

ATWELL  
CERTIFICATE OF AUTHORIZATION LB 0007832  
6813 STATE ROAD 70 EAST  
BRADENTON, FLORIDA 34203  
(941) 748-8340

# SANCTUARY COVE COMMERCIAL CENTER

## A SUBDIVISION

PLAT BOOK 78 PAGE 148  
SHEET 1 OF 5  
20234104393

BEING A REPLAT OF A PORTION OF TRACT PP SANCTUARY COVE,  
PLAT BOOK 54, PAGE 71, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,  
SECTION 18, TOWNSHIP 34 SOUTH, RANGE 17 EAST,  
CITY OF PALMETTO,  
MANATEE COUNTY, FLORIDA

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA: SS  
COUNTY OF MANATEE:

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, RYAN LEFKOWITZ, AS VICE PRESIDENT OF AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE SOLE GENERAL PARTNER OF AVANTI PROPERTIES GROUP II, L.L.L.P., A DELAWARE LIMITED PARTNERSHIP, THE SOLE GENERAL PARTNER OF SANCTUARY COVE (BRADENTON) ASLI VI, L.L.L.P. A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED SANCTUARY COVE COMMERCIAL CENTER TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY AND THE CITY OF PALMETTO FOR USE BY THE GENERAL PUBLIC FOREVER ALL EASEMENTS DEPICTED ON THIS PLAT THAT ARE LABELED AS "PUBLIC".

ALL EASEMENTS SHOWN ON THIS PLAT THAT ARE NOT DEDICATED TO THE PUBLIC USE ARE HEREBY RESERVED FOR THE DESIGNATED USE (ACCESS, DRAINAGE, UTILITIES) FOR THE BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION PLAT.

SANCTUARY COVE (BRADENTON) ASLI VI, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP

BY: AVANTI PROPERTIES GROUP II, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SOLE GENERAL PARTNER

BY: AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER

BY: [Signature]  
RYAN LEFKOWITZ, VICE PRESIDENT

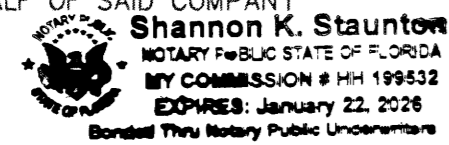
IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 21 DAY OF September, 2023

WITNESSES:  
[Signature]  
(SIGNATURE)  
Margaret Hill  
(PRINT NAME)

WITNESSES:  
[Signature]  
(SIGNATURE)  
Cornie Cummins  
(PRINT NAME)

STATE OF FLORIDA : SS  
COUNTY OF orange :

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF September, 2023, RYAN LEFKOWITZ, AS VICE PRESIDENT OF AVANTI MANAGEMENT CORPORATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE SOLE GENERAL PARTNER OF AVANTI PROPERTIES GROUP II, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, THE SOLE GENERAL PARTNER OF SANCTUARY COVE (BRADENTON) ASLI VI, L.L.L.P. A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, ON BEHALF OF SAID COMPANY

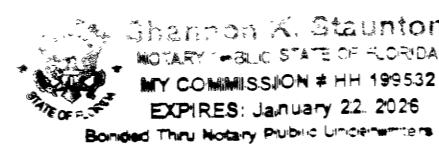


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
STAMP

MY COMMISSION EXPIRES  
1/22/26

PERSONALLY KNOWN  OR PRODUCED IDENTIFICATION \_\_\_\_\_

TYPE OF IDENTIFICATION PRODUCED - n/a

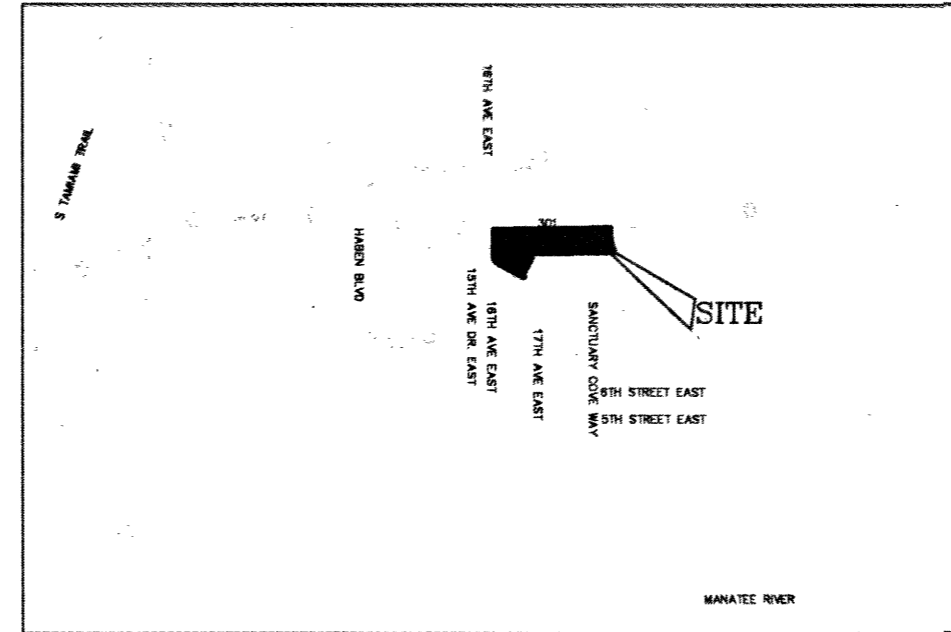


### CERTIFICATION BY LAND SURVEYOR

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 CITY OF PALMETTO ZONING CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED, THE BENCHMARKS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THE PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE 09/18/2023

[Signature]  
DALTON R. CROSS, PSM  
FLORIDA CERTIFICATE NO. 7329



LOCATION MAP  
NOT TO SCALE

### NOTES

- "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."
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S HIGHWAY 301 BEING N 89°05'42" E AS SHOWN. BEARINGS SHOWN ARE GRID BEARINGS.
- THIS PLAT APPEARS TO LIE IN FLOOD ZONE X AND AE AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL #12081C00168F 8/10/2021. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE FIRM MAP, FEMA, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATERIALS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT.
- ALL LOT LINES TOUCHING CURVED ROADWAYS ARE RADIAL LINES TO SAID ROADWAYS, UNLESS DENOTED AS NONRADIAL (NR).
- ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK "X-565" (PID:DE8849) (ELEVATION=7.89') AND NGS BENCHMARK "SAINT LUCIE" (PID:DO4870) (ELEVATION 6.90'). ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGVD88).
- BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED ON OPUS SHARED SOLUTION "SAINT LUCIE" (PID DO4870)(SCALE FACTOR 0.99997985) RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
- THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SANCTUARY COVE COMMERCIAL CENTER IS BEING RECORDED BY SEPARATE INSTRUMENTS IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- THIS PLAT COVERS AN AREA OF 367,050 SQUARE FEET OR 8.43 ACRES, MORE OR LESS.
- THERE IS AN ACCESS AND PUBLIC UTILITY MAINTENANCE EASEMENT WITHIN THE BOUNDARY OF THIS PLAT AS DEPICTED AND RECORDED IN INSTRUMENT NUMBER 202341087447 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND SHOWN HEREON.

### CERTIFICATE OF CLERK:

STATE OF FLORIDA : SS  
COUNTY OF MANATEE :

I, ANGELINA COLONNESO, CLERK OF CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, DO HEREBY CERTIFY THE FOLLOWING PLAT IS RECORDED IN MANATEE COUNTY, FLORIDA UNDER THE NAME OF SANCTUARY COVE COMMERCIAL CENTER IS RECORDED IN PLAT BOOK 78 PAGE 148-152.

WITNESS MY HAND AND SEAL THIS 29 DAY OF September, 2023.



BY: [Signature]  
ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT

### CERTIFICATE OF APPROVAL OF THE CITY COMMISSION OF THE CITY OF PALMETTO:

STATE OF FLORIDA  
COUNTY OF MANATEE  
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, THIS 11 DAY OF November, 2023.

[Signature]  
ATTEST  
[Signature]  
CITY CLERK  
CITY ENGINEER APPROVAL

[Signature]  
ATTEST  
[Signature]  
MAYOR  
CITY ATTORNEY APPROVAL

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF 5 (FIVE) FEET IN WIDTH ALONG ALL SIDE LOT LINES FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

### CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR:

STATE OF FLORIDA :  
COUNTY OF MANATEE :

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, THE LAND DEVELOPMENT CODE OF THE CITY OF PALMETTO AND THE SUBDIVISION ORDINANCE OF THE CITY OF PALMETTO.

DATE: 09/23/2023

[Signature]  
CITY SURVEYOR: KENNETH C. KOLARIK P.S.M.  
FLORIDA CERTIFICATE #5116

Drawing name: H:\Land\_Projects\SANCTUARY COVE OUTPARCELS PLAT.dwg 1-2 Sep 20, 2023 9:34am by: dross

ATWELL  
 CERTIFICATE OF AUTHORIZATION LB 0007832  
 6813 STATE ROAD 70 EAST  
 BRADENTON, FLORIDA 34203  
 (941) 748-8340

# SANCTUARY COVE COMMERCIAL CENTER

## A SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACT PP SANCTUARY COVE,  
 PLAT BOOK 54, PAGE 71, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,  
 SECTION 18, TOWNSHIP 34 SOUTH, RANGE 17 EAST,  
 CITY OF PALMETTO,  
 MANATEE COUNTY, FLORIDA

PLAT BOOK 78 PAGE 149  
 SHEET 2 OF 5  
**INDEX SHEET**

### DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF TRACT PP AS DEPICTED AND RECORDED IN SANCTUARY COVE, SUBDIVISION, PLAT BOOK 54, PAGE 71 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N.89°05'42"E., ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43) A DISTANCE OF 1217.43 FEET TO THE NORTHEAST CORNER OF SAID TRACT PP; THENCE S.00°06'05"E., ALONG THE EASTERLY LINE OF SAID TRACT PP, A DISTANCE OF 52.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 529.95 FEET, A CHORD WHICH BEARS S.12°17'16"E. 201.33 FEET, AND A CENTRAL ANGLE OF 21°54'01"; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 202.56 FEET; THENCE S.89°05'42"W., A DISTANCE OF 857.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CHORD WHICH BEARS S.17°59'32"W. 78.67 FEET, AND A CENTRAL ANGLE OF 20°08'13"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.08 FEET; THENCE S.28°03'38"W., A DISTANCE OF 159.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD WHICH BEARS S.16°45'44"E. 35.25 FEET, AND A CENTRAL ANGLE OF 89°38'44"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.12 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SANCTUARY COVE WAY, AN 80.00 FOOT PRIVATE RIGHT OF WAY, AS DEPICTED AND RECORDED IN SAID SUBDIVISION; THENCE N.61°56'22"W., ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 301.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CHORD WHICH BEARS N.30°54'14"W. 92.80 FEET, AND A CENTRAL ANGLE OF 62°04'16"; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 97.50 FEET; THENCE N.00°07'54"E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 271.24 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA,

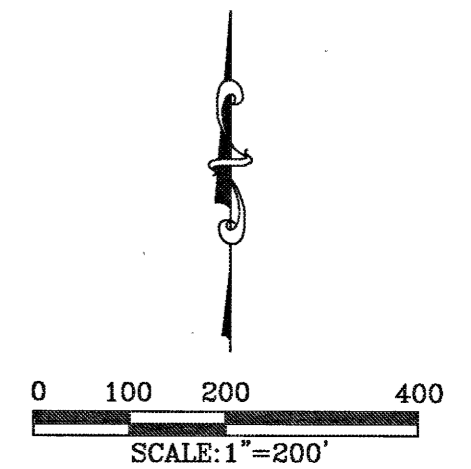
LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED TO MANATEE COUNTY, A POLITICAL SUBDIVISION AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED JANUARY 13, 2023 IN INSTRUMENT NO. 202341003625, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY,

CONTAINING 367050 Square Feet OR 8.43 Acres, MORE OR LESS.

### TRACT TABLE

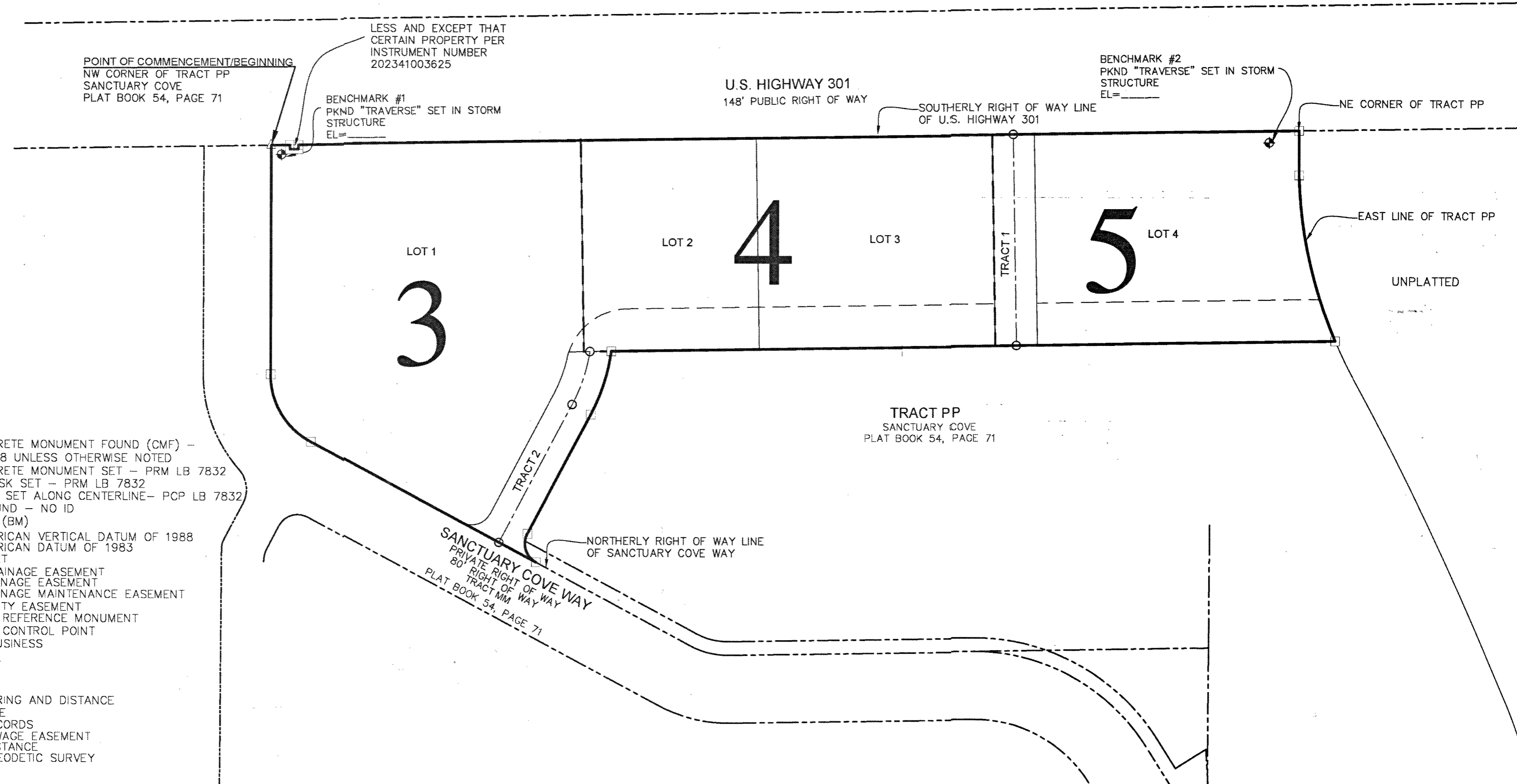
TRACT 1 - PRIVATE ROADWAY  
 TRACT 2 - PRIVATE ROADWAY



Drawing name: H:\Land\_Projects\SANCTUARY COVE OUTPARCELS PLAT.dwg; PLAT.dwg 1-2 Aug 17, 2023 10:41am by: drcross

### LEGEND

- 4"x4" CONCRETE MONUMENT FOUND (CMF) - PRM LB 7768 UNLESS OTHERWISE NOTED
- 4"x4" CONCRETE MONUMENT SET - PRM LB 7832
- △ NAIL AND DISK SET - PRM LB 7832
- NAIL & DISK SET ALONG CENTERLINE - PCP LB 7832
- ⊕ PK NAIL FOUND - NO ID
- ⊙ BENCHMARK (BM)
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NAD83 NORTH AMERICAN DATUM OF 1983
- SQ FT SQUARE FEET
- PVDE PRIVATE DRAINAGE EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PDME PUBLIC DRAINAGE MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LB LICENSED BUSINESS
- (NR) NON-RADIAL
- R RADIUS
- L LENGTH
- CH CHORD BEARING AND DISTANCE
- Δ DELTA ANGLE
- OR OFFICIAL RECORDS
- PFE PUBLIC FLOWAGE EASEMENT
- OA OVERALL DISTANCE
- NGS NATIONAL GEODETIC SURVEY

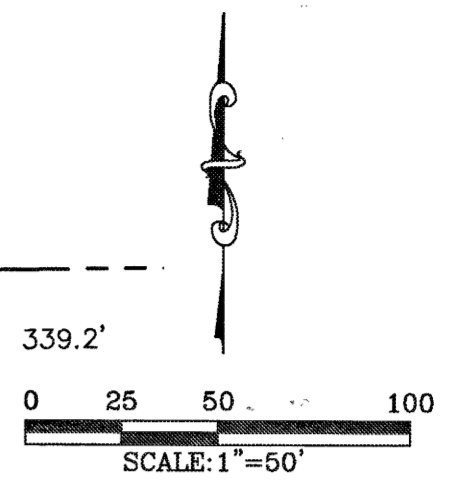




# SANCTUARY COVE COMMERCIAL CENTER

## A SUBDIVISION

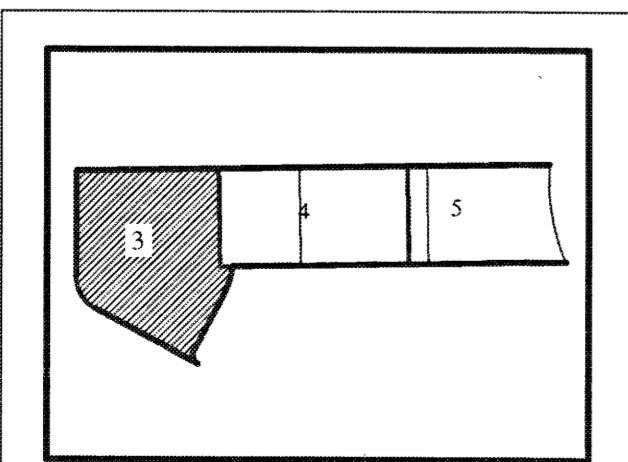
BEING A REPLAT OF A PORTION OF TRACT PP SANCTUARY COVE,  
 PLAT BOOK 54, PAGE 71, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,  
 SECTION 18, TOWNSHIP 34 SOUTH, RANGE 17 EAST,  
 CITY OF PALMETTO,  
 MANATEE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'28"E	22.03'
L2	S0°28'13"E	4.95'
L3	N89°07'26"E	10.00'
L4	N0°28'19"W	4.96'
L5	S0°07'54"W	12.21'
L6	N89°44'07"E	1.22'
L7	N89°07'26"E	4.13'
L8	S0°02'25"E	7.54'
L15	S89°05'42"W	7.17'
L16	S89°05'42"W	25.34'
L23	N0°07'54"E	25.00'
L24	S89°05'42"W	17.73'

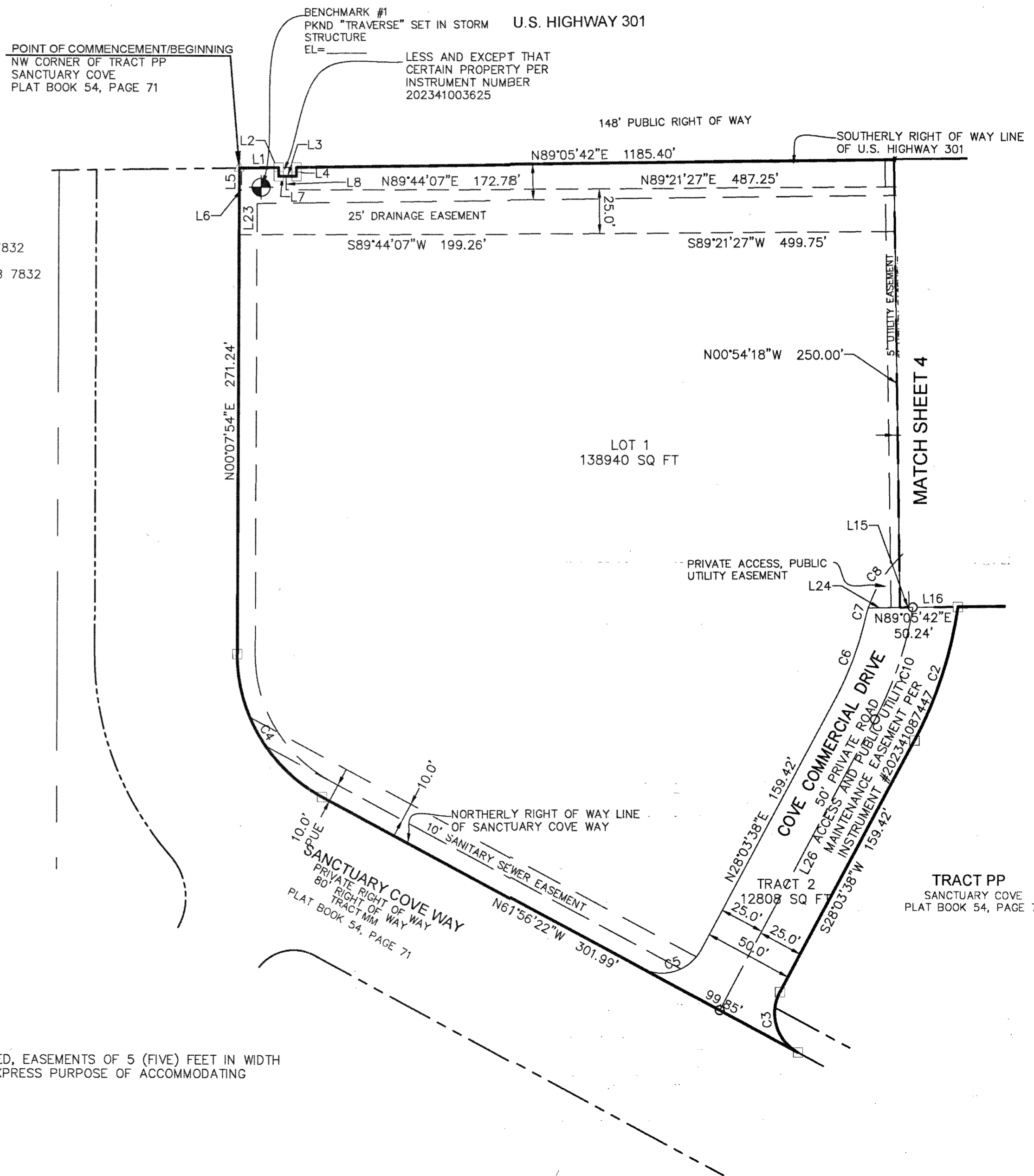
- LEGEND**
- 4"x4" CONCRETE MONUMENT FOUND (CMF) - PRM LB 7768 UNLESS OTHERWISE NOTED
  - 4"x4" CONCRETE MONUMENT SET - PRM LB 7832
  - △ NAIL AND DISK SET - PRM LB 7832
  - NAIL & DISK SET ALONG CENTERLINE - PCP LB 7832
  - ⊙ PK NAIL FOUND - NO ID
  - ⊕ BENCHMARK (BM)
  - NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
  - NAD83 NORTH AMERICAN DATUM OF 1983
  - SQ FT SQUARE FEET
  - PVDE PRIVATE DRAINAGE EASEMENT
  - PDE PUBLIC DRAINAGE EASEMENT
  - PDME PUBLIC DRAINAGE MAINTENANCE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - PRM PERMANENT REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - LB LICENSED BUSINESS
  - (NR) NON-RADIAL
  - R RADIUS
  - L LENGTH
  - CH CHORD BEARING AND DISTANCE
  - D DELTA ANGLE
  - OR OFFICIAL RECORDS
  - PFE PUBLIC FLOWAGE EASEMENT
  - OA OVERALL DISTANCE
  - NCS NATIONAL GEODETIC SURVEY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	79.08'	225.00'	20°08'13"	S17°59'32"W	78.67'
C3	39.12'	25.00'	89°38'44"	S16°45'44"E	35.25'
C4	97.50'	90.00'	62°04'16"	N30°54'14"W	92.80'
C5	39.27'	25.00'	90°00'00"	N73°03'38"E	35.36'
C6	46.37'	175.00'	15°11'00"	N20°28'08"E	46.24'
C7	7.47'	75.52'	5°40'09"	N15°42'43"E	7.47'
C8	92.32'	75.00'	70°31'44"	S53°49'50"W	86.60'
C10	66.40'	200.00'	19°01'22"	S18°32'57"W	66.10'



KEY MAP  
 NOT TO SCALE

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF 5 (FIVE) FEET IN WIDTH ALONG ALL SIDE LOT LINES. FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE.



Drawing name: H:\Land\_Projects\SANCTUARY COVE OUTPARCELS PLAT.dwg PLAT.dwg 3-4 Aug 17, 2023 10:42am by: drcross

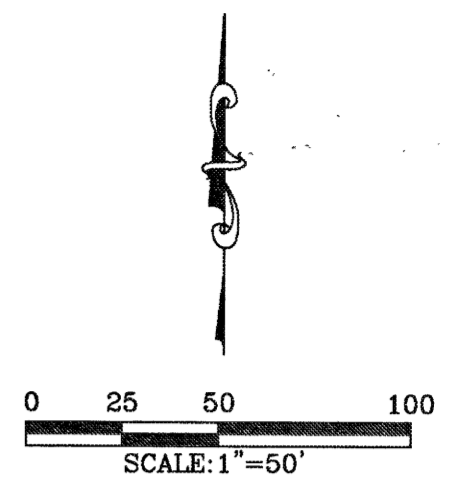
ATWELL  
 CERTIFICATE OF AUTHORIZATION LB 0007832  
 6813 STATE ROAD 70 EAST  
 BRADENTON, FLORIDA 34203  
 (941) 748-8340

# SANCTUARY COVE COMMERCIAL CENTER

## A SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACT PP SANCTUARY COVE,  
 PLAT BOOK 54, PAGE 71, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,  
 SECTION 18, TOWNSHIP 34 SOUTH, RANGE 17 EAST,  
 CITY OF PALMETTO,  
 MANATEE COUNTY, FLORIDA

PLAT BOOK 78 PAGE 151  
 SHEET 4 OF 5



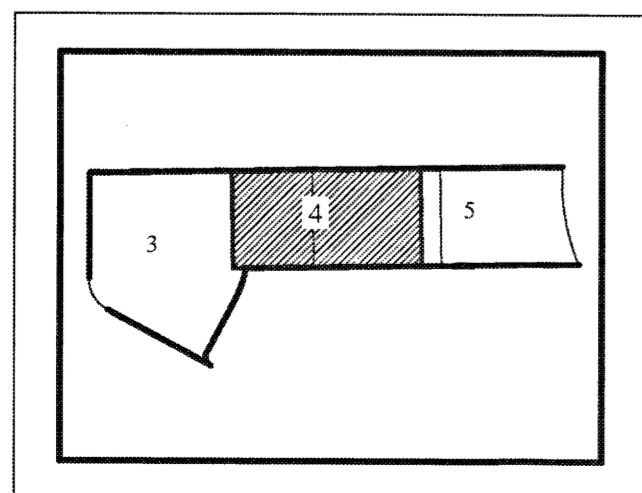
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C8	92.32'	75.00'	70°31'44"	S53°49'50"W	86.60'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N89°05'42"E	64.53'
L10	N0°54'18"W	20.00'
L11	N0°00'00"E	16.66'
L12	N89°05'42"E	25.00'
L13	S0°00'00"E	16.67'
L14	N0°00'00"E	16.12'
L16	S89°05'42"W	25.34'

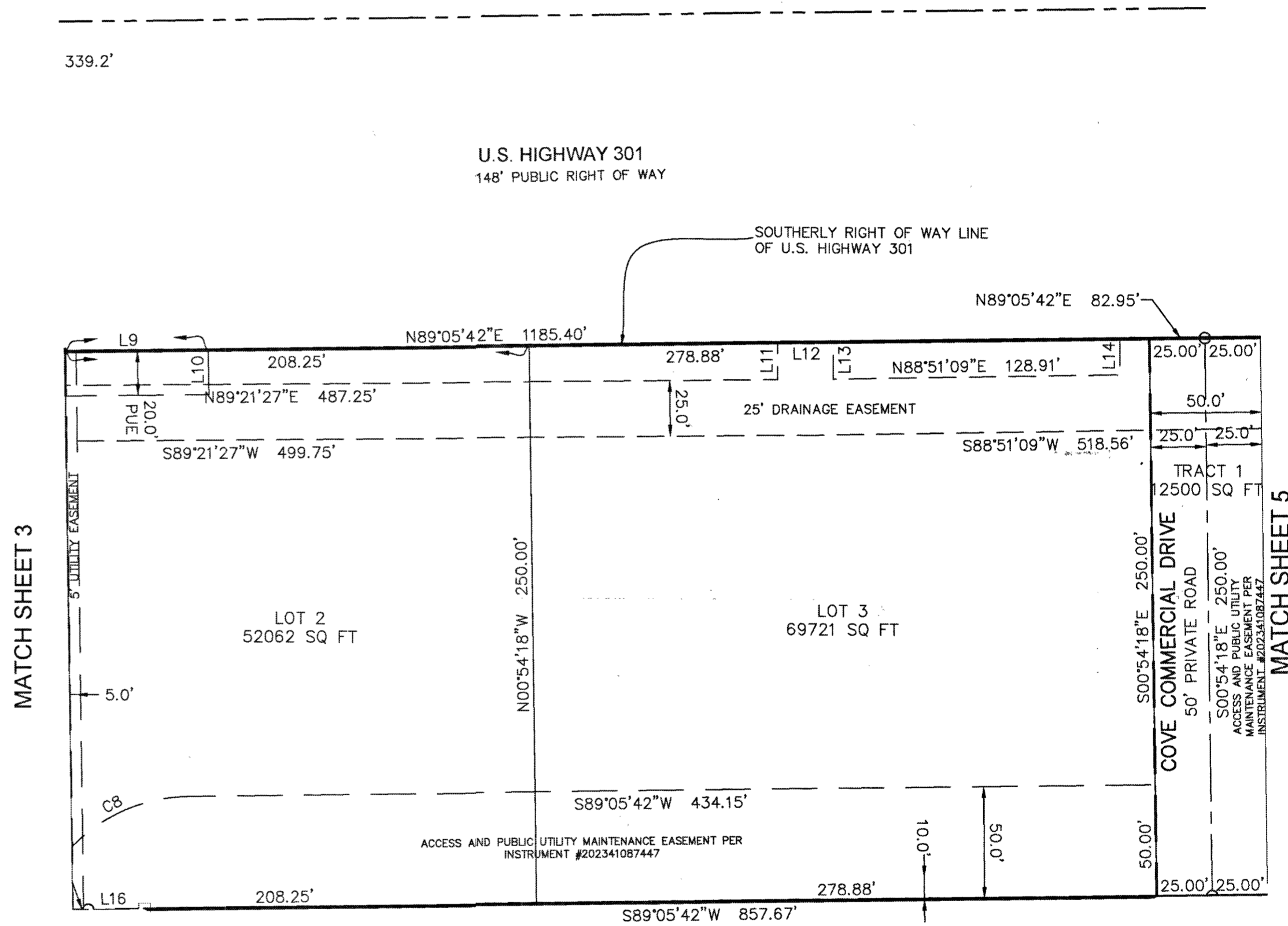
THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF 5 (FIVE) FEET IN WIDTH ALONG ALL SIDE LOT LINES. FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE.

LEGEND

- 4"x4" CONCRETE MONUMENT FOUND (CMF) - PRM LB 7768 UNLESS OTHERWISE NOTED
- 4"x4" CONCRETE MONUMENT SET - PRM LB 7832
- △ NAIL AND DISK SET - PRM LB 7832
- NAIL & DISK SET ALONG CENTERLINE- PCP LB 7832
- ⊕ PK NAIL FOUND - NO ID
- ⊙ BENCHMARK (BM)
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NAD83 NORTH AMERICAN DATUM OF 1983
- SQ FT SQUARE FEET
- PVDE PRIVATE DRAINAGE EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PDME PUBLIC DRAINAGE MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LB LICENSED BUSINESS
- (NR) NON-RADIAL
- R RADIUS
- L LENGTH
- CH CHORD BEARING AND DISTANCE
- D DELTA ANGLE
- OR OFFICIAL RECORDS
- PFE PUBLIC FLOWAGE EASEMENT
- OA OVERALL DISTANCE
- NGS NATIONAL GEODETIC SURVEY



KEY MAP  
 NOT TO SCALE



TRACT PP  
 SANCTUARY COVE  
 PLAT BOOK 54, PAGE 71

Drawing name: H:\Land\_Projects\SANCTUARY COVE OUTPARCELS PLAT.dwg | 3-4 Aug 17, 2023 10:43am by: dross

ATWELL  
 CERTIFICATE OF AUTHORIZATION LB 0007832  
 6813 STATE ROAD 70 EAST  
 BRADENTON, FLORIDA 34203  
 (941) 748-8340

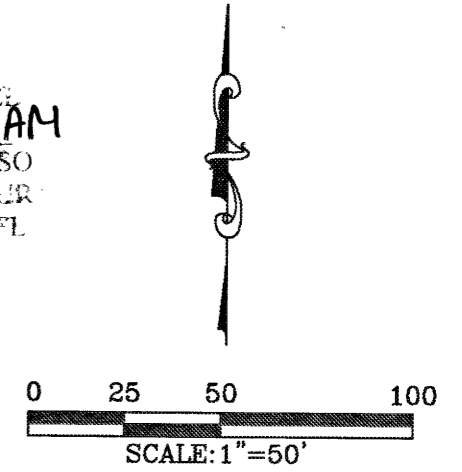
# SANCTUARY COVE COMMERCIAL CENTER

## A SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACT PP SANCTUARY COVE,  
 PLAT BOOK 54, PAGE 71, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,  
 SECTION 18, TOWNSHIP 34 SOUTH, RANGE 17 EAST,  
 CITY OF PALMETTO,  
 MANATEE COUNTY, FLORIDA

PLAT BOOK 78 PAGE 152  
 SHEET 5 OF 5

FILED AND RECORDED  
 9/20/23 @ 11:07 AM  
 ANGELINA COLONNESO  
 CLERK OF CIRCUIT COURT  
 MANATEE COUNTY, FL



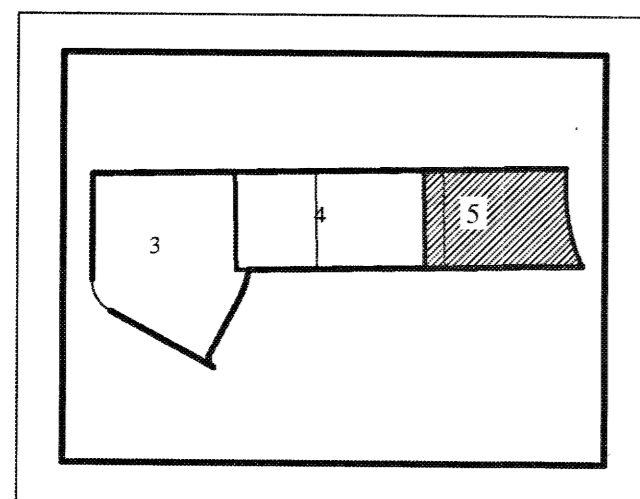
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	202.56'	529.95'	21°54'01"	S12°17'16"E	201.33'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N0°32'05"W	14.72'
L18	N89°05'42"E	25.00'
L19	S0°32'05"E	14.61'
L20	N88°51'09"E	20.89'
L21	S0°06'05"E	25.00'
L22	S0°00'00"E	15.77'

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF 5 (FIVE) FEET IN WIDTH ALONG ALL SIDE LOT LINES. FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE.

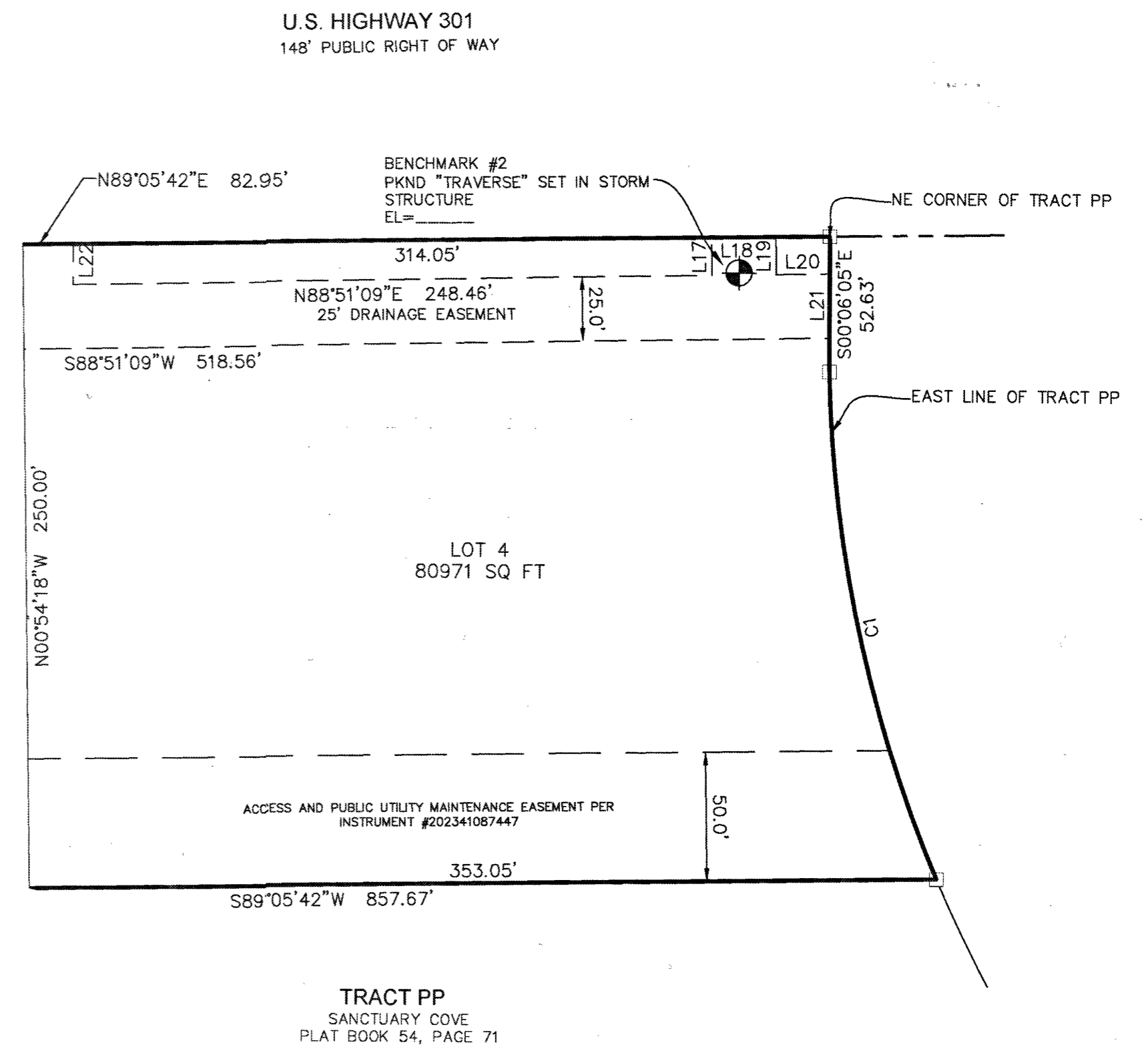
LEGEND

- 4"x4" CONCRETE MONUMENT FOUND (CMF) - PRM LB 7768 UNLESS OTHERWISE NOTED
- 4"x4" CONCRETE MONUMENT SET - PRM LB 7832
- △ NAIL AND DISK SET - PRM LB 7832
- NAIL & DISK SET ALONG CENTERLINE- PCP LB 7832
- ⊕ PK NAIL FOUND - NO ID
- ⊙ BENCHMARK (BM)
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NAD83 NORTH AMERICAN DATUM OF 1983
- SQ FT SQUARE FEET
- PVDE PRIVATE DRAINAGE EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PDME PUBLIC DRAINAGE MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LB LICENSED BUSINESS
- (NR) NON-RADIAL
- R RADIUS
- L LENGTH
- CH CHORD BEARING AND DISTANCE
- D DELTA ANGLE
- OR OFFICIAL RECORDS
- PFE PUBLIC FLOWAGE EASEMENT
- OA OVERALL DISTANCE
- NGS NATIONAL GEODETIC SURVEY



KEY MAP  
 NOT TO SCALE

MATCH SHEET 4



Drawing name: H:\Land\_Projects\SANCTUARY COVE OUTPARCELS PLAT.dwg\PLAT.dwg 5 Aug 17, 2023 10:44am by dcruss