

Description of MF "I" in Proposed Plat of "Bay Isles Unit No. 8" (Victoria Point)

A tract of land lying in parts of U.S. Government Lots 2 and 3 of Section 5, Township 36 South, Range 17 East and being a replat of portions of Lots 3, 4, 5, 6 and 7 Coreys Subdivision according to the plat thereof as recorded in Plat Book A, Page 14, Public Records of Sarasota County, Florida, all being in the Town of Longboat Key, Sarasota County, Florida and being more particularly described as follows:

Commence at a point on the southwesterly line of Harbourside Drive (formerly Bay Isles Parkway) at the northeasterly corner of Tract B, Bay Isles Unit No. 2 as recorded in Plat Book 24, Page 5, Public Records of Sarasota County, Florida; thence N 64° 34' 38" E, 50' to the centerline of proposed Harbourside Drive being a point on a curve to the right whose center bears N 64° 34' 38" E, 700'; thence run along said centerline also being the arc of said curve in a general northerly direction having a radius of 700' and a central angle of 45° 11' 24", 552.10' to the point of tangency; thence continuing along said proposed centerline run N 19° 46' 02" E, 300' to a point of curvature of a curve to the left; thence along the arc of said curve having a radius of 950' and a central angle of 20° 03' 48", 332.66' to a point of reverse curvature of a curve to the right; thence along the arc of said curve having a radius of 1500' and a central angle of 17° 51' 49", 467.67' to the point of tangency; thence N 17° 34' 03" E, 295.51' to the point of curvature of a curve to the right; thence along the arc of said curve having a radius of 750' and a central angle of 25° 44' 55", 337.05' to the point of tangency; thence N 43° 18' 57" E, 59.62' to the intersection of the proposed centerlines of said Harbourside Drive and Fair Oaks Lane; thence along the centerline of Fair Oaks Lane S 46° 41' 03" E, 213.76'; thence leaving said centerline run N 43° 18' 57" E, 30' to the Place of Beginning; thence along the northeasterly line of proposed Fair Oaks Lane run N 46° 41' 03" W, 507.06' to the point of curvature of a curve to the left; thence along the arc of said curve having a radius of 375' and a central angle of 28° 45' 00", 188.17' to the point of tangency; thence N 75° 26' 03" W, 211.60' to the point of curvature of a curve to the left; thence along the arc of said curve having a radius of 1000' and a central angle of 17° 25' 51", 304.23' to a non-tangent line; thence leaving said northeasterly line of proposed Fair Oaks Lane run N 04° 12' 07" E, 479.60' to the southerly right-of-way line of a (75' wide) private perimeter channel; thence along the southerly line of said perimeter channel the following calls and distances; S 65° 15' 00" E, 422.36', S 84° 50' 00" E, 536.66', S 39° 33' 20" E, 232.63', S 52° 20' 00" E, 420.51', S 63° 10' 00" E, 399.89', S 52° 10' 00" E, 75.09'; thence leaving said perimeter channel run S 34° 25' 00" W, 196.30'; thence S 11° 00' 00" E, 409.80'; thence S 23° 00' 54" W, 123.10' to a point on a curve to the right whose center bears N 23° 00' 54" E, 425', said point also being located on said northeasterly line of proposed Fair Oaks Lane; thence along said northeasterly line in a general northwesterly direction along the arc of said curve having a radius of 425' and a central angle of 26° 13' 10", 194.49' to the point of reverse curvature of a curve to the left; thence along the arc of said curve having a radius of 1050' and a central angle of 15° 22' 17", 281.69' to the point of tangency; thence N 56° 08' 13" W, 250' to the point of curvature of a curve to the right; thence along the arc of said curve having a radius of 1255' and a central angle of 9° 27' 11", 202.11' to the point of tangency and the Place of Beginning, containing 22.60 acres more or less.

The above described property being subject to an easement to Arvida Corporation 20' in width, adjacent to the water-side property line for the purpose of maintaining the adjacent waterway and the rip-rap along the Mean High Water Line of the perimeter channel adjacent to proposed Parcel MF "I" in accordance with the provisions of the restrictions applicable thereto, which easement may be assigned by Arvida Corporation to a property owners association. Also reserving an easement 10' in width along the Fair Oaks Lane side of the above described property for the purpose of a Utility easement.

NOTES

1. ALL BEARINGS SHOWN REFER TO THE ADJACENT PLAT OF BAY ISLES UNIT No. 2 P.B. 24, P. 5.
2. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN.
3. SUBJECT TO EASEMENTS OF RECORD.

LEGEND

- CONCRETE MONUMENT SET WITH CAP No. 1195.
- CONCRETE MONUMENT FOUND.

Access Easement for MF "I" (Victoria Point) Over Proposed Extension of Harbourside Drive and Proposed Fair Oaks Lane

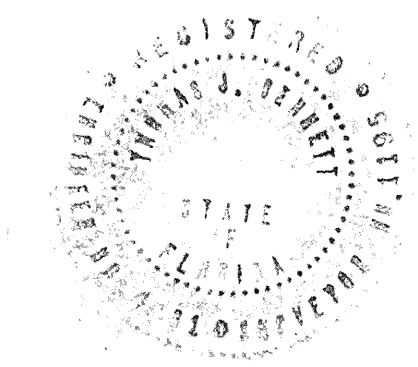
A strip of land lying 50' each side of the following described centerline of Proposed Harbourside Drive and a strip of land 30' each side of the following described centerline of Proposed Fair Oaks Lane lying in Sections 5 & 8 Township 36 South, Range 17 East, Town of Longboat Key, Sarasota County, Florida.

The centerline of Harbourside Drive is described as follows: Commencing at a point on the southwesterly line of Harbourside Drive (formerly Bay Isles Parkway) at the northeasterly corner of Tract B, Bay Isles Unit No. 2 as recorded in Plat Book 24, Page 5, Public Records of Sarasota County, Florida; thence N 64° 34' 38" E, 50' to the centerline of proposed Harbourside Drive being a point on a curve to the right whose center bears N 64° 34' 38" E, 700'; thence run along said centerline also being the arc of said curve in a general northerly direction having a radius of 700' and a central angle of 45° 11' 24", 552.10' to the point of tangency; thence continuing along said proposed centerline N 19° 46' 02" E, 300' to a point of curvature of a curve to the left; thence along the arc of said curve having a radius of 950' and a central angle of 20° 03' 48", 332.66' to a point of reverse curvature of a curve to the right; thence along the arc of said curve having a radius of 1500' and a central angle of 17° 51' 49", 467.67' to the point of tangency; thence N 17° 34' 03" E, 295.51' to the point of curvature of a curve to the right; thence along the arc of said curve having a radius of 750' and a central angle of 25° 44' 55", 337.05' to the point of tangency; thence N 43° 18' 57" E, 59.62' to the intersection of the proposed centerlines of said Harbourside Drive and Fair Oaks Lane; thence along the centerline of Fair Oaks Lane S 46° 41' 03" E, 213.76' to the point of curvature of a curve to the left; thence easterly along the arc of said curve having a radius of 1255' and a central angle of 9° 27' 11", 207.06' to the point of tangency; thence re-beginning at the aforementioned intersection of the centerlines of Proposed Harbourside Drive and Fair Oaks Lane, run westerly along the centerline of Fair Oaks Lane N 46° 41' 03" W, 293.30' to the point of curvature of a curve to the left; thence westerly along the arc of said curve having a radius of 345' and a central angle of 28° 45' 00", 173.12' to the point of tangency; thence N 75° 26' 03" W, 100' to the point of termination.

NOTE:
THIS DWG. REPLACES SKETCH OF SURVEY DATED 1-13-83 - DWG. No. 191-661

WE HEREBY CERTIFY: That the attached Sketch of Survey of the above described property is true and correct to the best of our knowledge and belief as recently surveyed under our direction and that it meets the minimum State Standards per Chapter 21 HH-6, F.A.C. Date 7-8-83

Bennett & Bishop, Inc.
By *Thomas J. Bennett*
Thomas J. Bennett, Reg. Engr. #4981
Reg. Surveyor #1195, State of Florida



BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS
SARASOTA FLORIDA

DATE	7/5/83	SCALE	1" = 100'	DESIGN	
DRAWN	D.R.H.	CHECK	D.L.H.	APPROVED	
DATE	7-18-83	DESCRIPTION	ADD 22.60 AC. NET - To M.N.W.	BY	D.R.H.

HARBOURSIDE DRIVE & FAIR OAKS LANE
SKETCH OF SURVEY

191-