.42
L211	S 81°36'20" E	19.82
L212	S 86°52'09" E	36.62
L213	N 84°24'42" E	93.41
L214	N 33°46'54" E	51.94
L215	S 42°00'00" E	53.78
L216	S 80°50'53" E	25.02
L217	N 07°16'00" W	43.84
L218	N 01°35'00" E	37.75
L219	N 01°35'00" E	27.98
L220	N 13°48'00" E	52.45
L221	N 13°48'00" E	47.02
L222	N 22°45'00" E	38.26
L223	S 67°15'00" E	30.00

NOTES:

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3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "A13" (EL. 11 & EL. 12), AS SCALED FROM MANATEE COUNTHY FLOOD INSURANCE RATE MAP, PANEL NUMBERS 120153 0302 B, AND 120153 0306 B, REVISED JUNE 30, 1999.

4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK No. K-254, ELEVATION EQUALS 14.85, AS PUBLISHED.

5. COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY, CONTROL SURVEY OF 1988.

LEGEND:

- ■ – PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (P.R.M. # 4295)
- ⊡ – PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB 6982)
- ◎ – PERMANENT CONTROL POINT NAIL & DISK (P.C.P. # LB 6982)
- ○ – 5/8" IRON ROD & CAP SET (CAP # LB 6982)
- SF – AREA OF LOT IN SQUARE FEET
- C30 – CURVE # (SEE CURVE DATA TABLE)
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- ◉ – BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (ALSO SEE SHEET 3 OF 9)

0 40 FEET
SCALE: 1" = 40 FEET

ZOLLER, NAJJAR & SHROYER, L.C.
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HARBOUR LANDINGS

A SUBDIVISION

A REPLAT OF A PORTION OF
AMENDED CORTEZ ADDITION TO CORTEZ
AS RECORDED IN PLAT BOOK 2, PAGE 59 OF THE
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

IN

SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C5	52.49	17°41'32"	170.00	52.29	N 74°10'46" E	26.46
C13	49.05	35°07'50"	80.00	48.29	S 45°34'17" E	25.32
CURVE	ARC	DELTA	RADIUS	CHORD BEARING		
C29	60.99	17°41'32"	197.50	N 74°10'46" E		
C32	34.16	78°17'02"	25.00	S 67°08'53" E		
C33	61.31	35°07'50"	100.00	S 45°34'17" E		
C38	55.32	126°46'51"	25.00	S 14°37'51" W		
C39	40.68	38°50'32"	60.00	N 82°33'28" W		
C40	36.79	35°07'50"	60.00	N 45°34'17" W		
C41	42.54	97°29'26"	25.00	N 20°44'21" E		
C42	19.74	04°09'04"	272.50	S 67°24'32" W		
C43	28.88	08°22'36"	197.50	S 69°31'18" W		
C63	11.39	06°31'48"	100.00	N 66°24'06" W		
C64	27.12	15°32'31"	100.00	N 55°21'56" W		
C65	34.19	19°35'19"	100.00	N 37°48'02" W		
C66	10.90	24°59'05"	25.00	N 40°29'54" W		
C67	23.26	53°17'57"	25.00	N 79°38'26" W		
C68	32.11	09°18'56"	197.50	S 78°22'04" W		

NOTES:

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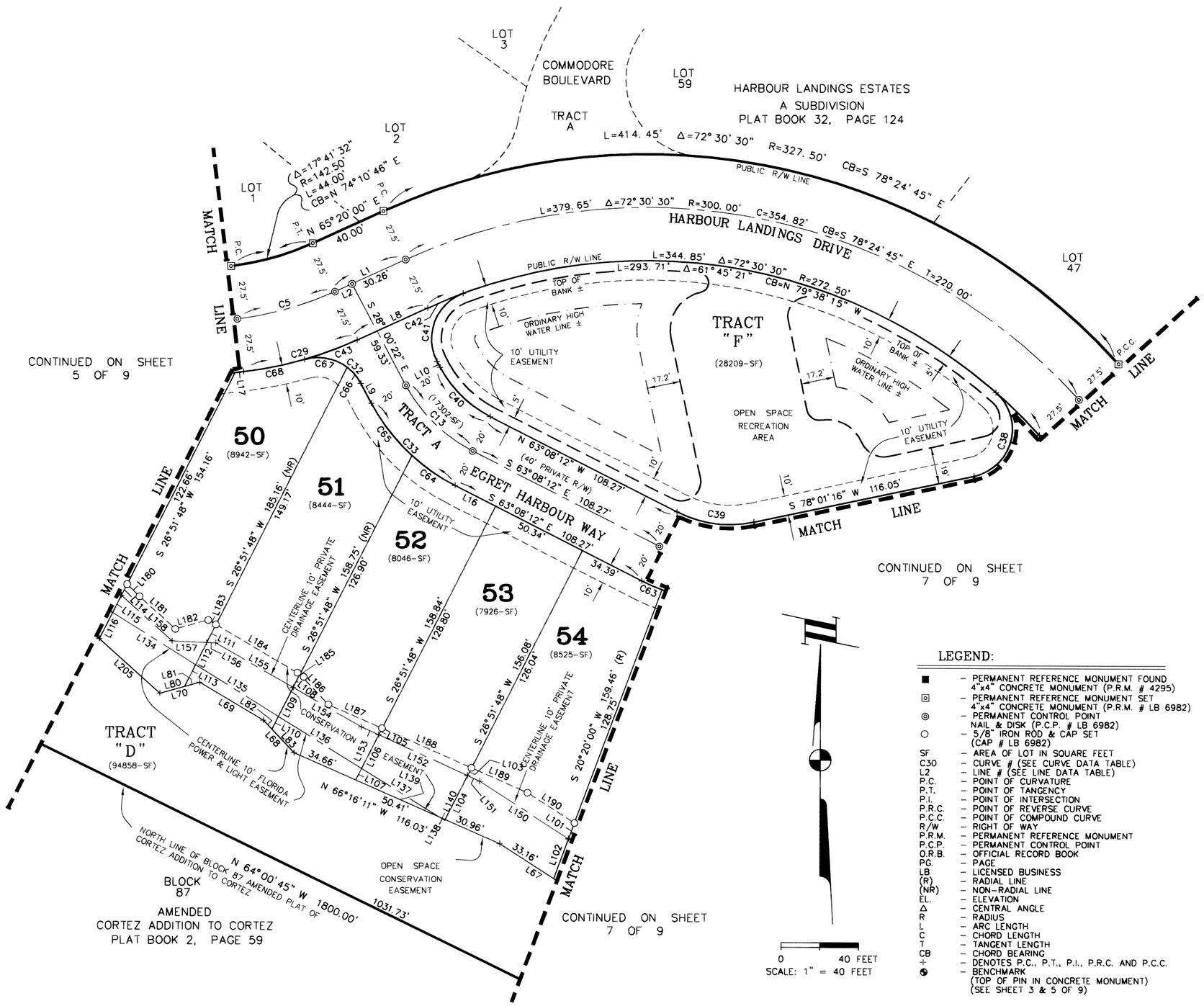

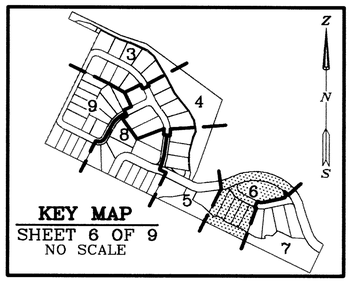

LINE DATA

LINE	BEARING	DISTANCE
L1	N 65°20'00" E	40.00
L2	S 65°20'00" W	9.74
L8	N 65°20'00" E	40.00
L9	S 28°00'22" E	11.74
L10	N 28°00'22" W	3.46
L16	N 63°08'12" W	23.54
L17	S 83°01'32" W	4.49
L67	N 57°16'52" W	47.82
L68	N 43°23'48" W	23.13
L69	N 59°28'57" W	38.24
L70	S 74°45'01" W	21.42
L80	N 74°45'01" E	13.15
L81	N 74°45'01" E	8.27
L82	S 43°23'48" E	6.42
L83	S 43°23'48" E	16.71
L101	S 20°20'00" W	8.65
L102	S 20°20'00" W	22.06
L103	S 26°51'48" W	4.53
L104	S 26°51'48" W	25.51
L105	S 26°51'48" W	3.82
L106	S 26°51'48" W	19.50
L107	S 26°51'48" W	6.72
L108	S 26°51'48" W	7.68
L109	S 26°51'48" W	16.78
L110	S 26°51'48" W	7.39
L111	S 26°51'48" W	10.44
L112	S 26°51'48" W	12.82
L113	S 26°51'48" W	12.73
L114	S 26°51'48" W	6.44
L115	S 26°51'48" W	10.08
L116	S 26°51'48" W	14.98
L134	S 58°07'42" E	50.53
L135	S 58°07'42" E	50.53
L136	S 58°07'42" E	50.53
L137	S 58°07'42" E	47.40
L138	S 58°07'42" E	3.67
L139	S 66°16'11" E	47.29
L140	S 66°16'11" E	3.12
L150	N 57°17'22" W	54.64
L151	N 65°27'44" W	7.04
L152	N 65°27'44" W	50.38
L153	N 65°27'44" W	9.76
L154	N 60°11'46" W	40.64
L155	N 60°11'46" W	46.21
L156	N 87°42'40" W	4.61
L157	N 87°42'40" W	17.99
L158	N 48°03'36" W	35.19
L180	S 45°20'38" E	8.93
L181	S 47°59'27" E	24.97
L182	N 74°45'01" E	17.70
L183	S 59°28'57" E	4.60
L184	S 59°28'57" E	50.44
L185	S 59°28'57" E	.10
L186	S 43°23'48" E	21.30
L187	S 66°16'11" E	30.23
L188	S 66°16'11" E	50.41
L189	S 66°16'11" E	31.67
L190	S 57°16'52" E	28.93
L205	N 47°59'27" W	42.04

LEGEND:

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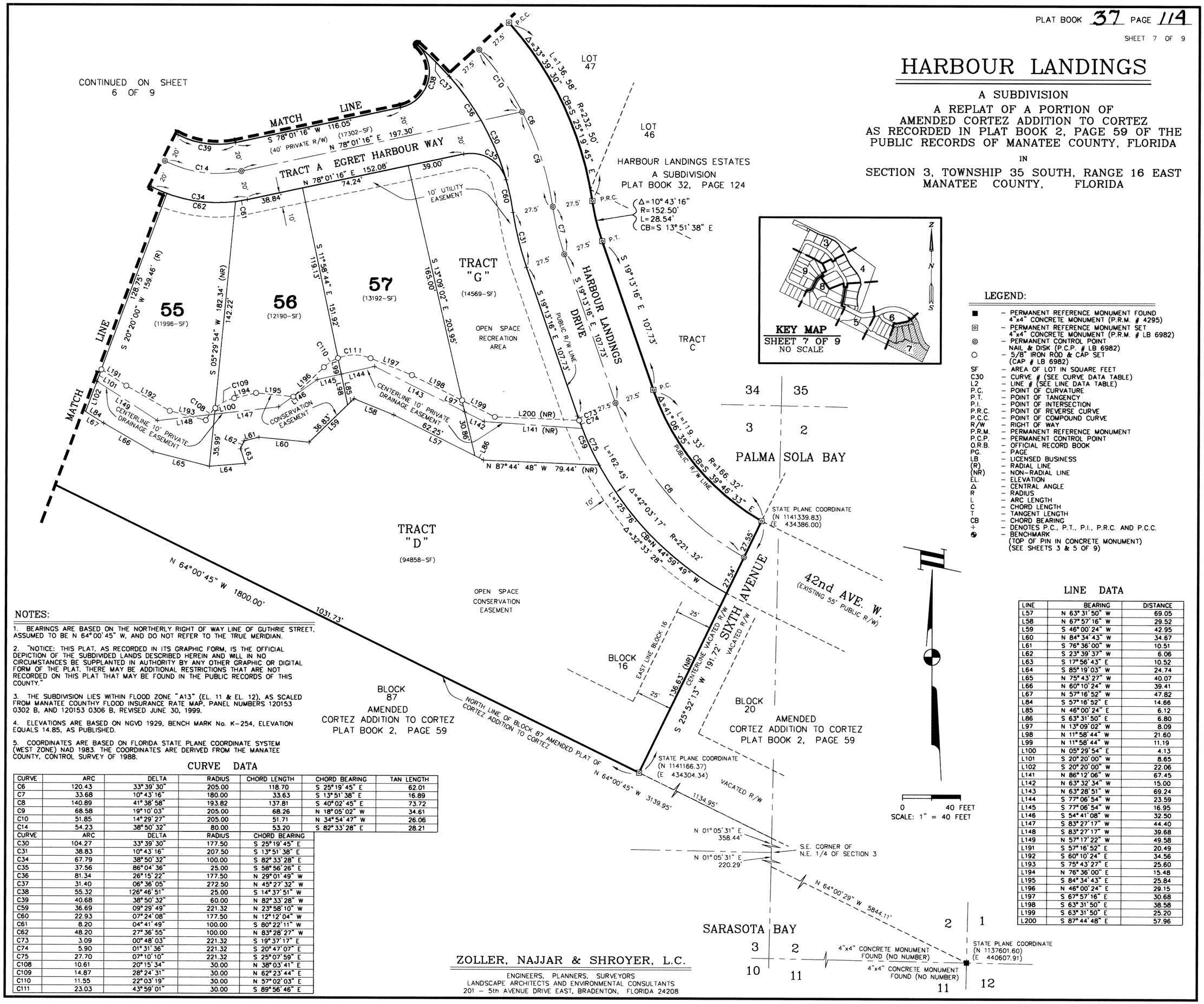

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CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C6	120.43	33°39'30"	205.00	118.70	S 25°19'45" E	62.01
C7	33.68	10°43'16"	180.00	33.63	S 13°51'38" E	16.89
C8	140.89	41°38'58"	193.82	137.81	S 40°02'45" E	73.72
C9	68.58	19°10'03"	205.00	68.26	N 18°05'02" W	34.61
C10	51.85	14°29'27"	205.00	51.71	N 34°54'47" W	26.06
C14	54.23	38°50'32"	80.00	53.20	S 82°33'28" E	28.21

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C30	104.27	33°39'30"	177.50	S 25°19'45" E
C31	38.83	10°43'16"	207.50	S 13°51'38" E
C34	67.79	38°50'32"	100.00	S 82°33'28" E
C35	37.56	86°04'36"	25.00	S 58°56'26" E
C36	81.34	26°15'22"	177.50	N 29°01'49" W
C37	31.40	06°36'05"	272.50	N 45°27'32" W
C38	55.32	126°46'51"	25.00	S 14°37'51" W
C39	40.68	38°50'32"	60.00	N 82°33'28" W
C59	36.69	09°29'49"	221.32	N 23°58'10" W
C60	22.93	07°24'08"	177.50	N 12°12'04" W
C61	8.20	04°41'49"	100.00	S 80°22'11" W
C62	48.20	27°36'55"	100.00	N 83°28'27" W
C73	3.09	00°48'03"	221.32	S 19°37'17" E
C74	5.90	01°31'36"	221.32	S 20°47'07" E
C75	27.70	07°10'10"	221.32	S 25°07'59" E
C108	10.61	20°15'34"	30.00	N 38°03'41" E
C109	14.87	28°24'31"	30.00	N 62°23'44" E
C110	11.55	22°03'19"	30.00	N 57°02'03" E
C111	23.03	43°59'01"	30.00	S 89°56'46" E

LEGEND:

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⊡	– PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB 6982)
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◆	– BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEETS 3 & 5 OF 9)

LINE DATA

LINE	BEARING	DISTANCE
L57	N 63°31'50" W	69.05
L58	N 67°57'16" W	29.52
L59	S 46°00'24" W	42.95
L60	N 84°34'43" W	34.67
L61	S 76°36'00" W	10.51
L62	S 23°39'37" W	6.06
L63	S 17°56'43" E	10.52
L64	S 85°19'03" W	24.74
L65	N 75°43'27" W	40.07
L66	N 60°10'24" W	39.41
L67	N 57°16'52" W	47.82
L84	S 57°16'52" E	14.66
L85	N 46°00'24" E	6.12
L86	S 63°31'50" E	6.80
L97	N 13°09'02" W	8.09
L98	N 11°58'44" W	21.60
L99	N 11°58'44" W	11.19
L100	N 05°29'54" E	4.13
L101	S 20°20'00" W	8.65
L102	S 20°20'00" W	22.06
L141	N 86°12'06" W	67.45
L142	N 63°32'34" W	15.00
L143	N 63°28'51" W	69.24
L144	S 77°06'54" W	23.59
L145	S 77°06'54" W	16.95
L146	S 54°41'08" W	32.50
L147	S 83°27'17" W	44.40
L148	S 83°27'17" W	39.68
L149	N 57°17'22" W	49.58
L191	S 57°16'52" E	20.49
L192	S 60°10'24" E	34.56
L193	S 75°43'27" E	25.60
L194	N 76°36'00" E	15.48
L195	S 84°34'43" E	25.84
L196	N 46°00'24" E	29.15
L197	S 67°57'16" E	30.68
L198	S 63°31'50" E	38.58
L199	S 63°31'50" E	25.20
L200	S 87°44'48" E	57.96

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CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	78.54	90°00'00"	50.00	70.71	N 70°59'15" E	50.00
C2	26.76	20°26'44"	75.00	26.62	S 74°14'07" E	13.53
C3	45.00	20°37'29"	125.00	44.75	S 74°08'45" E	22.74
C11	32.83	15°02'56"	125.00	32.74	S 76°56'01" E	16.51
C15	46.83	12°11'47"	220.00	46.74	N 14°29'34" E	23.50
C21	70.69	90°00'00"	45.00	63.64	N 70°59'15" E	45.00
C22	133.54	38°15'25"	200.00	131.08	N 45°06'57" E	69.37

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C23	54.00	20°37'29"	150.00	N 74°08'45" W
C24	17.84	20°26'44"	50.00	N 74°14'07" W
C25	39.27	90°00'00"	25.00	N 70°59'15" E
C26	35.68	20°26'44"	100.00	S 74°14'07" E
C27	36.00	20°37'29"	100.00	S 74°08'45" E
C49	102.10	90°00'00"	65.00	N 70°59'15" E
C52	36.92	10°34'39"	200.00	S 13°40'59" W
C53	33.03	75°41'42"	25.00	S 56°49'10" W
C54	18.61	21°19'14"	50.00	N 74°40'22" W
C71	20.48	11°43'56"	100.00	N 69°41'58" W
C72	15.52	08°53'33"	100.00	N 80°00'43" W
C76	5.06	03°52'06"	75.00	N 27°55'18" E
C77	4.18	03°11'32"	75.00	S 65°36'31" E
C78	37.56	14°20'44"	150.00	N 01°13'18" E
C82	87.97	28°00'07"	180.00	S 39°59'18" W
C83	78.25	24°54'25"	180.00	N 38°26'27" E
C84	41.94	13°21'00"	180.00	N 57°34'10" E
C85	22.05	19°26'06"	65.00	S 35°42'18" W
C86	40.04	35°17'39"	65.00	S 63°04'10" W
C87	40.01	35°16'15"	65.00	N 81°38'53" W
C88	68.86	60°41'49"	65.00	N 85°38'21" E
C89	33.24	29°18'11"	65.00	N 40°38'21" E

NOTES:

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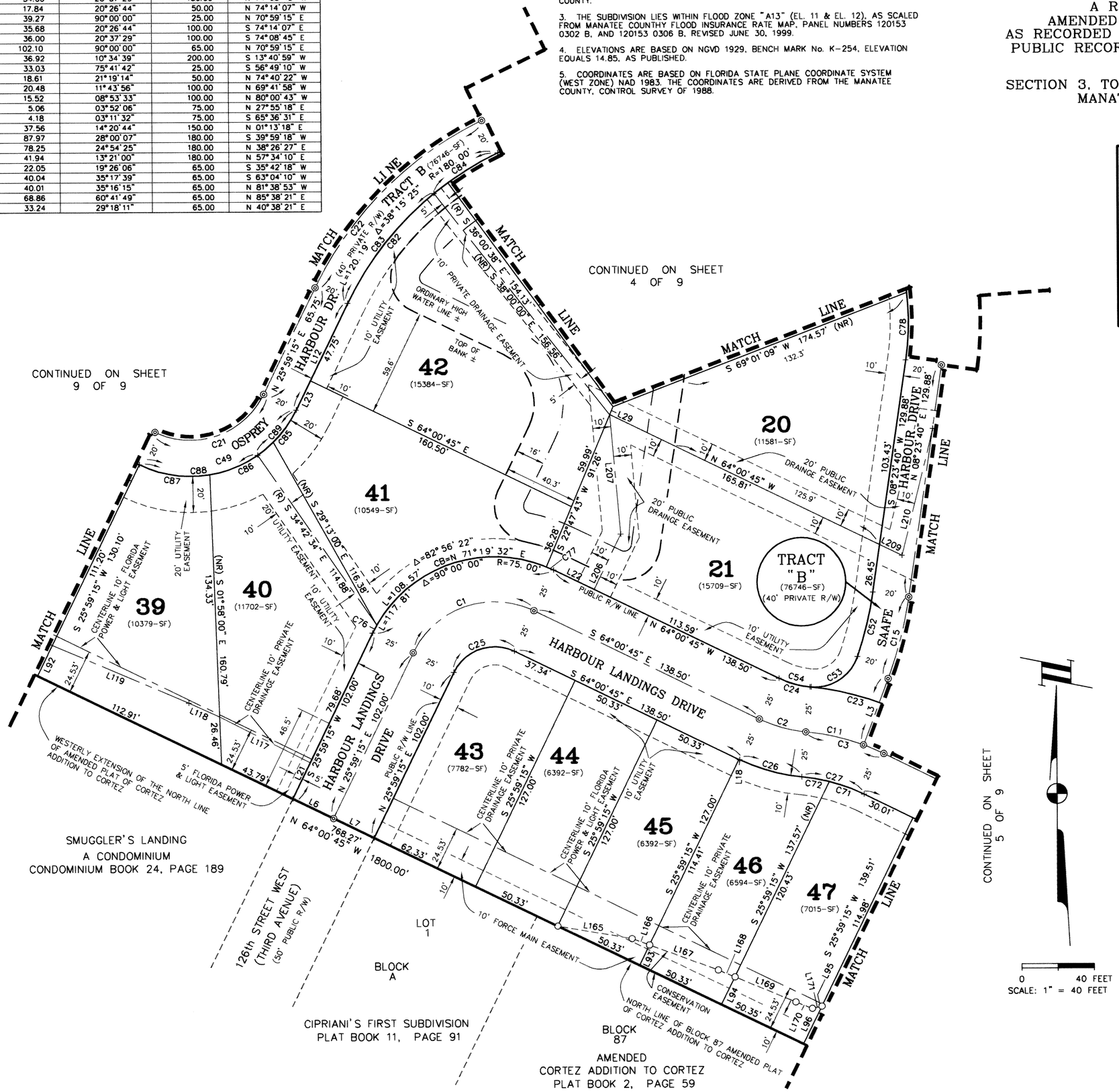

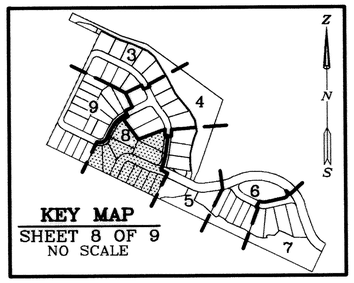

LEGEND:

- ■ – PERMANENT REFERENCE MONUMENT FOUND 4"x4" CONCRETE MONUMENT (P.R.M. # 4295)
- ⊡ – PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB 6982)
- ◎ – PERMANENT CONTROL POINT NAIL & DISK (P.C.P. # LB 6982)
- ○ – 5/8" IRON ROD & CAP SET (CAP # LB 6982)
- SF – AREA OF LOT IN SQUARE FEET
- C30 – CURVE # (SEE CURVE DATA TABLE)
- L2 – LINE # (SEE LINE DATA TABLE)
- P.C. – POINT OF CURVATURE
- P.T. – POINT OF TANGENCY
- P.I. – POINT OF INTERSECTION
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- + – DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- ⊕ – BENCHMARK (TOP OF PIN IN CONCRETE MONUMENT) (SEE SHEETS 3 & 5 OF 9)

LINE DATA

LINE	BEARING	DISTANCE
L3	N 20°35'27" E	39.16
L6	S 64°00'45" E	25.00
L7	S 64°00'45" E	25.00
L12	N 25°59'15" E	65.75
L18	N 64°00'45" W	.50
L21	N 25°59'15" E	22.32
L22	S 64°00'45" E	24.91
L23	S 25°59'15" W	18.00
L29	S 22°47'43" W	5.01
L92	S 25°59'15" W	18.90
L93	S 25°59'15" W	12.59
L94	S 25°59'15" W	17.14
L95	S 25°59'15" W	1.21
L96	S 25°59'15" W	23.32
L117	N 62°56'10" W	56.20
L118	N 65°32'56" W	18.59
L119	N 66°47'34" W	82.01
L165	S 80°07'52" E	41.69
L166	S 69°40'03" E	10.33
L167	S 69°40'03" E	40.57
L168	S 67°12'05" E	9.98
L169	S 67°12'05" E	36.42
L170	S 68°42'07" E	9.82
L171	N 77°29'12" E	5.37
L206	N 25°59'15" E	34.10
L207	N 05°00'00" W	66.37
L209	S 64°00'45" E	13.75
L210	N 14°00'00" E	72.34

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 – 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 24208

HARBOUR LANDINGS

A SUBDIVISION
A REPLAT OF A PORTION OF
AMENDED CORTEZ ADDITION TO CORTEZ
AS RECORDED IN PLAT BOOK 2, PAGE 59 OF THE
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
IN
SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

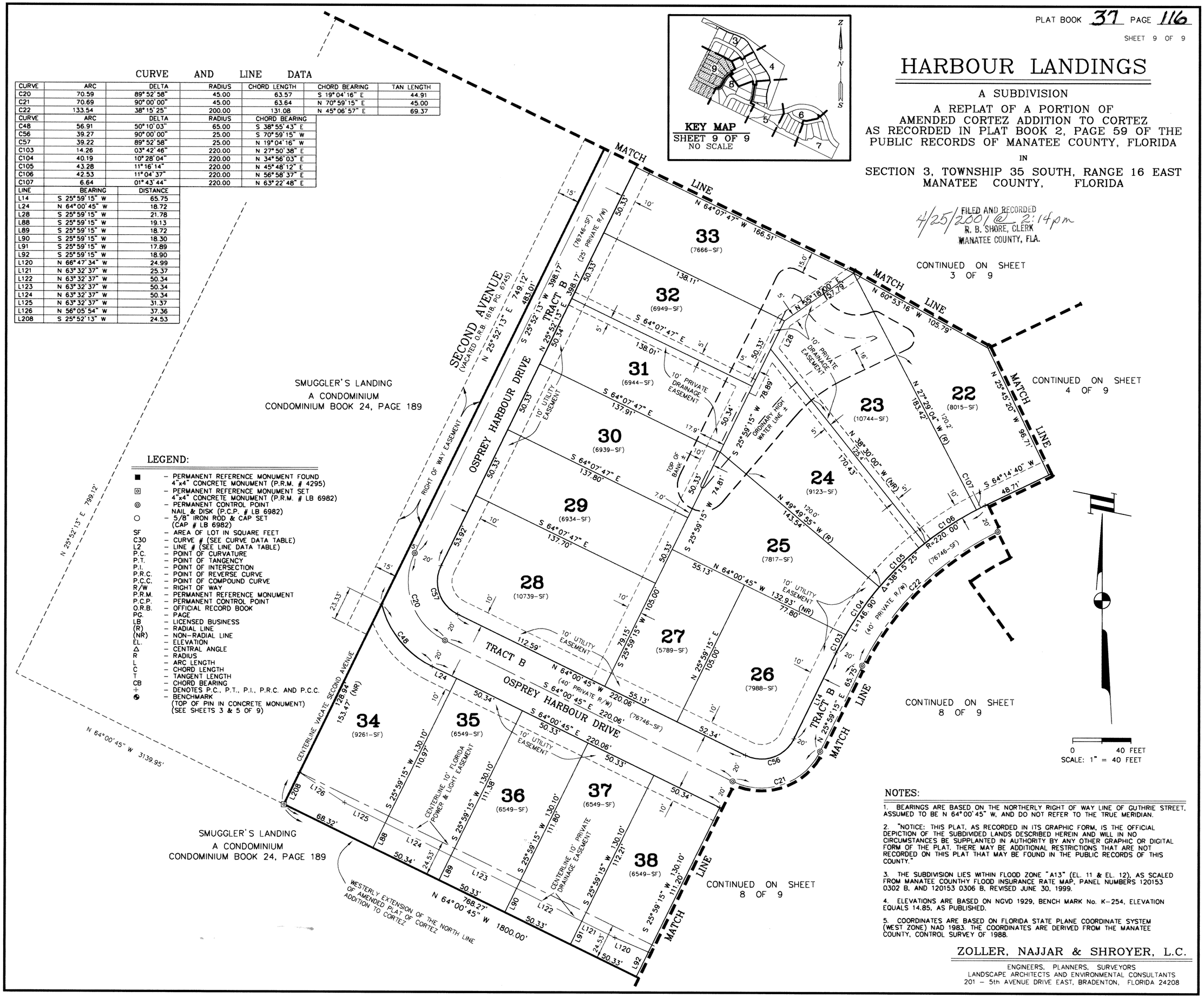
FILED AND RECORDED
4/25/2001 @ 2:14pm
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C20	70.59	89° 52' 58"	45.00	63.57	S 19° 04' 16" E	44.91
C21	70.69	90° 00' 00"	45.00	63.64	N 70° 59' 15" E	45.00
C22	133.54	38° 15' 25"	200.00	131.08	N 45° 06' 57" E	69.37

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C48	56.91	50° 10' 03"	65.00	S 38° 55' 43" E
C56	39.27	90° 00' 00"	25.00	S 70° 59' 15" W
C57	39.22	89° 52' 58"	25.00	N 19° 04' 16" W
C103	14.26	03° 42' 46"	220.00	N 27° 50' 38" E
C104	40.19	10° 28' 04"	220.00	N 34° 56' 03" E
C105	43.28	11° 16' 14"	220.00	N 45° 48' 12" E
C106	42.53	11° 04' 37"	220.00	N 56° 58' 37" E
C107	6.64	01° 43' 44"	220.00	N 63° 22' 48" E

LINE	BEARING	DISTANCE
L14	S 25° 59' 15" W	65.75
L24	N 64° 00' 45" W	18.72
L28	S 25° 59' 15" W	21.78
L88	S 25° 59' 15" W	19.13
L89	S 25° 59' 15" W	18.72
L90	S 25° 59' 15" W	18.30
L91	S 25° 59' 15" W	17.89
L92	S 25° 59' 15" W	18.90
L120	N 66° 47' 34" W	24.99
L121	N 63° 32' 37" W	25.37
L122	N 63° 32' 37" W	50.34
L123	N 63° 32' 37" W	50.34
L124	N 63° 32' 37" W	50.34
L125	N 63° 32' 37" W	31.37
L126	N 56° 05' 54" W	37.36
L208	S 25° 52' 13" W	24.53



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