

LORRAINE CORNERS NORTHWEST

2048028

A COMMERCIAL SUBDIVISION
IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

"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."

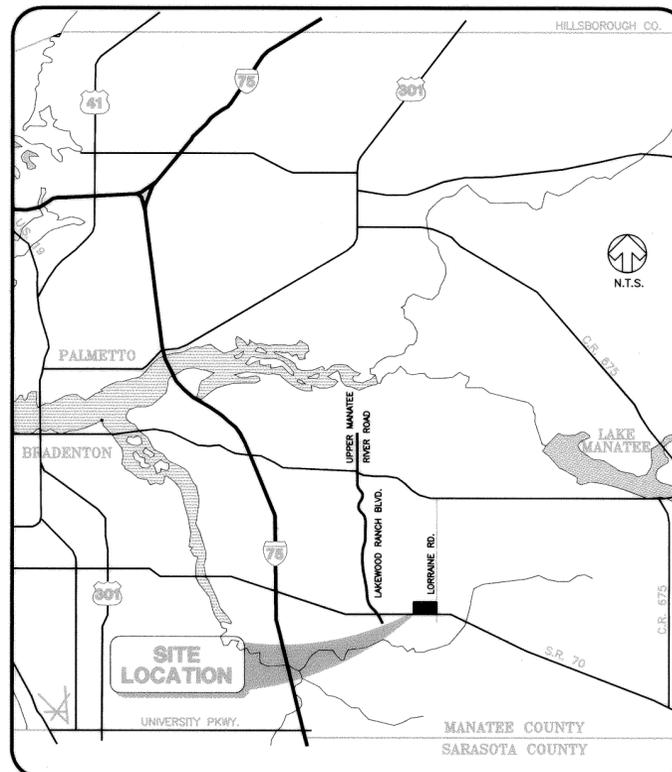
NOTES:

BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, BEING S.89°16'51"E.

STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED USING A TRIMBLE MODEL 4800 GPS RECEIVER. CONTROL STATIONS USED TO ESTABLISH THE DATUM WERE I-75 84 A04 (SCALE FACTOR = 0.99996548) AND M 018 (SCALE FACTOR = 0.9999604), NAD 83/90, FLORIDA WEST ZONE.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, BASED ON NATIONAL OCEAN SURVEY (NOS) BENCH MARKS 35 AND 36 WITH PUBLISHED ELEVATIONS OF 30.753 FEET AND 31.275 FEET RESPECTIVELY.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.



DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 15, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at a point, said point being described as the southwest corner of Section 15 in Warranty Deed dated May 2, 1977, recorded in Official Record Book 840, Page 980 of the Public Records of Manatee County, Florida; thence N.00°03'11"E., along the west line of said Section 15, as described in said Warranty Deed, a distance of 65.80 feet to a point on the north right-of-way line of State Road 70 (200 feet wide); thence S.89°21'11"E., along said north right-of-way line, a distance of 30.45 feet to the intersection of said north right-of-way line and the west line of Section 15, Township 35 South, Range 19 East, established per Florida Department of Transportation (FLDOT) Right-of-Way Map, said point lying N.00°30'25"E., a distance of 65.69 feet from the southwest corner of said Section 15, established by the Florida Department of Transportation and being monumented by a nail in a square cut in the pavement; thence continue S.89°21'11"E. along said north right-of-way line, a distance of 651.95 feet to the POINT OF BEGINNING; thence N.00°07'29"E., along the west line of premises described in Official Record Book 840, Page 980 of the Public Records of Manatee County, Florida, a distance of 340.20 feet; thence S.89°19'05"E., along the north line of the south half of said premises described in Official Record Book 840, Page 980, a distance of 639.86 feet to the west maintained right-of-way line of Lorraine Road as recorded in Road Plat Book 5, Page 190 of said Public Records; thence S.00°04'39"E., along said maintained right-of-way line, a distance of 207.84 feet; thence continue along said west maintained right-of-way line, S.00°30'42"E., a distance of 132.00 feet to the north right-of-way line of State Road 70, a 200 foot wide public right-of-way; thence N.89°21'11"W., along said north right-of-way line, a distance of 642.06 feet to the POINT OF BEGINNING.

Said tract contains 217,816 square feet or 5.0004 acres, more or less.

RESERVATION OF EASEMENTS

There are hereby expressly reserved, easements of ten (10) feet in width, along front and five (5) feet along side lot lines as shown hereon for the express purpose of accommodating surface and underground drainage and underground utilities. Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. 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.

There are hereby expressly reserved, non-exclusive utility easements for Peace River Electric Cooperative, its successors and/or assigns: A strip of land ten (10) feet wide adjacent to the public right-of-way, as shown hereon, for the purposes of construction, installation, maintenance and operation of electrical facilities.

There are hereby expressly reserved, non-exclusive utility easements for Teco Energy, its successors and/or assigns: A strip of land ten (10) feet wide adjacent to the public right-of-way, as shown hereon, for the purposes of construction, installation, maintenance and operation of a gas facility.

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, Part 1 of the Florida Statutes and Chapter 9 of the Manatee County Land Development Code and that the Permanent Reference Monuments have been installed. The Lot corners will be certified by an official affidavit within one (1) year of recording, or prior to the release of the improvement bond.

DATE OF CERTIFICATION: NOVEMBER 1, 2004

(Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper)

SIGNATURE: Robert R. Cunningham
Robert R. Cunningham, P.S.M.
Florida Certificate No. 3924

CERTIFICATE OF APPROVAL OF 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, Part 1 of the Florida Statutes and Chapter 9 of the Land Development Code of Manatee County.

11/5/04
Date

Josue Prado PSM 6480
Manatee County Surveyor

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 30th day of November, 2004.

ATTEST: [Signature]
Chairman
Board of County Commissioners



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 45, Pages 53 through 56, Public Records of Manatee County, Florida, this 12/2/, 2004.

[Signature]
Clerk of Circuit Court
Manatee County, Florida



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Wilson Miller, Inc.

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6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414
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Task Code: MAPLT
Project Number: S2670-710-000

LORRAINE CORNERS NORTHWEST

A COMMERCIAL SUBDIVISION

IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATIONS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

The undersigned, Lakewood Ranch Commerce Park, Inc., a Florida corporation licensed to do business in the State of Florida, certifies ownership by said corporation of the property described hereon, less Lot 1, and has caused this plat entitled "LORRAINE CORNERS NORTHWEST" to be made, and does hereby dedicate the following:

1. To Manatee County:
 - a) All streets, rights-of-way, public easements & thoroughfares as depicted on this Plat as Public Right-of-Way for use by the General Public.

IN WITNESS WHEREOF, the foregoing has set his hand and seal this 1st day of November, 2004.

Witnesses: _____
LAKWOOD RANCH COMMERCE PARK, INC.

Signature: Pamela J. Banks
Print Name: Pamela J. Banks

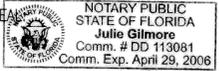
Signature: Suzanne L. Fugate
Print Name: Suzanne L. Fugate

By: Rex E. Jensen
President

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 1st day of November, 2004, by Rex E. Jensen, President of Lakewood Ranch Commerce Park, Inc. on behalf of the corporation and who is personally known to me and did take an oath.

NOTARY SEAL:  Julie Gilmore
Notary Public
Print Name of Notary: Julie Gilmore
My Commission Expires: April 29, 2006

Commission No. DD113081

CERTIFICATE OF OWNERSHIP AND DEDICATIONS

STATE OF Florida)
COUNTY OF Manatee) SS

The undersigned, West Coast Oil, Inc., a Florida corporation, certifies ownership by said corporation of Lot 1, described hereon, and has caused this plat entitled "LORRAINE CORNERS NORTHWEST" to be made, and does hereby dedicate the following:

1. To Manatee county:
 - a) All public easements as depicted on this plat for use by the general public.

IN WITNESS WHEREOF, the foregoing has set his hand and seal this 3rd day of November, 2004.

Witnesses: _____
WEST COAST OIL, INC., A FLORIDA CORPORATION

Signature: Suzanne L. Fugate
Print Name: Suzanne L. Fugate

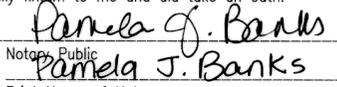
Signature: Marlena M. Gore
Print Name: Marlena M. Gore

By: Alan Brooks
President

NOTARY ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Manatee) SS

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 3rd day of November, 2004, by Alan Brooks, President of West Coast Oil, Inc., a Florida corporation on behalf of the corporation and who is personally known to me and did take an oath.

NOTARY SEAL:  Pamela J. Banks
Notary Public
Print Name of Notary: Pamela J. Banks
My Commission Expires: _____

Commission No. _____

NOTARY PUBLIC
STATE OF FLORIDA
Pamela J. Banks
Comm. # CC 978453
Comm. Exp. Dec. 12, 2004



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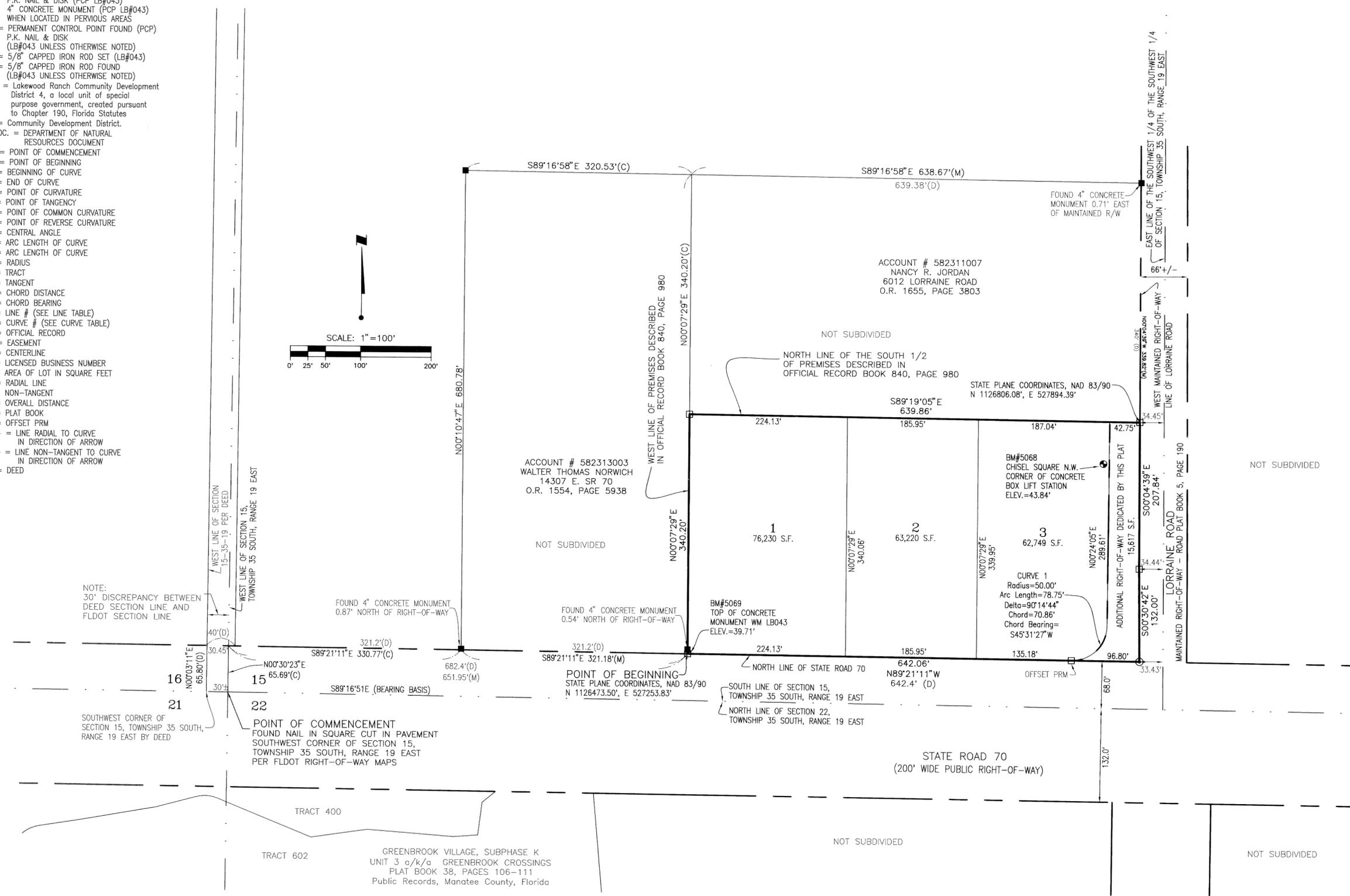
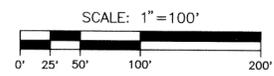
- LEGEND:
- (CAL) = CALCULATED BEARINGS OR DISTANCES BASED ON FOUND MONUMENTATION
 - (REC) = RECORD INFORMATION
 - ∠ = ANGLE POINT
 - ⊙ = BENCHMARK
 - = 4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT SET (LB#043)
 - = 4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT FOUND (LB#043 UNLESS OTHERWISE NOTED)
 - ⊙ = PERMANENT CONTROL POINT SET (PCP) P.K. NAIL & DISK (PCP LB#043)
 - ⊙ = 4" CONCRETE MONUMENT (PCP LB#043) WHEN LOCATED IN PREVIOUS AREAS
 - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
 - = 5/8" CAPPED IRON ROD SET (LB#043)
 - = 5/8" CAPPED IRON ROD FOUND (LB#043 UNLESS OTHERWISE NOTED)
 - District = Lakewood Ranch Community Development District 4, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes
 - CDD = Community Development District
 - DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - BC = BEGINNING OF CURVE
 - EC = END OF CURVE
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PCC = POINT OF COMMON CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - D = CENTRAL ANGLE
 - L = ARC LENGTH OF CURVE
 - A = ARC LENGTH OF CURVE
 - R = RADIUS
 - TR = TRACT
 - T = TANGENT
 - C = CHORD DISTANCE
 - C.B. = CHORD BEARING
 - L# = LINE # (SEE LINE TABLE)
 - C# = CURVE # (SEE CURVE TABLE)
 - O.R. = OFFICIAL RECORD
 - ESMT = EASEMENT
 - C = CENTERLINE
 - LB# = LICENSED BUSINESS NUMBER
 - S.F. = AREA OF LOT IN SQUARE FEET
 - R = RADIAL LINE
 - NT = NON-TANGENT
 - OA = OVERALL DISTANCE
 - P.B. = PLAT BOOK
 - OP = OFFSET PRM
 - (R) = LINE RADIAL TO CURVE IN DIRECTION OF ARROW
 - (NT) = LINE NON-TANGENT TO CURVE IN DIRECTION OF ARROW
 - (D) = DEED

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