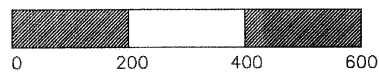
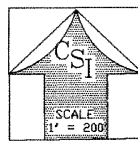


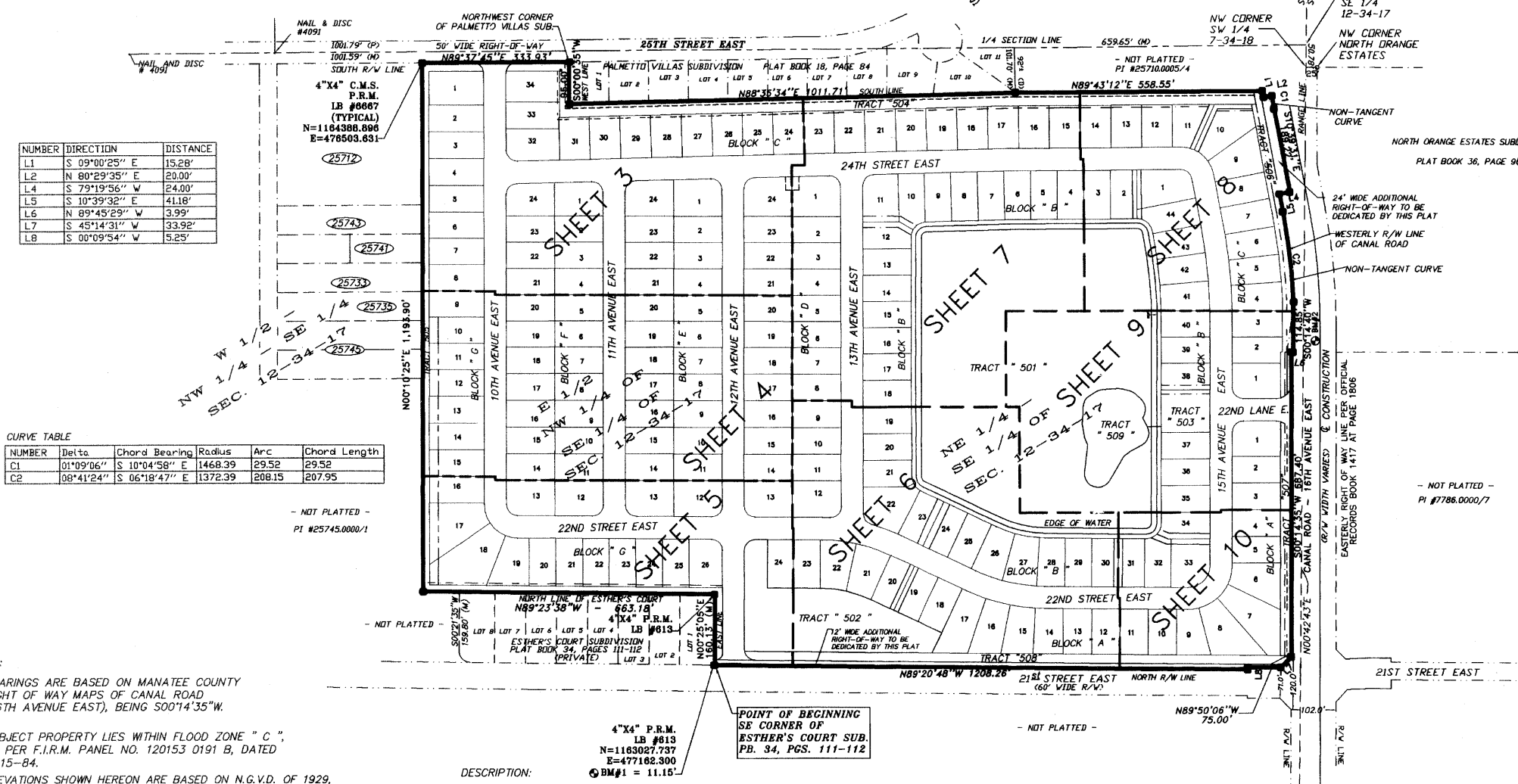
# PALMETTO ESTATES

A SUBDIVISION  
LYING AND BEING IN  
SECTION 12, TOWNSHIP 34 SOUTH, RANGE 17 EAST  
MANATEE COUNTY, FLORIDA



- ⊙ BENCHMARK #1 - TOP OF CONCRETE MONUMENT  
ELEVATION = 11.15'
- ⊙ BENCHMARK #2 - NAIL & DISK (LB#6667) ON  
SECTION LINE ELEVATION = 14.99'

"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."



NUMBER	DIRECTION	DISTANCE
L1	S 09°00'25" E	15.28'
L2	N 80°29'35" E	20.00'
L4	S 79°19'56" W	24.00'
L5	S 10°39'32" E	41.18'
L6	N 89°45'29" W	3.99'
L7	S 45°14'31" W	33.92'
L8	S 00°09'54" W	5.25'

NUMBER	Delta	Chord Bearing	Radius	Arc	Chord Length
C1	01°09'06"	S 10°04'58" E	1468.39	29.52	29.52
C2	08°41'24"	S 06°18'47" E	1372.39	208.15	207.95

**NOTES:**

BEARINGS ARE BASED ON MANATEE COUNTY RIGHT OF WAY MAPS OF CANAL ROAD (16TH AVENUE EAST), BEING S00°14'35"W.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C", AS PER F.I.R.M. PANEL NO. 120153 0191 B, DATED 3-15-84.

ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929, AND ARE BASED ON PLATTED BENCHMARK OF NORTH ORANGE ESTATES, AS RECORDED IN PLAT BOOK 36, PAGE 96, BEING A CHISEL CUT HAVING AN ELEVATION OF 15.37'.

STATE PLANE COORDINATES SHOWN HEREON WERE DERIVED FROM CONTROL STATION M005 (SCALE FACTOR = 0.99997734) NAD OF 1983, FLORIDA WEST ZONE BEING NORTHING=1172427.13, EASTING=478549.74 AND Z=19.03'(NGVD OF 1929).

CANAL ROAD RIGHT OF WAY AND CENTERLINE OF CONSTRUCTION ARE SHOWN AS PER MANATEE COUNTY RIGHT OF WAY MAP FOR CANAL ROAD DATED MAY 1992.

- LEGEND**
- CMF (CONCRETE MONUMENT FOUND) SIZE AND NUMBER DENOTED.
  - PERMANENT REFERENCE MONUMENT (P.R.M.) SET, NUMBER 6667 (4" SQUARE CONCRETE MONUMENT)
  - I.P.F. (IRON PIPE) FOUND SIZE AND NUMBER DENOTED
  - I.R.F. (IRON ROD) FOUND SIZE AND NUMBER DENOTED
  - 5/8" IRON ROD WITH PLASTIC CAP STAMPED LB#6667 SET
  - R/W RIGHT OF WAY
  - SD. FT. SQUARE FOOTAGE
  - PI PARCEL IDENTIFICATION
  - PSM PROFESSIONAL SURVEYOR AND MAPPER
  - LB LICENSED BUSINESS
  - LS LICENSED SURVEYOR
  - ELEV. ELEVATION
  - Ⓟ PLAT DATA
  - Ⓞ BEED DATA
  - Ⓡ FIELD DATA
  - Ⓢ CALCULATED DATA
  - Ⓣ POINT OF BEGINNING
  - Ⓤ BENCHMARK
  - Ⓡ P.R.M. PERMANENT REFERENCE MONUMENT
  - Ⓢ P.C.P. PERMANENT CONTROL POINT
  - Ⓣ CONG. CONCRETE
  - Ⓤ DR. OFFICIAL RECORDS BOOK
  - Ⓡ PG. PAGE
  - Ⓢ SEC. SECTION
  - Ⓣ T.B.M. TEMPORARY BENCHMARK
  - Ⓤ EXISTING ELEVATION

**DESCRIPTION:**

BEGIN AT THE SOUTHEAST CORNER OF ESTHER'S COURT SUBDIVISION AS RECORDED IN PLAT BOOK 34, PAGES 111 AND 112, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N00°25'05"E, ALONG THE EAST LINE OF SAID ESTHER'S COURT SUBDIVISION, A DISTANCE OF 160.13 FEET; THENCE N89°23'38"W, ALONG THE NORTH LINE OF SAID ESTHER'S COURT SUBDIVISION AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 663.18 FEET; THENCE N00°10'25"E ALONG THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 34 SOUTH, RANGE 17 EAST, A DISTANCE OF 1193.90 FEET; THENCE N89°37'45"E ALONG THE SOUTH RIGHT OF WAY LINE OF 25TH STREET EAST, A DISTANCE OF 333.93 FEET TO THE NORTHWEST CORNER OF PALMETTO VILLAS SUBDIVISION, AS RECORDED IN PLAT BOOK 18, PAGE 84, OF SAID PUBLIC RECORDS; THENCE S00°00'35"W ALONG THE WEST LINE OF SAID PALMETTO VILLAS SUBDIVISION, A DISTANCE OF 95.00 FEET TO THE SOUTHWEST CORNER OF SAID PALMETTO VILLAS; THENCE N88°35'34"E, ALONG THE SOUTH LINE OF SAID PALMETTO VILLAS SUBDIVISION, A DISTANCE OF 1011.71 FEET; THENCE N89°43'12"E, ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 90, PAGE 532, OF SAID PUBLIC RECORDS, A DISTANCE OF 558.55 FEET; THENCE S09°00'25"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF CANAL ROAD (16TH AVENUE EAST), A DISTANCE OF 15.28 FEET; THENCE N80°29'35"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 1468.39 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°09'06", A DISTANCE OF 29.52 FEET, CHORD BEARING OF S10°04'58"E, AND A CHORD DISTANCE OF 29.52 FEET TO A POINT OF TANGENCY; THENCE S10°39'31"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF CANAL ROAD, A DISTANCE OF 189.22 FEET; THENCE S79°19'56"W, ALONG SAID LINE A DISTANCE OF 24.00 FEET; THENCE S10°39'32"E, ALONG SAID LINE, A DISTANCE OF 41.18 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1372.39 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°41'24", A DISTANCE OF 208.15 FEET, A CHORD BEARING OF S06°18'47"E, A CHORD DISTANCE OF 207.95 FEET TO A POINT OF TANGENCY; THENCE S00°14'40"W, ALONG SAID LINE A DISTANCE OF 114.85 FEET; THENCE N89°45'29"W, ALONG SAID LINE A DISTANCE OF 3.99 FEET; THENCE S00°14'35"W, ALONG SAID LINE A DISTANCE OF 687.40 FEET; THENCE S45°14'31"W, ALONG SAID LINE A DISTANCE OF 33.92 FEET; THENCE N89°50'06"W, ALONG SAID LINE A DISTANCE OF 75.00 FEET; THENCE S00°09'54"W ALONG SAID LINE, A DISTANCE OF 5.25 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 21ST STREET EAST; THENCE N89°20'48"W ALONG SAID NORTH LINE, A DISTANCE OF 1208.26 FEET TO THE POINT OF BEGINNING. CONTAINING 56.29 ACRES MORE OR LESS.

- TRACT DESIGNATIONS:**
- TRACT 501 = LAKE, DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE EASEMENT TRACT
  - TRACT 502 = RECREATIONAL AREA EASEMENT TRACT
  - TRACT 503-505 = OPEN SPACE, DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE EASEMENT TRACT
  - TRACT 506-507 = OPEN SPACE - NON VEHICULAR INGRESS / EGRESS ROADWAY LANDSCAPE BUFFER AND MAINTENANCE EASEMENT AND A PORTION INCLUDES A RIGHT-OF-WAY EASEMENT
  - TRACT 508 = OPEN SPACE - NON VEHICULAR INGRESS / EGRESS ROADWAY LANDSCAPE BUFFER AND MAINTENANCE EASEMENT
  - TRACT 509 = CONSERVATION EASEMENT TRACT

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