FED. ROAD DIV. NO.	STATE	F.A. PROJ. NO.	SHEET NO.
3	FLA.	SU - 1072 - (6)	1

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

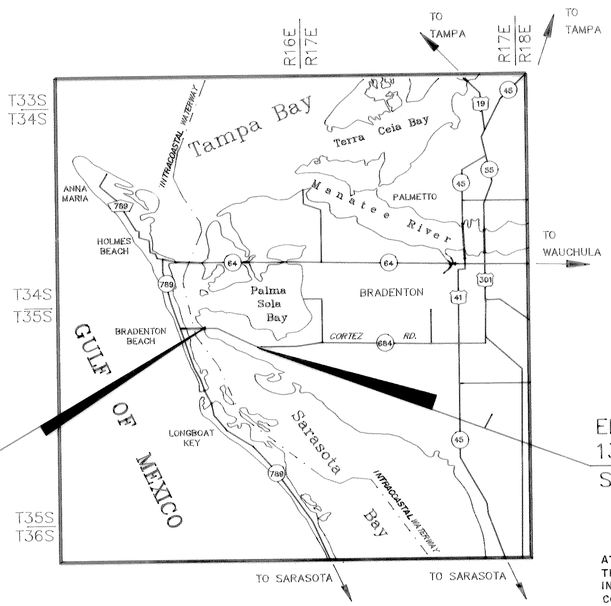
RIGHT OF WAY MAP

STATE ROAD 684

STATE JOB NO. 13040-2525

F.A. PROJECT NO. SU -1072-(6)

LENGTH: 1.170 MILES



BEGIN R/W JOB NO.
13040-2525
STA. 66+00.00

END R/W JOB NO.
13040-2525
STA. 127+75.85

ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

LEGEND

AC.	=	ACRE(S)
AHD.	=	AHEAD
AVE.	=	AVENUE
A.P.R.R.O.M.C.	=	AS PER PUBLIC RECORDS OF MANATEE COUNTY
B.O.S.	=	BEGINNING OF SURVEY
BK.	=	BACK
BLDG.	=	BUILDING
BLVD.	=	BOULEVARD
BUS.	=	BUSINESS
C.B.S.	=	CONCRETE BLOCK STRUCTURE
C.I.R.	=	CAPPED IRON ROD
C.M.	=	CONCRETE MONUMENT
C.P.	=	CONCRETE PIPE
C.R.	=	COUNTY ROAD
CH.	=	CHAIN(S)
CO.	=	COUNTY
CONC.	=	CONCRETE
COR.	=	CORNER
D	=	DEGREE OF CURVATURE
D.B.	=	DEED BOOK
D.H.	=	DRILLED HOLE
DR.	=	DRIVE
E.O.S.	=	END OF SURVEY
F.A.	=	FEDERAL AID
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.D.O.T. C.M.	=	4"x4"x24" C.M. CAPPED WITH F.D.O.T. BRASS DISK
F.K.A.	=	FORMERLY KNOWN AS
FND.	=	FOUND
I.P.	=	IRON PIPE
I.R.	=	IRON ROD
I.R. & C.	=	IRON ROD AND CAP
L	=	LENGTH OF CURVE
L.B.	=	LICENSED SURVEYING BUSINESS
LN.	=	LANE
LT.	=	LEFT
MAINT.	=	MAINTAINED
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS
L.O.C.	=	LIMITS OF CONSTRUCTION
N. & D.	=	NAIL & DISC
C.B.	=	CHORD BEARING
P.B.	=	PLAT BOOK
P.C.	=	POINT OF CURVATURE
P.I.	=	POINT OF INTERSECTION
P.L.S.	=	PROFESSIONAL LAND SURVEYOR
P.O.C.	=	POINT ON CURVE
P.O.L.	=	POINT ON LINE
P.O.T.	=	POINT ON TANGENT
P.P.	=	POWER POLE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
PG.	=	PAGE
PL.	=	PLACE
R	=	RADIUS
R.L.S.	=	REGISTERED LAND SURVEYOR
RES.	=	RESIDENCE
RD.	=	ROAD
RGE.	=	RANGE
RR.	=	RAILROAD
RT.	=	RIGHT
R/W	=	RIGHT OF WAY
S.R.	=	STATE ROAD
S.W.	=	SIDEWALK
SEC.	=	SECTION
ST.	=	STREET
STA.	=	STATION
T	=	TANGENT LENGTH OF CURVE
T-C	=	TANGENT TO CURVE
TERR.	=	TERRACE
TWP.	=	TOWNSHIP
W.P.I.	=	WORK PROGRAM ITEM
X	=	EASTING PLANE COORDINATE VALUE
Y	=	NORTHING PLANE COORDINATE VALUE
℄	=	BASELINE
℄	=	CENTERLINE
ℙ	=	PROPERTY LINE
△	=	DELTA (CENTRAL ANGLE)
(C)	=	CALCULATED DATA
(D)	=	DEED DATA
(F)	=	FIELD DATA
(P)	=	PLAT DATA
S.F.	=	SQUARE FEET
P.K.	=	PARKER-KALON NAIL

UTILITIES

FLORIDA POWER AND LIGHT CO. ..... POWER
GENERAL TELEPHONE & ELECTRIC .... TELEPHONE
MANATEE COUNTY UTILITIES ..... WATER & SANITARY SEWER
PARAGON CABLE ..... CABLE T.V.

GENERAL NOTES

1. BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
2. PROPERTY BOUNDARIES DETERMINED FROM FIELD SURVEY, PLATS OF RECORD, AND RECORD TITLE.
3. UNDERGROUND FOUNDATION ENCROACHMENTS, IF ANY, ARE NOT LOCATED.
4. RIGHT OF WAY MONUMENTS TO BE SET AFTER CONSTRUCTION OF PROJECT IS COMPLETE.
5. ONLY FIXED IMPROVEMENTS PERTINENT TO THE PARCELS TO BE ACQUIRED ARE SHOWN. FIXED INTERIOR IMPROVEMENTS ARE NOT LOCATED.
6. THIS RIGHT OF WAY MAP WAS PREPARED FOR THE PURPOSE OF PREPARING LEGAL LAND DESCRIPTIONS, ACQUISITION DOCUMENTS, MONUMENTATION, PROPERTY MANAGEMENT, AND AS AN AID IN THE APPRAISAL OF THE RIGHT OF WAY REQUIRED FOR TRANSPORTATION FACILITIES.

THIS MAP IS NOT A SURVEY

7. THIS RIGHT OF WAY MAP IS SUPPORTED BY A RIGHT OF WAY CONTROL SURVEY PREPARED UNDER THE RESPONSIBLE CHARGE OF LOREN E. MERCER, FLORIDA REGISTERED LAND SURVEYOR, No. 1324. CERTIFIED COPIES OF THIS SURVEY ARE FILED OF RECORD IN THE DISTRICT ONE (1) OFFICE IN BARTOW, FLORIDA.
8. STATIONS ARE BASED ON GRID DISTANCE.
9. CENTER LINE OF SURVEY IS SHOWN IN LARGER LETTER SIZE ON INSERT SHEETS, FOR EXAMPLE: N86°10'39"E
10. ALL CONCRETE MONUMENTS ARE 4"x4" CONCRETE MONUMENTS UNLESS OTHERWISE NOTED.
11. ALL SET CORNERS ARE 5/8" IRON RODS AND CAPS LB#2230, UNLESS OTHERWISE NOTED.

APPROVED BY FEDERAL HIGHWAY ADMINISTRATION - DATE. _____

COVER SHEET

SUBMITTED BY: M. A. Kyzar
DISTRICT SURVEYOR ADMINISTRATOR

APPROVED _____ DATE: _____
DIVISION ADMINISTRATOR
FEDERAL HIGHWAY ADMINISTRATION
BY: DIVISION RIGHT OF WAY OFFICER

REVISION	BY	DATE
Revise Legend	L. Albritton	6-03-92
Revise F.A.P. No.	L. Rowe	1-29-92

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

	BY	DATE
PRELIM.	SAVH	11/30/90
FINAL	L.A.	8/12/91
CHECKED	Q.A.	8/13/91

APPROVED BY: O. R. Tuttle, DISTRICT SECRETARY — DATE: 8/27/91

MAPS PREPARED BY: DYER, RIDDLE, MILLS, AND PRECOURT, INC.
FIELD BOOK NO'S. 005324
W.P.I. NO. 1115380
SCALE N.T.S.
SECTION 13040-2525
SHEET 1 OF 11

F.A. PROJECT NO.	SHEET NO.
SU-1072-(6)	2

SEE SHEET 3 | SEE SHEET 4 | SEE SHEET 5 | SEE SHEET 6 | SEE SHEET 7 | SEE SHEET 8

CORTEZ ROAD
℄ OF SURVEY
CURVE NO. (1)
P.I. STA. 39+75.70
X = 276,541.066
Y = 1,140,203.915
Δ = 06°56'55" Rt.
D = 03°00'00"
T = 115.95'
L = 231.62'
R = 1909.86
P.C. STA. 38+59.75
P.T. STA. 40+91.37

CORTEZ ROAD
℄ OF SURVEY
CURVE NO. (2)
P.I. STA. 60+39.12
X = 278,604.516
Y = 1,140,171.586
Δ = 24°26'08" Rt.
D = 03°00'00"
T = 413.55'
L = 814.52'
R = 1909.86
P.C. STA. 56+25.57
P.T. STA. 64+40.09

CORTEZ ROAD
℄ OF SURVEY
CURVE NO. (3)
P.I. STA. 124+14.98
X = 284,378.609
Y = 1,137,438.093
Δ = 24°44'41" Lt.
D = 03°00'00"
T = 418.94'
L = 824.82'
R = 1909.86'
P.C. STA. 119+96.04
P.T. STA. 128+20.86

TOWNSHIP 35 SOUTH, RANGE 16 EAST

PALMA SOLA BAY

SCALE 1" = 400'

MEANDER LINE PER GOV'T. APPROXIMATE

GOV'T. LOT 4

GOV'T. LOT 3

GOV'T. LOT 2

GOV'T. LOT 1

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ

TOWNSHIP PLATS

FND. 1 1/2" I.P. P.O.L.

N00°03'23"E

Sta. 123+98.86

SECTION 1

Sta. 137+19.22 (BY SECTION BREAKDOWN)

N00°31'02"E

THE WATERWAYS A CONDOMINIUM 150

S89°24'42"E

COR 0.39'N OF ℄

MOUNT VERNON

SECTION 12

BAY BEACH SUBDIVISION

46TH AVE. W. (SUNSHINE BLVD P)

END R/W JOB 13040-2525
℄ OF SURVEY STA. 127+75.85
X = 284,752.533
Y = 1,137,434.784

SET PK N&D L.B. #2230 P.O.L.

SET 5/8" I.R. L.B.#2230 P.O.L.

FND. 5/8" I.R. L.B.#2230 P.O.L.

SAIL SHORES

CASCO DORADO

L=45.01' R=1909.86' Δ=01°21'01"

L=779.81' R=1909.86' Δ=23°23'40"

S15°16'20"E 119.91'(C)

SEE DETAIL B

SEE DETAIL A

BEGIN R/W JOB 13040-2525
STA. 66+00.00
X=279,122.824
Y=1,139,926.202

FND. 4"x4" C.M. N.W. COR. GOV'T LOT 5

S.R. 684

CORTEZ ROAD

6388.44'-P.I. TO P.I.

S64°40'01"E

℄ SURVEY CORTEZ ROAD

CRAMPTON RESUBDIVISION OF CORTEZ ADDITION TO CORTEZ

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ

BATTERSEA SUBDIVISION

TWIN ISLE ESTATES

SECTION 2

GOV'T. LOT 5

GOV'T. LOT 6

GOV'T. LOT 7

GOV'T. LOT 3

SARASOTA DRIVE

WEST LINE SEC 2 T35S R16E

N23°22'40"E 1178.10'(C)

N23°22'40"E 1177.72'(C)

S64°40'01"E 1719.69'(C)

S64°40'01"E (354.40'(C))

N25°22'40"E 1440.00'(C)

N25°22'40"E 1440.00'(C)

N64°43'43"W 176.61'(C)

40' WIDE F.D.O.T. DRAINAGE EASEMENT per O.R. 637, PG. 285

GOV'T. LOT 2 SECTION 3

GOV'T. LOT 1

CYPRIAN'S 2ND SUBDIVISION

P.I. 1" Rod & Cap

2179.21'(F)

2063.70'(F) P.I. TO P.I.

END BRIDGE STA. 37+23.20

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ

S89°56'09"E 1320.00'(C)

FND. 1" I.P.

FND. 4"x4" C.M. P.O.L.

TOWN OF CORTEZ

TOWN OF CORTEZ MOBILE HOME SUBDIVISION

CORTEZ TRAILER PARK

℄ OF SURVEY P.T. STA. 50+23.57

℄ OF SURVEY P.C. STA. 58+76.57

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ

℄ OF SURVEY STA. 64+40.09

STA. 65+70.87

NORTHSIDE SUBDIVISION

FND. 4"x4" C.M. P.O.L.

N89°55'56"E 475.20'(C)

TO ANNA MARIA ISLAND

SARASOTA BAY

WATER LINE

MEANDER LINE PER GOV'T. LOT APPROXIMATE MEAN HIGH

Submerged Lands T.I.I.F. Deed No. 21153 02/19/58

2,070'(±)

1440'(±)

N64°39'43"W 1210.33'(C)

N64°40'01"W 15.00'(C)

SET 5/8" I.R. S25°18'42"W 75.00'(C)

S64°40'01"E 70.00'(C)

N64°41'42"W 150.00'(C)

S64°40'01"E 130.52'(C)

N25°18'42"E 75.00'(C)

S64°40'27"E 130.52'(C)

S25°18'42"W 75.00'(C)

N64°40'01"W 130.00'(C)

N25°20'41"E 75.00'(C)

S64°40'01"E 130.00'(C)

S25°18'19"W 75.00'(C)

N64°40'01"W 15.00'(C)

N25°20'41"E 75.00'(C)

SET 5/8" I.R. S25°18'42"W 75.00'(C)

S64°40'01"E 70.00'(C)

NO GOV'T. LOT NO. ON TOWNSHIP PLAT IN SECTION 11

DETAIL A
N.T.S.

EXISTING R/W 36'+40'01"E

S64°40'01"E 50'

SET 5/8" I.R. ℄ CORTEZ RD.

FND. N&D

23.86'(F)

FND. 5/8" I.R. FND. PINCHED PIPE

60' 19TH ST. WEST

DETAIL B
N.T.S.

EXISTING R/W

TANGENT S89°24'42"E

SECTION LINE

SECTION LINE 2

46TH AVE. W.

SET PK N&D L.B. #2230

KEY MAP

STATE ROAD 684 FROM 119TH STREET TO 101ST STREET WEST

AERIAL PHOTO DATE: SEPT. 1988

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

	BY	DATE	APPROVED BY	DATE
PRELIM.	J.A.S.	12/11/89		8/27/91
FINAL	L.A.	8/12/91	W.F. Tufty @	
CHECKED	Q.A.	8/13/91	DISTRICT SECRETARY	

REVISION	BY	DATE
ADD F.D.O.T. DRAINAGE EASEMENT O.R. 637, PAGE 285	J. ROSS	12-29-2000
REVISE PARCEL 801	L. ALBRITTON	12-29-1992
REVISE PARCEL 101	L. ALBRITTON	06-03-1992
REVISE COORD. STATION 66+00.00	JIMMIE LOTT	05-01-1992
REVISE F.A.P. NUMBER	JAMES ROSS	01-29-1992

MAPS PREPARED BY DYER, RIDDLE, MILLS, AND PRECOURT, INC.

FIELD BOOK NO'S 005324

W.P.I. NO. 1115380

SCALE 1" = 400'

SECTION 13040-2525

SHEET 2 OF 11

F.A. PROJECT NO.	SHEET NO.
SU-1072-(6)	3

SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST

SECTION 2, TOWNSHIP 35 SOUTH, RANGE 16 EAST

935.5'(D)

NORTH LINE, BLOCK 87

436.26'(D)

932.26'(D)

PART OF BLOCK 87

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ
P.B. 2 PG. 59
A.P.P.R.O.M.C.

SEE KEYMAP FOR PARENT TRACT

1210'(P) FROM OLD R/W LINE

SCALE: 1" = 40'

VACATED (SEE O.R. 888, Pgs. 88)
(O.R. 1053, Pg. 31)
WEST LINE SEC. 2
TWP 35S, RGE 16 E.

GOV'T. LOT 4
GOV'T. LOT 5
GOV'T. LOT 1
GOV'T. LOT 3

SECTION 2
SECTION 3

119TH STREET WEST (PRIVATE)

BEGIN R/W JOB
STA. 66+00.00
X=273,122.824
Y=1,139,926.202

BEGIN R/W ACQUISITION LT.
STA. 70+90.21

DRAINAGE EASEMENT

10' UTILITY EASEMENT
O.R. 647-PG. 946

10' SANITARY SEWER EASEMENT
(OR 622, Pg. 179)

EXISTING R/W LINE
(SECTION 1304-201)

ORIGINAL LOT LINE

CORTEZ ROAD

S.R. 684

℄ OF SURVEY

ORIGINAL LOT LINE

EXISTING R/W LINE
(SECTION 1304-201)

RESERVED FOR PARK (P)

℄ OF SURVEY CURVE #2
P.I. STA. 60+39.12
X = 278,604.516
Y = 1,140,171.586
Δ = 24°26'08" Rt.
D = 03°00'00"
T = 413.55'
L = 814.52'
R = 1909.86'
P.C. STA. 56+25.57
P.T. STA. 64+40.09

EXISTING R/W LINE
(SECTION 1304-201)

℄ OF SURVEY
P.T. STA. 64+40.09

119TH STREET WEST (P)

BLOCK 50
LOTS 5 & 6

RESERVED (P)

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ
P.B. 2 - PG. 59
A.P.P.R.O.M.C.

CRAMPTON RE-SUB. OF
CORTEZ ADDITION TO CORTEZ
P.B.7, PAGE 11
A.P.P.R.O.M.C.
IDENTICAL CORNER

STATE ROAD 684
FROM 119TH STREET
TO 101ST STREET
WEST

PLATTED

NOT

45TH AVE. WEST

12ST STREET CT. WEST

IDENTICAL R/W LINE

AERIAL PHOTO DATE: SEPT. 1988

REVISION	BY	DATE
DISCLAIM F.D.O.T. DRAINAGE EASEMENT O.R. 652, PAGE 106	JAMES ROSS	12-28-2000
ADD F.D.O.T. DRAINAGE EASEMENT O.R. 637, PAGE 285	J. ROSS	12-28-2000
REVISE COORD. STATION 66+00.00	JIMMIE LOTT	05-01-1992
REVISE T.A.P. NUMBER	JAMES ROSS	09-28-1992

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

	BY	DATE	APPROVED BY	DATE
PRELIM.	JAS	12/11/89		8/27/91
FINAL	L.A.	8/12/91	W.R. Tufty @	
CHECKED	Q.A.	8/13/91	DISTRICT SECRETARY	

MAPS PREPARED BY: DYER, RIDDLE, MILLS, AND PRECOURT, INC.
FIELD BOOK NO'S: 005324
W.P.I. NO. 1115380
SCALE 1" = 40'
SECTION 13040-2525
SHEET 3 OF 11

F.A. PROJECT NO.	SHEET NO.
SU-1072-(6)	4

GOVT. LOT 5 — SECTION 2, TOWNSHIP 35 SOUTH, RANGE 16 EAST — GOVT. LOT 6

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ
PB. 2, PG. 59
A.P.R.R.O.M.C.

FND. OLD NAIL IN PVM'T. E of GUPPIE ST.

FND. IRON PIPE IN CL of GUPPIE ST. BURIED

SEE KEY MAP FOR PARENT TRACT

SCALE 1" = 40'

BEGIN R/W ACQUISITION LT. STA. 70+90.21

1210'(P) FROM ORIGINAL LOT LINE 1210'(P)

1196.10'(F)

11TH AVENUE (P) 115TH STREET WEST(F)

STA. 79+92.75

STA. 79+32.75

N25°22'40"E

DRAINAGE EASEMENT
S25°19'59"W
10.00'(C)

S64°40'01"E
20.00'(C)

N25°19'59"E
10.00'(C)

144.14'(C)

10' SANITARY SEWER EASEMENT SET 5/8" I.R.
OR. 622, PG. 179

782.58'(C)
S64°40'01"E

946.72'(F)

420'(P)

589.21'(C)
S64°40'01"E

420'(P)

EXISTING R/W LINE (SECTION 1304-201)

440.00'(P)

ORIGINAL LOT LINE

S.R. 684 — CORTEZ ROAD — S64°40'01"E

℄ OF SURVEY

47 — 46 — 45

75 — 80

EXISTING R/W LINE (SECTION 1304-201)

SET 5/8" I.R.

N25°22'40"E 1210'(P)

S25°22'40"W 1210'(P)

N25°22'30"E

STA. 79+92.75

STA. 79+32.75

5000'(P)

5000'(C)

50'

51.8'(F)

51.41'(F)

51.24'(F)

51.10'(F)

51.08'(F)

51.03'(F)

50.9'(F)

803

40.00'(C)

S64°41'42"E

150.00'(F) 150'(P)

FND. OLD 4x4 CM.

SET 5/8" I.R.

300.00'(F)

150.00'(C)

WITNESS CORNER SET 5/8" I.P. 10' N. OF COR.

12 — 13 — 30 — 31 — 48 — 49 — 68 — 69

11 — 14 — 29 — 32 — 47 — 50 — 67 — 70

10 — 15 — 28 — 33 — 46 — 51 — 66 — 71

9 — 16 — 27 — 34 — 45

8 — 17 — 26 — 35 — 44

18 — 25 — 36 — 43

19 — 24 — 37 — 42

LOT 7-4

LOTS 20 & 21

LOTS 22 & 23

9TH AVENUE (P) - 117TH STREET WEST
STA. 72+42.69

10TH AVENUE (P) 116TH STREET WEST (F)
STA. 78+42.69

11TH AVENUE (P) - 115TH STREET WEST (F)
STA. 79+22.69

12TH AVENUE (P) 114TH STREET WEST (F)
STA. 82+62.69

S25°18'19"W

N25°18'19"E

EXISTING R/W LINE (SECTION 1304-201)

DRAINAGE EASEMENT

R/W LINE

BEGIN R/W Acquisition Rt.

L.O.C.

WATER STORAGE Area (SEE DETAIL SHEET 9)

101 A

CRAMPTON RE-SUBDIVISION OF CORTEZ ADDITION TO CORTEZ
PB. 7 — PG. 11
A.P.R.O.M.C.

STATE ROAD 684 FROM 119TH STREET TO 101ST STREET WEST

AERIAL PHOTO DATE: SEPT. 1988

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

	BY	DATE
PRELIM.	J.A.S.	12/11/89
FINAL	L.A.	8/12/91
CHECKED	Q.A.	8/13/91

APPROVED BY: W.R. Tufty — DISTRICT SECRETARY — DATE 8/27/91

MAPS PREPARED BY: DYER, RIDDLE, MILLS, AND PRECOURT, INC.

FIELD BOOK NO.S: 005324

W.P.I. NO. 1115380

SCALE 1"=40'

SECTION 13040-2525

SHEET 4 OF 11

REVISION	BY	DATE
Add P.803	S.J. Nemeth	8-21-92
Revise Parcel 101	L. Albritton	6-03-92
Revise F.A.P. No.	J. Boss	1-29-92

F.A. PROJECT NO.	SHEET NO.
SU-1072-(6)	5

AERIAL PHOTO DATE: SEPT. 1988

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

	BY	DATE	APPROVED BY	DATE
PRELIM.	JAS.	12/11/89	W. R. Trefry	8/27/91
FINAL	L.A.	8/12/91	DISTRICT SECRETARY	
CHECKED	Q.A.	8/13/91		

MAPS PREPARED BY DYER, RIDDLE, MILLS, AND PRECOURT, INC.

FIELD BOOK NO'S 005324

W.P.I. NO. 1115380

SCALE 1" = 40'

REVISION	BY	DATE
Revise P. 101B, C, & D	J. Ross	7-2-92
Revise P. 100	J. Ross	7-2-92
Revise Parcel 101	L. Albritton	6-03-92
Revise F.A.P. No.	J. Ross	1-29-92

SECTION 13040-2525

SHEET 5 OF 11

F.A. PROJECT NO.	SHEET NO.
SU-1072-(6)	6

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ
PB-2 - PG.59
A.P.P.R.O.M.C.

SECTION 2, TOWNSHIP 35 SOUTH, RANGE 16 EAST

SEE KEY MAP FOR PARENT TRACT

SCALE: 1" = 40'

42 | 41 | 40 | 39

13TH AVE. (P)
(VACATED BY D.B. 152 - PG. 88)

12.10'(P) | 12.10'(P) | 12.10'(P) | 12.10'(P)

10' SANITARY SEWER EASEMENT
O.R. 622, P. 179

S64°40'01"E | N64°40'01"W | 3484.04'(C) | 4063.25'(P)

EXISTING R/W LINE (SECTION 1304-201)

420'(P) | 420'(P) | 440'(P) | 440'(P)

ORIGINAL LOT LINE

50' | 95 | 100 | S64°40'01"E | S.R. 684 | CORTEZ ROAD | 105 | 50'

℄ OF SURVEY

50.32'(F) | 50.25'(F) | 50.26'(F)

ORIGINAL LOT LINE

EXISTING R/W LINE (SECTION 1304-201)

PARK (P) 20'

S64°39'22"E 40.00'(C)

150.00'(F) 150'(P) S64°41'42"E 39.24'(C)

SET 5/8" I.R. | SET 5/8" I.R. | SET 5/8" I.R.

266'(P) | 266'(P) | 1132'(P) 300'(F) | 300'(P) EXISTING R/W LINE (SECTION 1304-201)

S64°39'22"E | 1132.00'(F)

149 | 150 | 151

50'(P) | 100.00'(F) | 50'(P)

S25°18'19"W

150.00'(F) S64°41'42"E

SET 5/8" I.R. | SET 5/8" I.R.

110 STREET COURT WEST
STA. 94+62.68

STA. 96+12.69

LOT 57

ORIGINAL LOT LINE

STA. 96+51.96'(C)
S25°20'41"W(C)

13TH AVENUE (P) (VACATED 5/3/37)
S25°20'41"W
300.00'(C)(F)

STA. 96+91.36

58 | 59 | 60 | 61

850'(P) | 850'(P)

STATE ROAD 684
FROM 119TH STREET
TO 101ST STREET WEST

CRAMPTON RESUBDIVISION OF CORTEZ ADDITION TO CORTEZ
P.B.-7, PG.-11
A.P.P.R.O.M.C.

SET 5/8" I.R. (P.O.L.)

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ
P.B.-2, PG.-59
A.P.P.R.O.M.C.

AERIAL PHOTO DATE: SEPT. 1988

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

	BY	DATE
PRELIM.	LAS.	12/11/89
FINAL	L.A.	8/12/91
CHECKED	Q.A.	8/13/91

APPROVED BY: W.R. Tufty @ DISTRICT SECRETARY — DATE 8/27/91

MAPS PREPARED BY: DYER, RIDDLE, MILLS, AND PRECOURT, INC.

FIELD BOOK NO'S: 005324

W.P.I. NO. 1115380

SCALE 1" = 40'

REVISION	BY	DATE
Revise E.A.P. No.	J. Ross	1-29-92

SECTION 13040-2525

SHEET 6 OF 11

F.A. PROJECT NO.	SHEET NO.
SU-1072-(6)	7

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ
P.B.-2, PG.-59
A.P.P.R.O.M.C.

SECTION 2, TOWNSHIP 35 SOUTH, RANGE 16 EAST

SEE KEY MAP FOR PARENT TRACT

SCALE: 1"=40'

39 | 38 | 37 | 36

FOURTEENTH AVE. (P)
(VACATED BY D.B. 652-PG. 88)
40'(P)
12.10'(P)

10' SANITARY SEWER EASEMENT OR 822 P.179

S64°40'01"E 3484.04'(C)
4063.25'(F)

EXISTING R/W LINE (SECTION 1304-201)
440'(P)
340'(P)
ORIGINAL LOT LINE
℄ OF SURVEY

110 S.R. 684

CORTEZ ROAD

115

50'

EXISTING R/W LINE (SECTION 1304-201)
N64°39'22"W 300'(P)
1132'(P) 1132.00'(F)

S64°32'26"E 100.00'(F)
FND. 4"X4" CM #2030
FND. 5/8" I.R.
179.89'(F)
FND. 1/2" I.P.
S64°32'26"E 119.80'(F)
FND. 1"I.P. IN ASPHALT
50.48'(F)
51.14'(F)
91.02'(F)

PARCEL NOT INCLUDED IN PLAT-PART OF LOT 62, AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ

PARCEL NOT INCLUDED IN PLAT-PART OF LOT 62, AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ

INGRESS & EGRESS ESMT. 20.00'(F) 20'(P)
N25°52'10"E 329.50'(F)
S25°52'10"W 329.50'(F)
STA. 110+07.94
STA. 111+23.59
198.40'(C) N25°14'43"W
S25°16'43"W 1198.40'(C)
108.80'(F)
88'(P)

61 | 62 | 63

15' DRAINAGE EASEMENT OR 346 P.745
S25°20'41"W 273.43'(F)
STA. 108+23.96

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ
P.B.2-Pg.59 A.P.P.R.O.M.C.

64.00'(F)
136.00'(F)
130'(P) S64°32'26"E
SET 5/8" I.R.
FND. 1/2" I.P.
FND. 1/2" I.P.
30.00'(F)
40'(P)
5/8" I.R.
20'(P)
FND. 1" I.P.
130.00'(F) S64°34'36"E
75.00'(F)
S25°16'43"W
106th ST. WEST (P)
LAURABET DRIVE (P)
50'(P)
130'(P)
20

BATTERSBY SUBDIVISION
P.B. 10-Pg. 78
A.P.P.R.O.M.C.

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ
P.B.2, Pg.59 A.P.P.R.O.M.C.

40'(P)

ORIGINAL LOT LINE
300'(P)
259.05'(C)
296.38'(C) S65°11'52"E
FND. 4"X4" CM
2.67'(C)
ANN ST.
N25°19'59"E 30.00'(C)
R/W LINE
N64°40'01"W 31.39'(C)
Mobile Home

SEE KEY MAP FOR PARENT TRACT

S64°40'01"E
℄ SURVEY
DETAIL A (N.T.S.)
S64°40'01"E 2.97'(F)
48.31'(F)
STA. 114+22.65
S65°11'52"E 296.38'(C)
S65°11'52"E 300.00'(F)
SET 5/8" I.R.
2.67'(C)
N65°39'58"E 300.00'(F)
EXISTING R/W LINE (SECTION 1304-201)
R/W LINE
102 A
LOT 1
FND. 5/8" I.R. #3630 SW COR. LOT 21

AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ
P.B.-2, PG.-59 A.P.P.R.O.M.C.

SECTION 2
SECTION 11

420.00'(C) 48.31'(F)
63.27'(C)
102 B
50'(P)
338.00'(F) S64°40'01"E
ORIGINAL LOT LINE
302.68'(C) 100'(P)
10.00'(C)
27.00'(C) N25°19'59"E
R/W LINE
S74°43'40"W 9.25'(C)
SEE DETAIL "A" BELOW
SET X IN CONC.
102 A
60'(P)
120.31'(C)
Mobile Home
1
2
3
4
5
6
BLOCK 6
SET 5/8" I.R.
18.41'(F)
SET 5/8" I.R.
S15°16'20"E 319.22'(F)
PENINSULA TERRACE (P)
PASADISO DRIVE (P)
BLOCK 4
33
SOUTH LINE SEC. 2-35-16
SET 5/8" I.R.

EXISTING R/W LINE (SECTION 1304-201)
N64°40'01"W 338.00'(F)
302.68'(C) 100'(P)
110'(P) 10.00'(C)
Set X In Conc.
805 A
TWIN ISLE ESTATES-UNIT No. 1
P.B. 5-PG. 6
A.P.P.R.O.M.C.
BLOCK 5
110'(P)
200.2'(P)
10' EASEMENT (P)
75.41'(P)
108.1'(P)
83.6'(P)
82.6'(P)
70'(P)
S15°16'20"E 319.22'(F)
PASS VIEW DRIVE (P)
S25°18'19"W 1814.65'(F) STA. 119+02.65
394.15'(F) 394.50'(C) S25°18'19"W
STA. 115+07.65
60'(P)
NORTH LINE SEC. 11-35-16
BLOCK 2
110'(P)
STATE ROAD 684 FROM 119TH STREET TO 101ST STREET WEST
83.7'(P)
4
5
8
9
1
2
3
6
33
53'(P)
60'(P)

AERIAL PHOTO DATE: SEPT. 1988

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

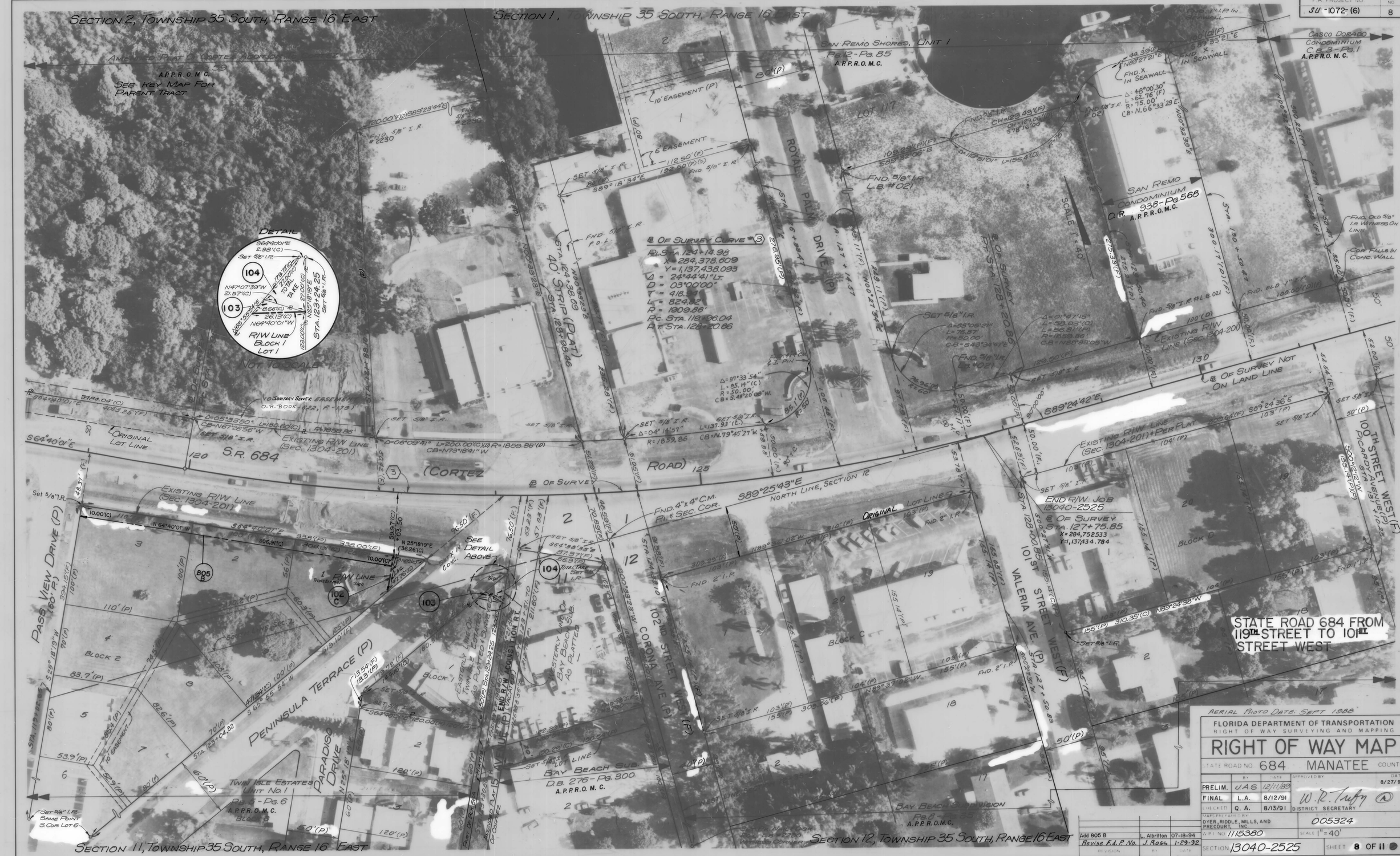
	BY	DATE
PRELIM.	JAS	12/11/89
FINAL	L.A.	8/12/91
CHECKED	Q.A.	8/13/91

APPROVED BY: W.R. Tufty @ DISTRICT SECRETARY — DATE: 8/27/91

MAPS PREPARED BY: DYER, RIDDLE, MILLS, AND PRECOURT, INC.
FIELD BOOK NO. 005324
W.P.I. NO. 1115380
SCALE 1"=40'
SECTION 13040-2525
SHEET 7 OF 11

REVISION	BY	DATE
Add 805 A	L. Albritton	07-18-94
Revise F.A.P. No.	J. Ross	1-29-92

F.A. PROJECT NO.	SHEET NO.
SU-1072-(6)	8



AERIAL PHOTO DATE: SEPT 1988

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

	BY	DATE	APPROVED BY	DATE
PRELIM.	J.A.S.	12/11/89	W. R. Trefry	8/27/91
FINAL	L.A.	8/12/91	DISTRICT SECRETARY	
CHECKED	Q. A.	8/13/91		

MAPS PREPARED BY: DYER, RIDDLE, MILLS, AND PRECOURT, INC.

005324

W.P.I. NO. 1115380 SCALE 1" = 40'

REVISION	BY	DATE
Add 805 B	L. Albritton	07-18-94
Revise F.A.P. No.	J. Ross	1-29-92

SECTION 13040-2525 SHEET 8 OF 11

STATE PROJ. NO.	SHEET NO.
SU-1072-(6)	9

STATE ROAD 684 (CORTEZ ROAD)

75

S64°40'01"E

℄ OF SURVEY

ORIGINAL LOT LINE

EXISTING R/W LINE (SECTION 1304-201)

FND. 4X4 C.M.

803

40.00'(F)

S64°41'42"E 20' 300.00'(F) SET 5/8" I.R.

150.00'(C) 150'(P) 150'(P)

SET 5/8" I.R.

WITNESS CORNER SET 5/8" I.R. OFFSET 10' N. OF CORNER

40'(P)

40.00'(F)

SET 5/8" I.R.

DRAINAGE EASEMENT R/W LINE

9th AVENUE (P) 117th STREET WEST (F)

10th AVENUE (P) 116th STREET WEST (F)

CRAMPTON RESUBDIVISION OF CORTEZ ADDITION TO CORTEZ P.B.7, PG. 11 A.P.R.R.C.M.C.

R/W LINE L.O.C. 300.00'(C) S 64°41'42"E

S64°41'42"E 150.00'(C)

305.00'(C)

245.60'(C)

200.00'(C)

L.O.C.

WATER STORAGE AREA

N 25°18'19"E 65.00'(C)

N 66°30'56"E 60.71'(C)

55'± (P)

52.5'± (P)

150'(P) L.O.C. 150'(P)

110.00'(C) N 65°38'59"W R/W LINE 190.04'(C)

804 SARASOTA

72.67'(C) S 55°42'00"W

60'(P) DRIVE (P)

80.00'(C)

110.00'(C)

N 65°38'59"W

SARASOTA BAY

SECTION 2, TOWNSHIP 35 SOUTH, RANGE 16 EAST

SEE KEY MAP FOR PARENT TRACT

REVISION	BY	DATE	REVISION	BY	DATE
			Add Stations	S.J. Nemeth	03-30-95
			Add Par. 804	P. Volpe	11-13-92

SCALE: 1" = 40'

85

90

S64°40'01"E

STATE ROAD 684 ℄ OF SURVEY

CORTEZ ROAD

ORIGINAL LOT LINE

EXISTING R/W LINE (SECTION 1304-201)

S64°41'42"E 232.41'(C)

NE COR. OF LOT 118

SET 5/8" I.R.

40'(P)

70.00'(C)

150'(P) 150'(P)

150.00'(F) 150.00'(C)

SET 5/8" I.R.

40.00'(F)

257.59'(C)

67.59'(C)

82.41'(C)

R/W LINE

100

101 B

101 C

91 92 118

90 93 117

89 94 116

88 95 115

87 96 114

86 97 113

85 98 112

84 99 111

83 100 110

WATER STORAGE AREA

215.00'(C)

N 25°18'19"E 215.00'(C)

S 25°18'19"W 215.00'(C)

100.00'(F)

S64°41'42"E 150.00'(C)

S25°18'19"W

70.00'(C) 220.00'(C) N 64°41'42"W 307.59'(C) 40.00'(C)

MITIGATION AREA

CHANNEL (P) PARK (P)

433.09'(C)

376.08'(C)

CRAMPTON RESUBDIVISION OF CORTEZ ADDITION TO CORTEZ P.B.7, PG.11 A.P.R.R.C.M.C.

N64°41'42"W 150.00'(C)

N64°41'42"W 127.44'(C) 150'(P) N 64°41'42"W 172.56'(C)

S.E. COR. OF LOT 110

HERNANDO STREET (30' R/W)(P)

30.00'(C)

N25°18'19"E

S64°41'42"E 150.00'(C)

S64°41'42"E 124.66'(C) 175.34'(C)

S64°41'42"E N.E. COR. LOT 109

194.46'(C) 250.66'(C)

430.10'(C)

S30°35'58"W

N25°18'19"E 47'± (P)

108.77'(C) 156'± (P) N46°54'58"W

S 25°18'19"W

S. COR. LOT 105

206.28'(C)

R/W LINE

N25°18'19"E

L.O.C.

430.10'(C)

80'± (P)

181.83'(C)

S25°18'19"W

38'± (P)

81 82

80

6C'(P)

N46°54'58"W 231.05'(C)

SARASOTA DRIVE (P)

N 46°54'58"W 375.86'(C)

SARASOTA BAY

SECTION 2, TOWNSHIP 35 SOUTH, RANGE 16 EAST

STATE ROAD 684 FROM 119st STREET TO 101st STREET WEST.

SCALE: 1" = 40'

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

	BY	DATE	APPROVED BY	DATE
PRELIM.	JAS	5/14/90		8/27/91
FINAL	L.A.	8/12/91	W.K. Tufts	DISTRICT SECRETARY
CHECKED	Q.A.	8/13/91		

REVISION	BY	DATE
Add P.803 Revise Par. 100, 101 & C-D	S.J. Nemeth	8-21-92
Revise Par. 100, 101	J. Ross	7-8-92
Revise F.A.R.#'s	L. Albritton J. Ross	6-03-92 1-29-92

MAPS PREPARED BY: DYER, RIDDLE, MILLS & PRECOURT

FIELD BOOK NO'S.: 005324

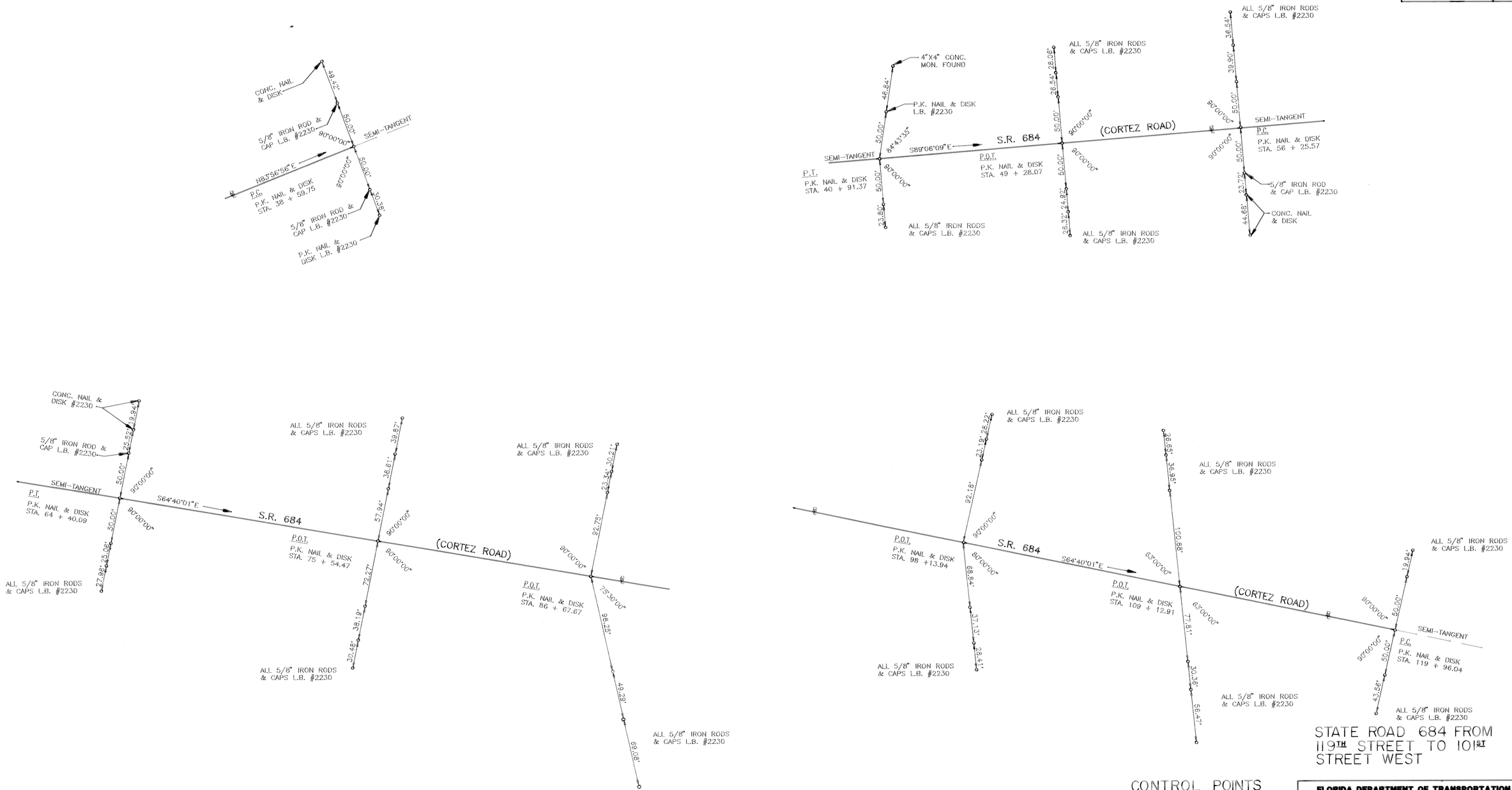
W.P.I. NO. 1115380

SCALE 1"=40'

SECTION 13040-2525

SHEET 9 OF 11

STATE PROJ. NO.	SHEET NO.
SU-1072-(6)	10



STATE ROAD 684 FROM 119TH STREET TO 101ST STREET WEST

CONTROL POINTS REFERENCE SHEET

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 MANATEE COUNTY

	BY	DATE
PRELIM.	CAH	9/4/90
FINAL	L. A.	8/12/91
CHECKED	Q.A.	8/13/91

APPROVED BY W. R. Tufty DATE 8/27/91 DISTRICT SECRETARY

MAPS PREPARED BY DYER, RIDDLE, MILLS & PRECOURT

FIELD BOOK NO'S. 005324

W.P.I. NO. 1115380

SCALE N/A

REVISION	BY	DATE
Revise F.A.P. No.	J. Boss	1-29-92

SECTION 13040-2525

SHEET 10 OF 11

F.A. PROJECT NO.	SHEET NO.
SU -1072-(6)	11

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS RIGHT	REMAINDERS LEFT	COMMENTS	RECORDING DATA
100	5,9	MANATEE COUNTY	1.386 Ac.		N/A	Water Storage Area = 8,400 S.F. Mitigation Area = 1.129 Ac.	Mitigation/Conservation Easement O.R. 1427, Pgs. 5114 thru 5118 O.R. 1406, PG. 6688
101 A	4,5,9	KARL H. SCHEWE, ET UXOR	2.080 AC.	97.000 AC. (Non-contiguous)		Water Storage Area: A=2.080 AC.; B= 32,250 S.F.; C= 14,532 S.F.; D= 24,263 S.F.	Mitigation/Conservation Easement O.R. 1427, Pgs. 5114 thru 5118
101B			2.714 AC.			Mitigation Area: 1.974 AC.; 25,406 S.F.	
101C			41,938 S.F.				O.R. 1401, PG. 4863
101D			24,263 S.F.				
102	7,8	PARADISE BAY TRAILER PARK	1,798 S.F.	68.684 AC.		A= 556 S.F. B= 678 S.F. C= 564 S.F.	O.R. 1398, PG. 2353
103	8	CARL M. LUNDBERG, ET ALII	85 S.F.	9623 S.F.			O.R. 1388, PG. 1059
104	8	MAY RAMBLER	308 S.F.			TOTAL TAKE	O.R. 1388, PG. 1064

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS RIGHT	REMAINDERS LEFT	COMMENTS	RECORDING DATA
800	3,4	MANATEE FRUIT COMPANY	200 S.F.		42,499± AC.	DRAINAGE EASEMENT	O.R. 1388, PG. 3392
801	5	MANATEE FRUIT COMPANY	200 S.F.		173,050± AC.	DRAINAGE EASEMENT	
802	5	KARL H. SCHEWE, ET UXOR	400 S.F.		SEE PARCEL 101	DRAINAGE EASEMENT	O.R. 1401, PG. 4867
803	4, 9	MANATEE COUNTY	7,600 S.F.	N/A	N/A	DRAINAGE EASEMENT	O.R. 1406, PG. 6688
804	9	MANATEE COUNTY	9,500 S.F.	N/A	N/A	DRAINAGE EASEMENT	O.R. 1406, PG. 6688
805A	7	PARADISE BAY ESTATES, INC.	3,027 S.F.	N/A	N/A	DRAINAGE EASEMENT	O.R. 2677, PG. 1063
805B	8		3,069 S.F.	N/A	N/A	DRAINAGE EASEMENT	" " " "

LEGEND

PARCEL NUMBER IDENTIFICATION	TYPE USE
100--699	DEEDS OF ALL TYPES
700--799	TEMPORARY EASEMENTS
800--899	PERPETUAL EASEMENTS
900-999	LICENSE AGREEMENT

STATE ROAD 684 FROM 119TH STREET TO 101ST STREET WEST

REVISION	BY	DATE
NAME CHANGE PAR. 102	S.Bentoyou	09-02-94
NAME CHANGE PAR. 805	S.Bentoyou	09-02-94
Add 805A & 805B	L. Albritton	07-18-94
Add Rec.Data P.100-101	L. Albritton	04-15-94
REVISE Rem. Par. 801	L. Albritton	12-29-92
Add P.804	R.Volpe	11-13-92
Add P.803	S.J.Nemeth	8-21-92
Revise P.100 & 101 & Add	J. Ross	7-2-92
Revise P. 100 & 101	L. Albritton	6-03-92
NAME CHANGE, P.104	J. LOTT	3-5-92
Revise Legend	L. Albritton	2-4-92
Rev. Note P.802	S.J.Nemeth	2-4-92
Rev.Area, P.101a	S.J.Nemeth	2-4-92
Revise F.A.P. No.	J. Ross	1-29-92
CORRECT SHEET NUMBERS	J. ROSS	11-8-91

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

STATE ROAD NO. 684 — MANATEE COUNTY

	BY	DATE
PRELIM.	S.A.W.	12/11/89
FINAL	L.A.	8/12/91
CHECKED	Q.A.	8/12/91

APPROVED BY — DATE 8/27/91
DISTRICT SECRETARY

MAPS PREPARED BY: DYER, RIDDLE, MILLS & PRECOURT
FIELD BOOK NO'S.: 005324
W.P.I. NO. 1115380
SCALE
SECTION 13040-2525
SHEET 11 OF 11