

PLAT BOOK 48, PAGE 9

BEING A REPLAT OF TRACTS "F1", "F2", "F3", "F4", "F5" AND "F6",
VERONA RESERVE, PLAT BOOK 47, PAGES 39 THROUGH 39H, LYING IN
SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA

ALLEN E. FREEDMAN
DIRECTOR OF THE CIRCUIT COURT
JEROME COUNTY, IDAHO
FALLER
FALLER, IDAHO

VENICE AVENUE

BOULEVARD

INDEPENDENT ST

PROJECT LOCATION

LOCATION MAP
(NOT TO SCALE)

OPEN SPACE & STORMWATER AREAS

SUBJECT TO THE DEVELOPER'S RIGHT TO INSTALL AND MAINTAIN COMMON AREA UTILITIES, LANDSCAPING, IRRIGATION LINES, LITTERAL PLANTING, WALLS/FENCES, DRIVEWAYS, SIDEWALKS, BRIDGES AND OTHER SIMILAR SPACE CONSTRUCTION WITHIN THE TRACTS DESCRIBED AND AS SHOWN ON THIS PLAN AS "OPEN SPACE/STORMWATER AREAS."

ALL ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, FILLING, EXCAVATING, STOCKPILING, ALTERATION OR REGRADATION (BOTH TRENCH AND UNDERDRAIN), AND STORAGE OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM THE SAA/SOJ/JOA COUNTY'S RESOURCE PROTECTION OFFICE. IN ADDITION, THERE SHALL BE NO USE OF HEAVY EQUIPMENT OR MACHINERY DURING MAINTENANCE ACTIVITIES OR DRAINAGE ELEMENTS WITHIN PRESERVE AREAS. MAINTENANCE WITHIN THE PRESERVE AREAS SHALL BE CONDUCTED BY HAND OR WITH HAND-OPERATED TOOLS.

PRIVATE ROADWAYS

ALL STREETS OR ROADS ARE DESIGNATED AS PRIVATE STREETS OR ROADS AND ARE SPECIFICALLY SET ASIDE FOR THE USE OF THE HERMAN RESERVE COMMUNITY ASSOCIATION, INC., TO ALL PROPERTY OWNERS ON THIS PLAT, THEIR GUESTS, LICENSEES, WRITERS, ALL EMBEZZLEMENT AND LAW ENFORCEMENT AGENCIES, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, AND OTHER PERSONS WHO MAY BE REQUIRED AS PART OF MAINTENANCE (I.E.G.) ON THIS PLAT, IT BEING SPECIFICALLY UNDERSTOOD THAT IF ANY REQUEST IS MADE FROM THE COUNTY, NOR SHALL ANY REQUEST BE EVEN ENTERTAINED BY THE COUNTY TO MAINTAIN OR IMPROVE SAID PRIVATE STREETS OR ROADS.

STATE OF FLORIDA
COUNTY OF SARASOTA

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SAKASOTA, FLORIDA, THIS 21 DAY OF February, A.D., 2013.

COUNTY ENGINEER
COUNTY ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND THE PLAT BENCH MARKS (B.M.'S) WERE INSTALLED ON NOVEMBER 21, 2012. THE LOT CORNERS WILL BE INSTALLED 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CONFIRMED BY SURVEYORS' ANTIDRAW.

STATE OF FLORIDA
COUNTY OF SARASOTA

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

BY: Jessie Owen DATE: 1-10-2023
JESSIE OWEN, PSM #5928
SARASOTA COUNTY SURVEYOR

STATE OF FLORIDA
COUNTY OF SARASOTA

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (DEVELOPER) DOES HEREBY CERTIFY OWNERSHIP BY SAID CORPORATION OF THE PROPERTY DESCRIBED AS "VERONA RESERVE REPLAT" AND SHOWN ON THIS PLAT, AND:

DOES HEREBY EMBODICATE AND SET APART ALL FRONT LOT LINE EASEMENTS, DRAINAGE EASEMENTS (O.E.), ACCESS EASEMENTS (A.E.) AND BUFFER EASEMENTS (B.E.) TO THE VERONA RESERVE COMMUNITY ASSOCIATION, INC., AND ITS SUCCESSORS, ASSIGNS RESPECTIVE GUESTS, LICENSEES, INVITEES, WITH RESPONSIBILITY FOR MAINTENANCE

DOES HEREBY DEDICATE AND SET APART THE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN AND DESCRIBED ON THIS PLAN, FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED, THIS 9 DAY OF January, A.D. 2013.

PRINT NAME: Dan Morris
TAYLOR MORRISON OF FLORIDA, INC.,
A FLORIDA CORPORATION

PRINT NAME: Delroy E. MacIntyre, Jr
BY: 1-398
ANTHONY J. SOUTER, VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY of January, 2013, BY ANTHONY J. SOUTHER, VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL AT Sarasota COUNTY, Florida, THIS
9th DAY OF January, AD. 2013

Asst. Sec. of State
NOTARY PUBLIC - STATE OF FLORIDA

EE 121571 8-14-2015
COMMISSION # MY COMMISSION EXPIRES

MY COMMISSION EXPIRES



STATE OF FLORIDA
COUNTY OF SARASOTA

I, KAREN E. RULING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLETES 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 _____ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 31 DAY OF NOVEMBER A.D., 2013.

 KAREN E. RUSHING,
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA
BY: Z. Redmond
DEPUTY CLERK

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Verona Reserve Replat

BEING A REPLAT OF TRACTS "F1", "F2", "F3", "F4", "F5" AND "F6",
VERONA RESERVE, PLAT BOOK 47, PAGES 39 THROUGH 39H, LYING IN
SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA

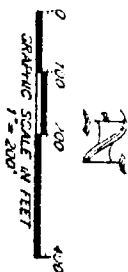
PLAT BOOK 48 PAGE 9A

SHEET 2 OF 6

KEY MAP

LEGEND:

- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- BASES OF BEARINGS
- PERMANENT REFERENCE MONUMENT
- OFFICIAL RECORDS BOOK
- PAGE
- PLAT BOOK
- OFFICIAL RECORD INSTRUMENT #
- INDICATES RIGHT-OF-WAY EASEMENT
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES LANDSCAPE OR EASEMENT
- INDICATES FOUND NAIL AND DISK
- INDICATES NON-RADIAL
- INDICATES RADIAL
- INDICATES EASEMENT TO
- INDICATES UTILITY EASEMENT
- INDICATES DRAINAGE EASEMENT
- INDICATES BUTTER EASEMENT
- INDICATES SQUARE FEET
- INDICATES PLAT BENCH MARK
- INDICATES FOUND PERMANENT REFERENCE MONUMENT
- INDICATES SET PERMANENT REFERENCE MONUMENT
- INDICATES PERMANENT MONUMENT "PBM LB 6887"
- INDICATES PERMANENT CONTROL POINT
- INDICATES POINT OF INTERSECTION, POINT OF
- INDICATES POINT OF TANGENCY OR POINT OF
- REVERSE CURVATURE

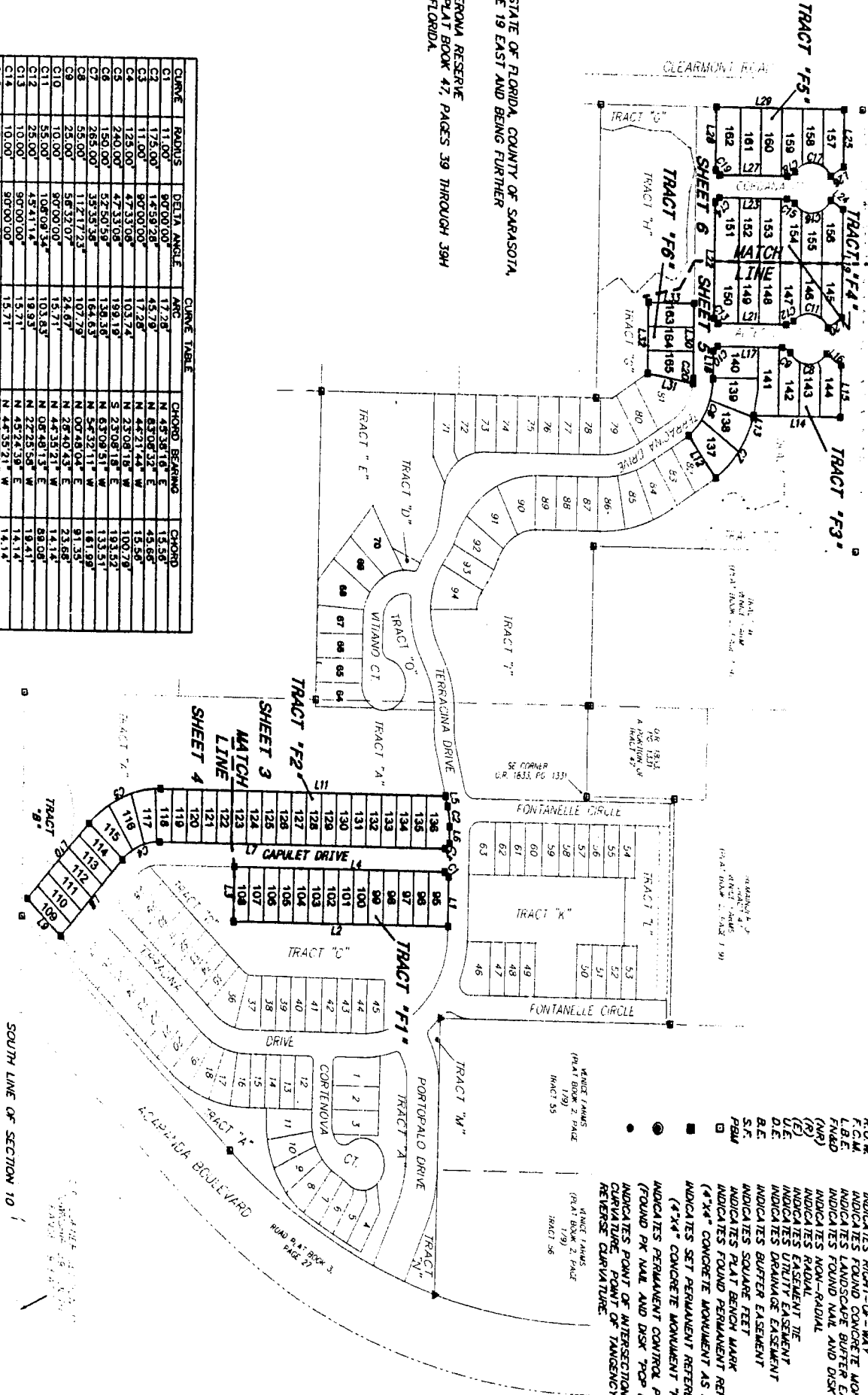


PROPERTY DESCRIPTION
A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF SARASOTA,
LYING IN SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST AND BEING FURTHER
DESCRIBED AS FOLLOWS:

TRACTS "F1", "F2", "F3", "F4", "F5" AND "F6", VERONA RESERVE
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGES 39 THROUGH 39H
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LINE	BEARING	DISTANCE
L1	N 89°21'44" W	438.00
L2	N 00°34'16" E	115.00
L3	N 00°21'44" W	532.00
L4	N 00°34'16" E	22.48
L5	N 73°58'48" E	37.08
L6	N 00°21'44" W	271.08
L7	N 00°34'16" E	224.18
L8	N 45°54'52" W	115.00
L9	N 45°03'08" E	224.18
L10	N 48°24'52" W	716.24
L11	N 00°34'16" E	115.00
L12	N 53°15'36" E	3.84
L13	N 78°16'17" W	216.44
L14	N 00°21'44" E	104.54
L15	N 00°34'16" E	44.84
L16	N 35°51'48" E	162.63
L17	N 00°24'58" E	60.36
L18	N 00°34'16" E	234.08
L19	N 00°34'16" W	234.08
L20	N 33°35'41" W	41.08
L21	N 00°34'16" E	172.13
L22	N 00°34'16" W	252.31
L23	N 00°34'16" E	170.02
L24	N 31°23'18" E	12.12
L25	N 00°34'16" E	12.12
L26	N 37°58'50" W	134.92
L27	N 00°34'16" E	170.02
L28	N 00°34'16" E	152.20
L29	N 00°34'16" E	162.13
L30	N 00°34'16" E	114.98
L31	N 08°42'18" E	151.95
L32	N 08°35'21" W	114.98
L33	N 00°24'19" E	114.00

LINE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	11.00	90°00'00"	N 45°34'16" E	14.80
C2	11.00	14°59'28"	N 45°03'08" E	14.80
C3	11.00	90°00'00"	N 48°24'52" W	15.58
C4	11.00	47°33'08"	N 45°03'08" E	100.78
C5	11.00	47°33'08"	N 45°03'08" E	100.78
C6	11.00	47°33'08"	N 45°03'08" E	100.78
C7	11.00	47°33'08"	N 45°03'08" E	100.78
C8	11.00	47°33'08"	N 45°03'08" E	100.78
C9	11.00	47°33'08"	N 45°03'08" E	100.78
C10	11.00	47°33'08"	N 45°03'08" E	100.78
C11	11.00	47°33'08"	N 45°03'08" E	100.78
C12	11.00	47°33'08"	N 45°03'08" E	100.78
C13	11.00	47°33'08"	N 45°03'08" E	100.78
C14	11.00	47°33'08"	N 45°03'08" E	100.78
C15	11.00	47°33'08"	N 45°03'08" E	100.78
C16	11.00	47°33'08"	N 45°03'08" E	100.78
C17	11.00	47°33'08"	N 45°03'08" E	100.78
C18	11.00	47°33'08"	N 45°03'08" E	100.78
C19	11.00	47°33'08"	N 45°03'08" E	100.78
C20	11.00	47°33'08"	N 45°03'08" E	100.78



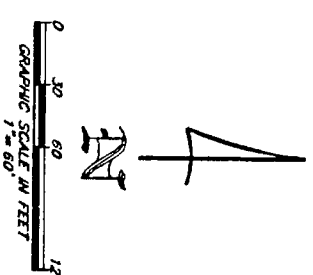
THIS INSTRUMENT PREPARED BY:
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RHODES & RHODES
LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE - SUITE #107
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FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 48, PAGE 9B

SHEET 3 OF 6

SHEET 3 OF 6



CURVE	RADIUS	DELTA ANGLE	ARC	CHORD BEARING	CHORD
C1	11.00'	90°00'00"	17.28'	N 45°36'16" E	15.66'
C2	175.00'	14°59'28"	45.79'	N 83°08'32" E	45.66'
C3	11.00'	90°00'00"	17.28'	N 45°21'44" W	15.56'

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
BOB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
Q/R	OFFICIAL RECORDS BOOK
FIG.	FIGURE
FIG. #	FIGURE NUMBER
Q/R	QUARTER SECTION
R.O.W.	RIGHT-OF-WAY
F.C.M.	FIELD CORNER MARK
FMAD	FOUR MILE AROUND
(R)	INDICATES RADIAL
(NM)	INDICATES NON-RADIAL
(E)	INDICATES EASEMENT
(U)	INDICATES UTILITY
U/E	INDICATES UTILITY EASEMENT
D/E	INDICATES DRAINAGE EASEMENT
B.E.	INDICATES BUTTER EASEMENT
S.F.	INDICATES SQUARE FEET
FBM	INDICATES FLAT BENCH MARK
	INDICATES FLOW PERMANENT REFERENCE MONUMENT
	(F)*#* CONCRETE MONUMENT AS NOTED
■	INDICATES SET PERMANENT REFERENCE MONUMENT
	(F)*#* CONCRETE MONUMENT PRM LB 6897)
◎	INDICATES PERMANENT CONTROL POINT
	(FOUND PR NAIL AND DISK *FOR LB 6897)
•	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE

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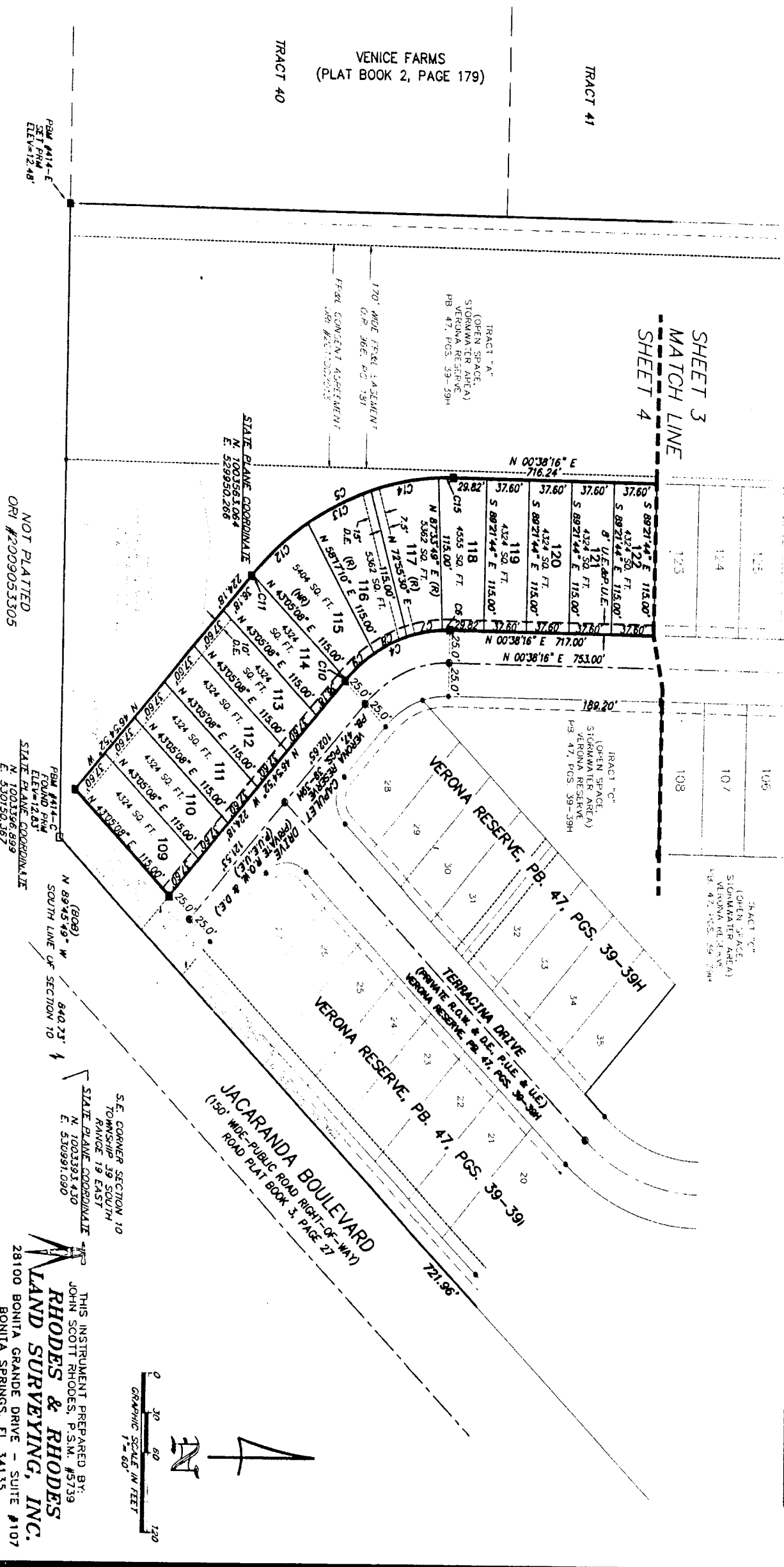
PLAT BOOK 48, PAGE 9C

BEING A REPLAT OF TRACTS "F1", "F2", "F3", "F4", "F5" AND "F6",
VERONA RESERVE, PLAT BOOK 47, PAGES 39 THROUGH 39H, LYING IN
SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA

[illegible]

-  B.E.
INDICATES AFTER EASEMENT
-  S.F.
INDICATES SQUARE FEET
-  PBM
INDICATES PLAT BENCH MARK
- 
INDICATES FOUND PERMANENT REFERENCE MONUMENT
(4"x4" CONCRETE MONUMENT AS NOTED)
- 
INDICATES SET PERMANENT REFERENCE MONUMENT
(4"x4" CONCRETE MONUMENT FROM LB 6897)
- 
INDICATES PERMANENT CONTROL POINT
(ROUND IR NAIL AND DISK "TOP LB 6897")
- 
INDICATES POINT OF INTERSECTION, POINT OF
CURVATURE, POINT OF TANGENCY OR POINT OF
REVERSE CURVATURE.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD
C4	125.00	4°35'08"	103.74°	N 2508'18" W 100.79'
C5	240.00	4°35'08"	198.19°	N 2508'18" W 193.52'
C6	125.00	03°04'27"	6.71°	N 005°53'57" W 6.71'
C7	125.00	14°38'19"	31.94°	N 09°45'21" W 31.85'
C8	125.00	14°38'19"	31.94°	N 2423'40" W 31.85'
C9	125.00	14°32'52"	31.74°	N 38°59'16" W 31.65'
C10	125.01	00°39'10"	1.42°	N 48°35'17" W 1.42'
C11	240.00	00°20'24"	1.42°	N 46°44'40" W 1.42'
C12	240.00	14°51'38"	62.53°	N 39°08'39" W 62.07'
C13	240.00	14°38'19"	61.32°	N 2423'40" W 61.15'
C14	240.00	14°38'19"	61.32°	N 09°45'21" W 61.15'
C15	240.00	03°04'27"	12.88°	N 005°53'58" W 12.88'



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Verona Reserve Replat

BEING A REPLAT OF TRACTS "F1", "F2", "F3", "F4", "F5" AND "F6",
VERONA RESERVE, PLAT BOOK 47, PAGES 39 THROUGH 39H, LYING IN
SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA

PLAT BOOK 48. PAGE 90

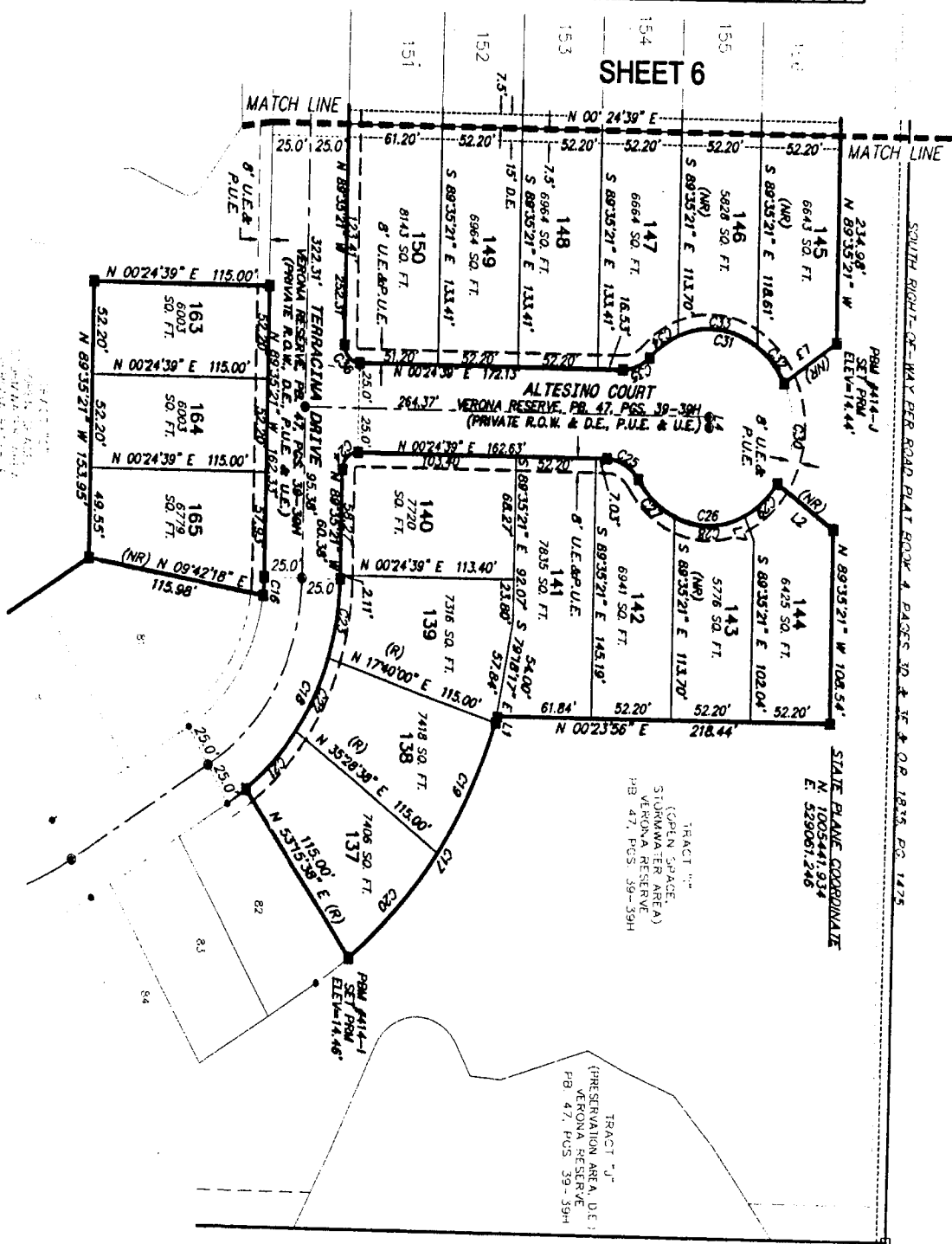
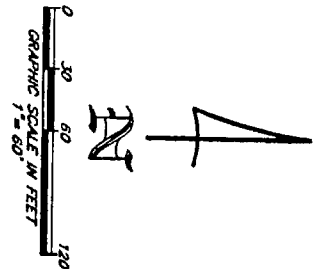
SHEET 5 OF 6

EAST VENICE AVENUE
PUBLIC ROAD RIGHT-OF-WAY
(WIDTH VARIES)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°17'17" W	1.84
L2	N 33°57'49" E	44.84
L3	N 33°57'47" W	41.09
L4	N 89°35'21" W	5.89
L7	N 64°32'34" E (R)	14.38

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC
C16	100.00	05°56'39"	10.37
C17	265.00	35°35'38"	164.63
C18	150.00	52°50'59"	136.36
C19	265.00	17°48'38"	82.36
C20	265.00	17°47'00"	82.25
C21	150.00	17°47'00"	82.25
C22	150.00	17°48'38"	46.63
C23	150.00	17°45'20"	46.63
C24	100.00	90°00'00"	15.71
C25	25.00	56°32'07"	24.67
C26	35.00	11°21'23"	10.79
C27	35.00	33°26'48"	32.11
C28	35.00	48°17'24"	47.31
C29	55.00	28°33'11"	28.37
C30	55.00	61°46'23"	59.30
C31	55.00	108°09'34"	103.83
C32	55.00	28°37'40"	27.48
C33	55.00	56°55'58"	54.65
C34	55.00	22°35'56"	21.68
C35	25.00	45°41'14"	19.93
C36	100.00	50°00'00"	15.71

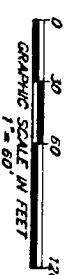
LEGEND:
POB POINT OF BEGINNING
POB POINT OF BEGINNING
PRM PERMANENT REFERENCE MONUMENT
PUE PUBLIC UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
F.C.M. FOUND CONCRETE MONUMENT
F.N.A.D. FOUND NAIL AND DISK
(NR) INDICATES NON-RADIAL
(R) INDICATES RADIAL
(R) INDICATES EASTMENT THE
D.L.E. INDICATES DRAINAGE EASEMENT
B.E. INDICATES BUTTER EASEMENT
S.F. INDICATES SQUARE FEET
PBM INDICATES PLAT BENCH MARK
INDICATES FOUND PERMANENT REFERENCE MONUMENT
(4"x4" CONCRETE MONUMENT AS NOTED)
INDICATES SET PERMANENT REFERENCE MONUMENT
(4"x4" CONCRETE MONUMENT FROM LB 6897)
INDICATES PERMANENT CONTROL POINT
(FOUND PK NAIL AND DISK 70CP LB 6897)
INDICATES POINT OF INTERSECTION, POINT OF
CURVATURE, POINT OF TANGENCY OR POINT OF
REVERSE CURVATURE.



THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE - SUITE #107
BOHITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6837

PLAT BOOK 48, PAGE 9E

SHEET 6 OF 6



LINE TABLE	
LINE	DISTANCE
BE ARWAG	
L5 N 31°29'57" E	36.40
L6 N 31°58'28" W	37.66
L8 N 69°55'20" W	33.21

CURE TABLE			
CURE	RADIUS	DELTA ANGLE	ARC
C37	10.00"	90°00'00"	15.71"
C38	25.00"	51°19'04"	22.39"
C39	55.00"	11°50'44"	108.60"
C40	55.00"	24°39'48"	22.68"
C41	55.00"	56°41'11"	54.42"
C42	55.00"	31°46'45"	30.51"
C43	55.00"	57°34'19"	55.27"
C44	55.00"	11°56'05"	107.45"
C45	55.00"	30°35'06"	28.36"
C46	55.00"	56°41'11"	54.42"
C47	55.00"	24°39'48"	22.68"
C48	25.00"	51°19'04"	22.39"
C49	10.00"	90°00'00"	15.71"

PCC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POB	BASIS OF BEARING
PRM	PERMANENT REFERENCE MONUMENT
O.R.	OFFICIAL RECORDS BOOK
O.R.	PLAY BOOK
PLA	PLAT
OR	ORIGINAL RECORD INSTRUMENT #
RULE	INDICATES RIGHT-OF-WAY EASEMENT
R.O.W.	INDICATES RIGHT-OF-WAY EASEMENT
F.C.M.	INDICATES FOUND CONCRETE MONUMENT
FNAD	INDICATES FOUND NAIL AND DISK
(NR)	INDICATES NON-RADIAL
(R)	INDICATES RADIAL
(E)	INDICATES EASEMENT TO
D.E.	INDICATES UTILITY EASEMENT
S.F.	INDICATES DRAINAGE EASEMENT
B.L.	INDICATES BUTTER EASEMENT
PBM	INDICATES SQUARE FEET
□	INDICATES PLAT BENCH MARK
■	INDICATES FOUND PERMANENT REFERENCE MONUMENT
④	(4"x4" CONCRETE MONUMENT AS NOTED)
●	INDICATES SET PERMANENT REFERENCE MONUMENT
•	(4"x4" CONCRETE MONUMENT FROM LB 6897")
○	INDICATES PERMANENT CONTROL POINT
⊙	(FOUND FK NAIL AND DISK "TOP LB 689")
⋈	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739

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