SEE DRAINAGE BOOK 2 PAGES 102 THRU 104

PLAT BOOK 56 PAGE 1

SHEET 1 OF 10

3164126

CROSSING CREEK VILLAGE, PHASE II

SUBPHASE A, B & C

A SUBDIVISION
IN
SECTION 11, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF TRACT DE5 OF CROSSING CREEK VILLAGE PHASE I, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 40 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°44'58" E, ALONG THE EAST LINE OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ALSO BEING THE WEST LINE OF CREEKWOOD PHASE TWO, SUBPHASE A & B, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 45 OF SAID PUBLIC RECORDS AND CREEKWOOD PHASE ONE, SUBPHASE I, UNIT B-2 & UNIT B-3, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 56 OF SAID PUBLIC RECORDS AND CREEKWOOD PHASE ONE, SUBPHASE I, UNIT B-1, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 114 OF SAID PUBLIC RECORDS, A DISTANCE OF 2030.11 FEET TO THE SOUTHEAST CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 11; THENCE N 89°34'18" W, ALONG THE SOUTH LINE OF SAID N.E. 1/4 OF THE S.W. 1/4, A DISTANCE OF 1604.85 FEET TO THE SOUTHWEST CORNER OF SAID N.E. 1/4 OF THE S.W. 1/4; THENCE N 00°44'04" W, ALONG THE WEST LINE OF SAID N.E. 1/4 OF THE S.W. 1/4, A DISTANCE OF 776.95 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1191, PAGE 3946 OF SAID PUBLIC RECORDS; THENCE N 89°14'55" E, ALONG SAID NORTH LINE, A DISTANCE OF 782.77 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 793, PAGE 485 AND OFFICIAL RECORD BOOK 1014, PAGE 762 OF SAID PUBLIC RECORDS; THENCE N 00°42'26" W, ALONG SAID SOUTHERLY EXTENSION OF AND THE EAST LINE OF SAID PARCEL, A DISTANCE OF 430.42 FEET; THENCE ALONG THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1924, PAGE 7191 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N 15°43'34" E, A DISTANCE OF 145.85 FEET; (2) N 00°38'33" W, A DISTANCE OF 560.60 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF SAID CROSSING CREEK VILLAGE PHASE I; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING ELEVEN COURSES: (1) N 88°00'16" E, A DISTANCE OF 29.96 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 77°45'00" W, AT A DISTANCE OF 500.00 FEET; (2) SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°55'00", A DISTANCE OF 60.36 FEET; (3) N 84°40'00" E, A DISTANCE OF 50.00 FEET; (4) S 05°20'00" E, A DISTANCE OF 4.80 FEET; (5) N 77°45'00" E, A DISTANCE OF 87.00 FEET; (6) N 84°40'00" E, A DISTANCE OF 148.79 FEET; (7) S 62°00'00" E, A DISTANCE OF 84.87 FEET; (8) N 87°00'00" E, A DISTANCE OF 152.99 FEET; (9) N 25°00'00" E, A DISTANCE OF 256.10 FEET; (10) S 90°00'00" E, A DISTANCE OF 45.95 FEET; (11) S 44°30'00" E, A DISTANCE OF 104.33 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 11, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

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 56, PAGES 1 THROUGH 10, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 19 DAY OF JUNE, 2013.

CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA:
COUNTY OF MANATEE: SS

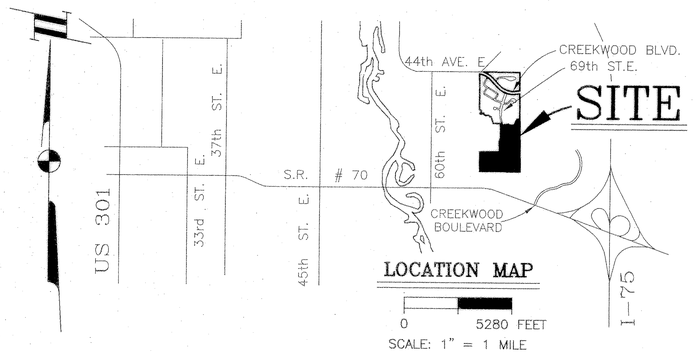
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 18 DAY OF June, 2013.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN

ATTEST:

R. B. SHORE
CLERK OF CIRCUIT COURT



NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE S 00°44'58" E, AND DO NOT REFER TO THE TRUE MERIDIAN.

2. "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."

3. THE SUBDIVISION LIES WITHIN FLOOD ZONE "AE" AND "X" (INSIDE AND OUTSIDE

0353 C, AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAPS, DATED JULY 15, 1992 (ALL LOTS LIE WITHIN FLOOD ZONE "X").

4. ELEVATIONS ARE BASED ON NGVD 1929, BENCHMARK CONCRETE MONUMENT N.E. CORNER LOT 47, CREEKWOOD PHASE TWO, SUBPHASE A & B. A SUBDIVISION AS RECORDED PLAT BOOK 32, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SHOWING AN ELEVATION OF 26.21, AND NAVD 1988, BENCHMARK "GULF", PID "DN9442"M ELEVATION OF 14.852, AS PUBLISHED.

5. STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED USING A TRIMBLE MODEL R8 GPS RECEIVER. CONTROL STATIONS USED TO ESTABLISH THE DATUM WERE MANATEE COUNTY CONTROL STATION M 012 (SCALE FACTOR 0.99996518)) AND MANATEE CONTROL STATION M084 (SCALE FACTOR 0.99997122). NAD 1983/1990 (ADJUSTMENT) FLORIDA WEST ZONE.

6. TRACTS A, B, C, AND D (OPEN SPACE AREAS); TRACTS DE1, DE2, DE3, DE4, DE5, DE6 AND DE7 (DRAINAGE EASEMENT (PUBLIC AND PRIVATE) AND OPEN SPACE AREAS); TRACT CE1, CE2, CE3 AND CE4 (MANATEE COUNTY CONSERVATION/DRAINAGE EASEMENT AND OPEN SPACE AREAS); TRACT LS1, LS2, LS3, LS4 AND LS5 (LANDSCAPE BUFFER AND OPEN SPACE AREAS); TRACT FC (FLOOD PLAIN COMPENSATION/WETLAND BUFFER AND OPEN SPACE AREA); TRACT FC1 (FLOOD PLAIN COMPENSATION AND OPEN SPACE AREA); TRACT PA (PRESERVATION AREA, DRAINAGE EASEMENT (PUBLIC AND PRIVATE) AND OPEN SPACE AREA); TRACT PE (PRIVATE PEDESTRIAN EASEMENT AND EMERGENCY ACCESS EASEMENT AND OPEN SPACE AREA); TRACT RA (RECREATION AND OPEN SPACE AREA); TRACTS B1, B2, AND B3 (BUFFER AND OPEN SPACES AREAS); TRACTS R1, R2, AND R3 (RESERVED AND OPEN SPACE AREAS) AND ARE TO BE PRIVATELY MAINTAINED BY A HOMEOWNERS ASSOCIATION.

7. SEE DRAINAGE PLAT BOOK 2 PAGE 102 THROUGH 104 FOR LOT GRADING AND DRAINAGE.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND. THE UTILITY FOR CABLE T.V. IS INCLUDED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA:
COUNTY OF MANATEE: SS

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, HEREBY CERTIFIES OWNERSHIP BY SAID GENERAL PARTNERSHIP AND HEREBY DEDICATE ALL STREETS, WALKS, REQUIRED UTILITIES, DRAINAGE OR OTHER EASEMENTS SHOWN ON THIS PLAT ENTITLED "CROSSING CREEK VILLAGE, PHASE II, SUBPHASE A, B & C", UNLESS OTHERWISE SPECIFICALLY RESERVED FOR THE HOMEOWNERS OR BY THE GOVERNING NEIGHBORHOOD ON THIS PLAT, ENTITLED "CROSSING CREEK VILLAGE ASSOCIATION", FOR USE BY THE GENERAL PUBLIC PUBLIC FOREVER.

IN WITNESS WHEREOF, THE GENERAL PARTNERSHIP, HAS CAUSED THIS CERTIFICATE TO BE EXECUTED THIS 14 DAY OF JUNE, 2013.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: Michael Woolery
MICHAEL WOOLERY, LAND DEVELOPMENT MANAGER

WITNESSES:

(SIGNATURE) (SIGNATURE)
Karen Wilson (PRINT NAME) Rachel W Layton (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June, 2013, BY MICHAEL WOOLERY, AS LAND DEVELOPMENT MANAGER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, A NEVADA GENERAL PARTNERSHIP AND ON BEHALF OF THE PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

(STAMP)

STEPHANIE SCHOFF
Commission # FF 037587
Expires April 14, 2017

CERTIFICATE OF APPROVAL OF THE 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 I OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

6/17/2013
DATE

TODD E. BOYLE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 6047
MANATEE COUNTY SURVEYOR

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, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: 6/14/2013

SIGNATURE:

JAMES N. GATCH, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 4295
CERTIFICATE OF AUTHORIZATION # LB6982

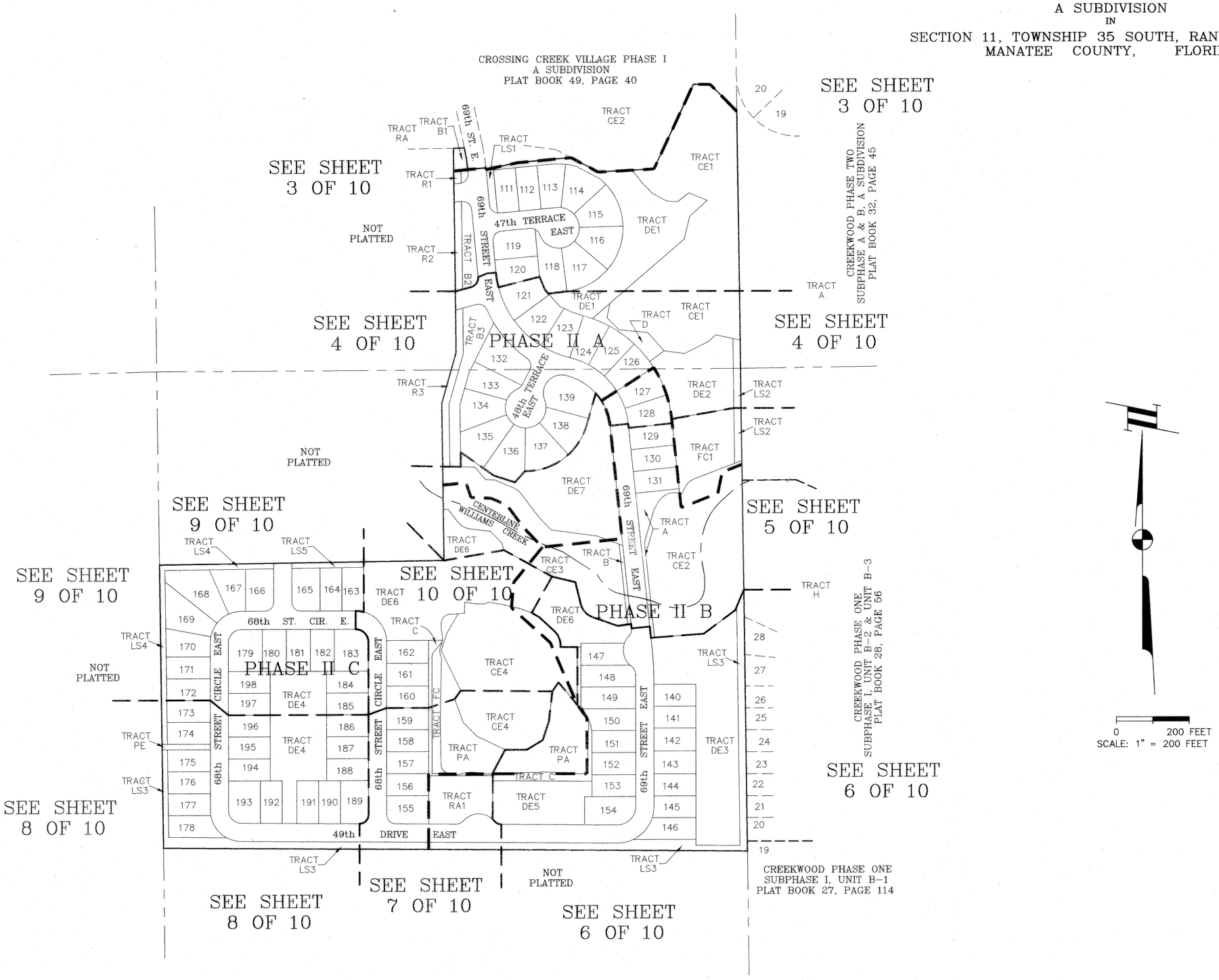
ZNS Engineering, L.C.

ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

KEY / IDENTIFICATION MAP

CROSSING CREEK VILLAGE, PHASE II
SUBPHASE A, B & C

A SUBDIVISION
IN
SECTION 11, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



ZNS Engineering, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 – 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

CROSSING CREEK VILLAGE, PHASE II
SUBPHASE A, B & C

A SUBDIVISION
IN
SECTION 11, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK 56 PAGE 3
SHEET 3 OF 10

LINE DATA

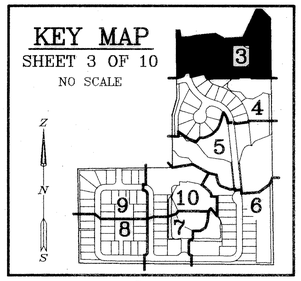
LINE	BEARING	DISTANCE
L5	S 05°20'00" E	31.00
L6	S 05°20'00" E	10.70
L7	S 84°40'00" W	16.56
L8	S 00°38'33" E	25.085
L9	S 00°38'33" E	25.085
L10	N 84°40'00" E	20.66
L19	N 05°20'00" W	87.12
L20	N 84°40'00" E	79.90
L21	S 84°40'00" W	25.00
L22	S 84°40'00" W	25.00
L35	N 74°51'00" E	20.66
L36	N 74°51'00" E	25.01
L37	S 84°40'00" W	.59
L38	S 84°40'00" W	20.07
L44	S 77°45'00" W	20.15
L45	S 90°00'00" W	20.00
L46	N 00°38'33" W	35.82
L62	S 62°13'25" E	75.04
L63	S 82°50'00" W	51.46
L71	S 05°20'00" E	131.39
L72	S 22°27'00" E	39.03
L73	S 42°10'00" E	13.94
L74	S 00°38'33" E	33.70
L75	N 13°23'00" E	63.70
L76	N 47°10'00" E	65.90
L77	N 67°34'00" W	53.93
L78	S 52°08'00" W	39.52
L79	N 86°38'00" W	29.46
L80	N 61°23'00" W	45.60
L81	N 43°40'00" W	40.50
L82	N 38°38'00" W	43.98
L163	S 05°20'00" E	5.32
L180	S 82°50'00" W	34.41
L181	S 82°50'00" W	17.05
L182	N 77°13'08" W	40.26

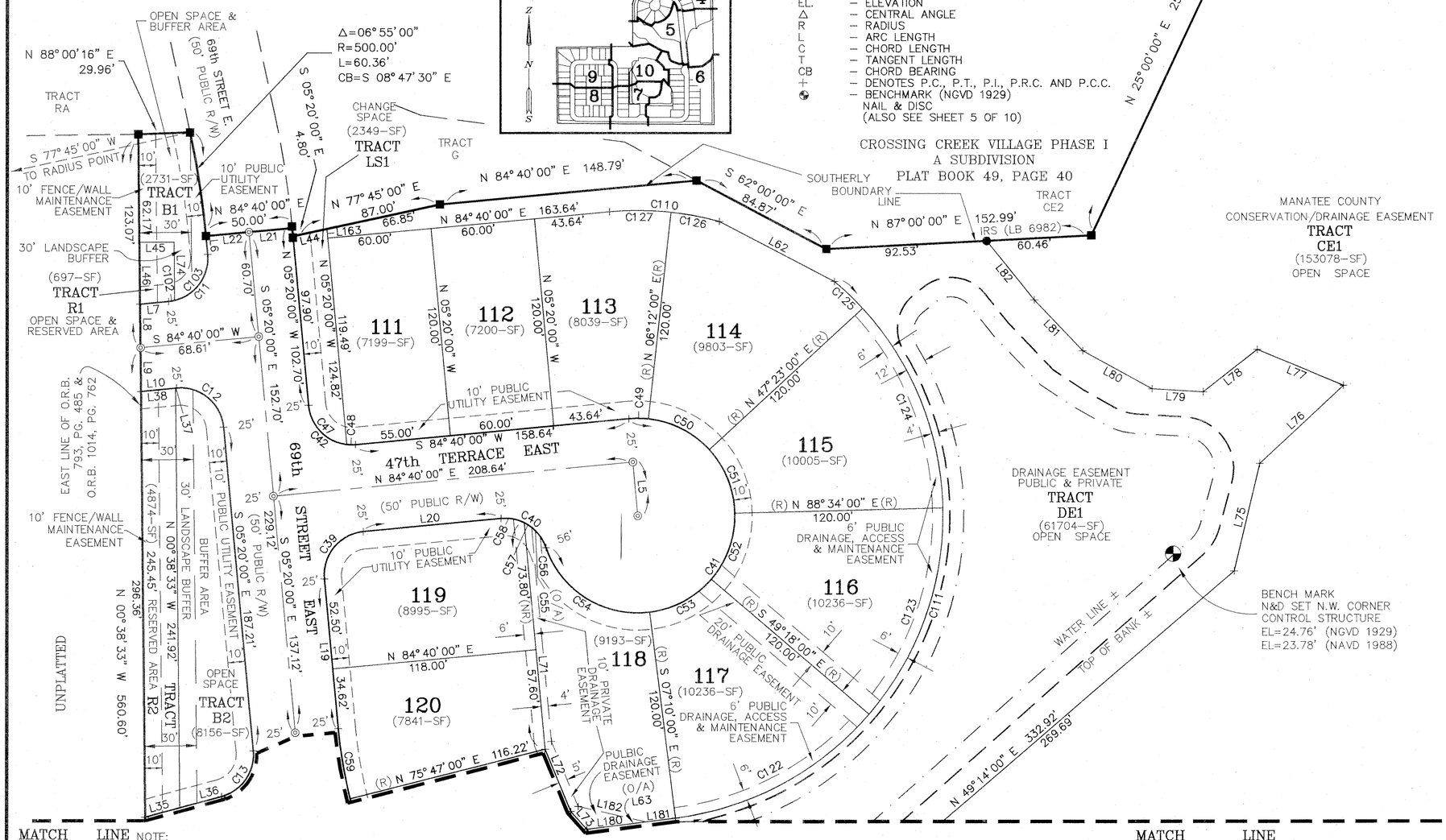
CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C11	39.27	90°00'00"	25.00	S 39°40'00" W
C12	39.27	90°00'00"	25.00	S 50°20'00" E
C13	34.99	80°11'00"	25.00	S 34°45'30" W
C39	39.27	90°00'00"	25.00	N 39°40'00" E
C40	33.35	76°26'02"	25.00	S 57°06'59" E
C41	250.63	256°26'02"	56.00	N 32°53'01" E
C42	39.27	90°00'00"	25.00	N 50°20'00" W
C47	34.24	78°27'47"	25.00	S 44°33'54" E
C48	5.03	11°32'13"	25.00	S 89°33'53" E
C49	11.27	11°32'00"	56.00	S 89°34'00" E
C50	40.25	41°11'00"	56.00	S 63°12'30" E
C51	40.25	41°11'00"	56.00	S 22°01'30" E
C52	41.18	42°08'00"	56.00	S 19°38'00" W
C53	41.18	42°08'00"	56.00	S 61°46'00" W
C54	76.50	78°16'02"	56.00	N 58°01'59" W
C55	19.57	44°50'40"	25.00	N 41°19'18" W
C56	14.53	33°17'25"	25.00	N 35°32'41" W
C57	5.04	11°33'15"	25.00	N 57°58'01" W
C58	13.78	31°35'22"	25.00	N 79°32'19" W
C59	41.09	08°53'00"	265.00	S 09°46'30" E
C102	3.54	08°06'50"	25.00	N 80°36'35" E
C103	35.73	81°53'10"	25.00	N 35°36'35" E
C110	63.90	20°48'06"	176.00	S 84°55'57" E
C111	407.77	132°44'55"	176.00	S 16°27'33" W
C122	129.42	42°08'00"	176.00	N 61°46'00" E
C123	129.42	42°08'00"	176.00	N 19°38'00" E
C124	126.51	41°11'00"	176.00	N 22°01'30" W
C125	22.42	07°17'55"	176.00	N 46°15'58" W
C126	28.47	09°16'06"	176.00	N 79°09'57" W
C127	35.43	11°32'00"	176.00	N 89°34'00" W

LEGEND:

- ■ – CONCRETE MONUMENT FOUND (4"x4" CONCRETE MONUMENT P.R.M. # LB6982 UNLESS OTHERWISE NOTED)
- ⊡ – PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ● – IRON MARKER FOUND (AS NOTED)
- ⊙ – NAIL & DISC FOUND (DISC PLS # 1324)
- ◎ – PERMANENT CONTROL POINT
- SF – AREA IN SQUARE FEET
- P.O.B. – POINT OF BEGINNING
- C1 – CURVE # (SEE CURVE DATA TABLE)
- L1 – LINE # (SEE LINE DATA TABLE)
- P.C. – POINT OF CURVATURE
- P.T. – POINT OF TANGENCY
- P.I. – POINT OF INTERSECTION
- P.R.C. – POINT OF REVERSE CURVE
- P.C.C. – POINT OF COMPOUND CURVE
- P.R.M. – PERMANENT REFERENCE MONUMENT
- P.C.P. – PERMANENT CONTROL POINT
- O.R.B. – OFFICIAL RECORD BOOK
- PG. – PAGE
- O/A – OVERALL DATA
- CCR – CERTIFIED CORNER REFERENCE
- NGVD – NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NAVD – NORTH AMERICAN VERTICAL DATUM OF 1988
- NAD – NORTH AMERICAN DATUM (1983/1990 ADJUSTMENT)
- LB – LICENSED BUSINESS
- PLS – PROFESSIONAL LICENSED SURVEYOR
- IRF – IRON ROD & CAP FOUND
- IRS – 5/8" IRON ROD & CAP SET
- N&D – NAIL & DISC SET (LB 6982)
- WIT – WITNESS
- R/W – RIGHT OF WAY
- (R) – RADIAL LINE
- (NR) – NON-RADIAL LINE
- EL. – ELEVATION
- Δ – CENTRAL ANGLE
- R – RADIUS
- L – ARC LENGTH
- C – CHORD LENGTH
- T – TANGENT LENGTH
- CB – CHORD BEARING
- ± – DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- BENCHMARK (NGVD 1929) NAIL & DISC (ALSO SEE SHEET 5 OF 10)





MATCH LINE

NOTE:
EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT.

CONTINUED ON SHEET 4 OF 10

MATCH LINE

ALL DRAINAGE EASEMENTS WHETHER DESIGNATED PUBLIC OR PRIVATE, SHALL BE CONSIDERED A "DRAINAGE MAINTENANCE ACCESS EASEMENT"

ZNS Engineering, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 – 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

CROSSING CREEK VILLAGE, PHASE II

SUBPHASE A, B & C

A SUBDIVISION
IN
SECTION 11, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

LEGEND:

- ■ – CONCRETE MONUMENT FOUND (4"x4" CONCRETE MONUMENT P.R.M. # LB6982 UNLESS OTHERWISE NOTED)
- ⊡ – PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ● – IRON MARKER FOUND (AS NOTED)
- ⊙ – NAIL & DISC FOUND (DISC PLS # 1324)
- ◎ – PERMANENT CONTROL POINT
- SF – AREA IN SQUARE FEET
- P.O.B. – POINT OF BEGINNING
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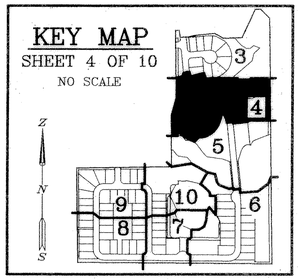
- NAD – NORTH AMERICAN DATUM (1983/1990 ADJUSTMENT)
- LB – LICENSED BUSINESS
- PLS – PROFESSIONAL LICENSED SURVEYOR
- WIT – WITNESS
- IRS – 5/8" IRON ROD & CAP SET
- N&D – NAIL & DISC (LB6982)
- R/W – RIGHT OF WAY
- (R) – RADIAL LINE
- (NR) – NON-RADIAL LINE
- EL. – ELEVATION
- Δ – CENTRAL ANGLE
- R – RADIUS
- L – ARC LENGTH
- C – CHORD LENGTH
- T – TANGENT LENGTH
- CB – CHORD BEARING
- + – DENOTES P.C., P.T., P.I., P.R.C.,& P.C.C.
- ◆ – BENCHMARK (NGVD 1929) N&D (SEE SHEET 3 & 5 OF 10)

LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L4	S 63°13'00" E	11.63	L56	S 15°49'00" W	89.84
L11	S 74°51'00" W	45.67	L57	S 41°42'00" W	40.79
L12	S 00°38'33" E	25.825	L58	N 71°56'00" W	61.46
L13	S 00°38'33" E	25.825	L59	N 54°43'30" W	110.94
L14	N 74°51'00" E	58.70	L60	S 26°47'00" W	15.00
L15	S 26°47'00" W	45.34	L61	N 15°49'00" E	17.75
L23	S 05°57'00" E	11.35	L63	S 82°50'00" W	51.46
L34	S 74°51'00" W	20.66	L64	S 42°10'00" E	47.46
			L65	S 65°02'00" E	34.88
			L66	S 71°52'00" E	34.30
			L67	N 05°57'00" W	11.35
			L68	N 65°02'00" W	22.70
			L69	N 65°02'00" W	12.18
			L70	N 42°10'00" W	17.62
			L72	S 22°27'00" E	39.03
			L83	S 11°18'00" W	40.15
			L84	S 45°01'00" E	46.28
			L85	S 84°05'00" E	79.74
			L86	S 41°40'00" E	67.02
			L87	S 82°28'00" E	56.31
			L88	N 63°27'00" E	73.98
			L89	N 47°11'00" E	26.65
			L90	S 77°40'00" E	68.63
			L91	N 77°40'00" W	20.53
			L92	N 54°11'27" E	17.09
			L93	S 54°11'27" W	49.03
			L109	N 88°52'00" W	20.01
			L110	N 88°52'00" W	30.02
			L178	N 63°13'00" W	26.70
			L179	N 43°04'00" E	11.68
			L192	S 78°00'00" W	20.91

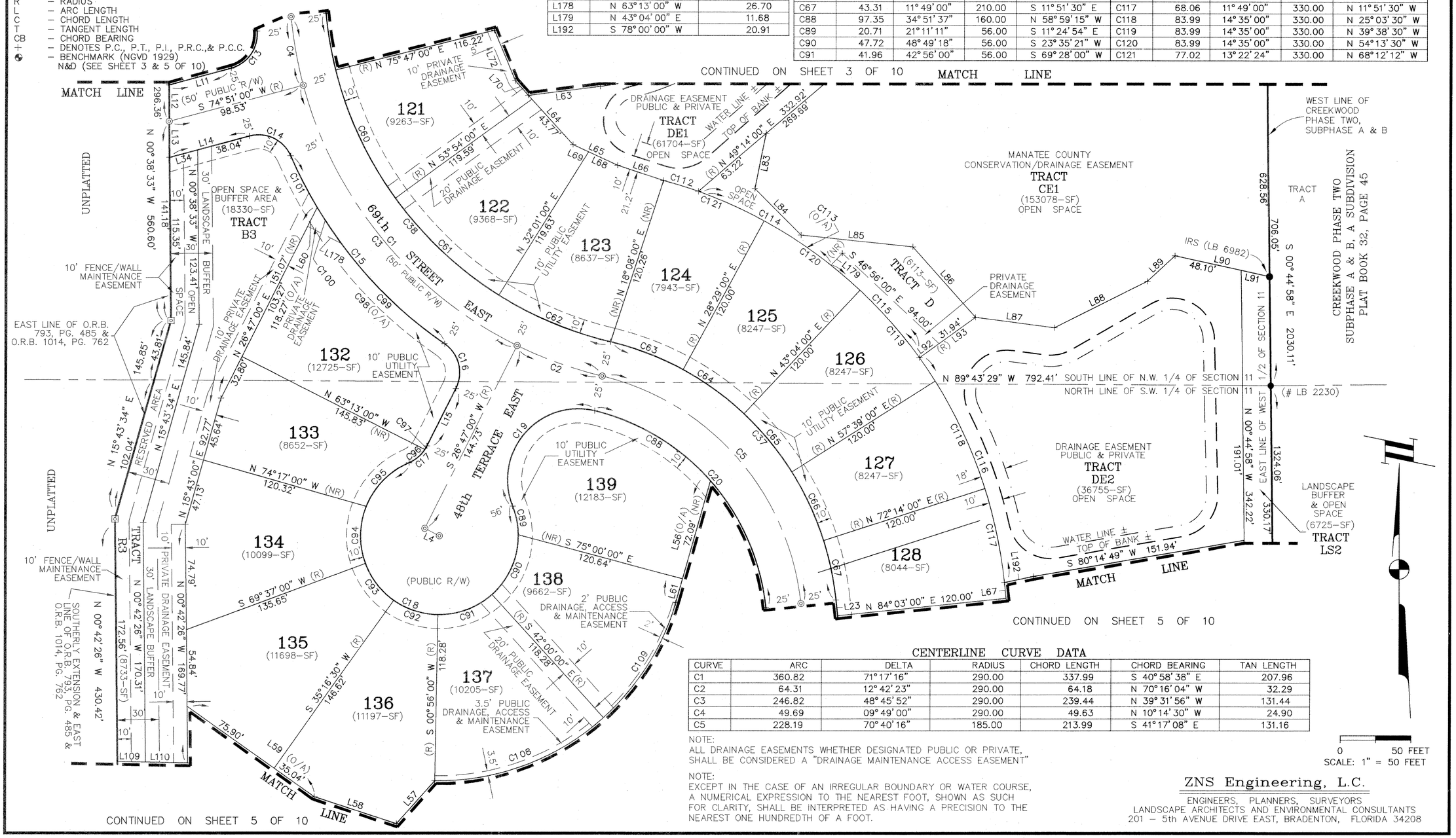
KEY MAP
SHEET 4 OF 10
NO SCALE



CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C13	34.99	80°11'00"	25.00	S 34°45'30" W	C92	33.57	34°20'30"	56.00	N 71°53'45" W
C14	35.58	81°32'37"	25.00	S 64°22'42" E	C93	33.57	34°20'30"	56.00	N 37°33'15" W
C15	174.58	31°45'18"	315.00	S 39°29'02" E	C94	41.24	42°11'47"	56.00	N 00°42'54" E
C16	35.84	82°08'41"	25.00	S 14°17'21" E	C95	44.40	45°25'48"	56.00	N 44°31'41" E
C17	17.65	40°27'35"	25.00	S 47°00'48" W	C96	14.73	33°45'56"	25.00	N 50°21'37" E
C18	263.16	269°15'04"	56.00	S 67°22'57" E	C97	2.92	06°41'39"	25.00	N 30°07'50" E
C19	109.60	125°35'25"	50.00	N 40°47'14" E	C98	133.38	24°15'41"	315.00	N 43°13'51" W
C20	196.78	70°28'04"	160.00	S 41°11'02" E	C99	102.75	18°41'22"	315.00	N 46°01'01" W
C37	259.02	70°40'16"	210.00	N 41°17'08" W	C100	30.63	05°34'19"	315.00	N 33°53'10" W
C38	329.71	71°17'16"	265.00	N 40°58'38" W	C101	41.20	07°29'37"	315.00	N 27°21'12" W
C60	101.21	21°53'00"	265.00	S 25°09'30" E	C108	130.59	42°56'00"	174.28	N 69°28'00" E
C61	101.21	21°53'00"	265.00	S 47°02'30" E	C109	97.89	32°11'00"	174.28	N 31°54'30" E
C62	86.20	18°38'16"	265.00	S 67°18'08" E	C112	25.93	04°30'08"	330.00	S 72°38'21" E
C63	55.36	15°06'16"	210.00	S 69°04'08" E	C113	199.16	34°34'43"	330.00	S 53°05'55" E
C64	53.45	14°35'00"	210.00	S 54°13'30" E	C114	108.03	18°45'21"	330.00	S 61°00'36" E
C65	53.45	14°35'00"	210.00	S 39°38'30" E	C115	91.13	15°49'22"	330.00	S 43°43'14" E
C66	53.45	14°35'00"	210.00	S 25°03'30" E	C116	171.98	29°51'33"	330.00	S 20°52'47" E
C67	43.31	11°49'00"	210.00	S 11°51'30" E	C117	68.06	11°49'00"	330.00	N 11°51'30" W
C88	97.35	34°51'37"	160.00	N 58°59'15" W	C118	83.99	14°35'00"	330.00	N 25°03'30" W
C89	20.71	21°11'11"	56.00	S 11°24'54" E	C119	83.99	14°35'00"	330.00	N 39°38'30" W
C90	47.72	48°49'18"	56.00	S 23°35'21" W	C120	83.99	14°35'00"	330.00	N 54°13'30" W
C91	41.96	42°56'00"	56.00	S 69°28'00" W	C121	77.02	13°22'24"	330.00	N 68°12'12" W

CONTINUED ON SHEET 3 OF 10



CENTERLINE CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	360.82	71°17'16"	290.00	337.99	S 40°58'38" E	207.96
C2	64.31	12°42'23"	290.00	64.18	N 70°16'04" W	32.29
C3	246.82	48°45'52"	290.00	239.44	N 39°31'56" W	131.44
C4	49.69	09°49'00"	290.00	49.63	N 10°14'30" W	24.90
C5	228.19	70°40'16"	185.00	213.99	S 41°17'08" E	131.16

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0 50 FEET
SCALE: 1" = 50 FEET

ZNS Engineering, L.C.
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201 – 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

CROSSING CREEK VILLAGE, PHASE II

SUBPHASE A, B & C

A SUBDIVISION
IN
SECTION 11, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

LEGEND:

- ■ – CONCRETE MONUMENT FOUND (4"x4" CONCRETE MONUMENT P.R.M. # LB6982 UNLESS OTHERWISE NOTED)
- ⊡ – PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ● – IRON MARKER FOUND (AS NOTED)
- ⊙ – NAIL & DISC FOUND (DISC PLS # 1324)
- ◎ – PERMANENT CONTROL POINT
- SF – AREA IN SQUARE FEET
- P.O.B. – POINT OF BEGINNING
- C1 – CURVE # (SEE CURVE DATA TABLE)
- L1 – LINE # (SEE LINE DATA TABLE)
- P.C. – POINT OF CURVATURE
- P.T. – POINT OF TANGENCY
- P.I. – POINT OF INTERSECTION
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- O/A – OVERALL DATA
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- NGVD – NATIONAL GEODETIC VERTICAL DATUM OF 1929
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- (R) – RADIAL LINE
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- EL. – ELEVATION
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- L – ARC LENGTH
- C – CHORD LENGTH
- T – TANGENT LENGTH
- CB – CHORD BEARING
- + – DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- ◆ – BENCHMARK (NGVD 1929) N&D (ALSO SEE SHEET 3 OF 10)

LINE DATA

LINE	BEARING	DISTANCE
L56	S 15°49'00" W	89.84
L57	S 41°42'00" W	40.79
L58	N 71°56'00" W	61.46
L59	N 54°43'30" W	110.94
L94	S 24°31'00" W	17.96
L95	S 30°30'00" W	25.35
L96	S 05°57'00" E	13.17
L97	N 68°56'00" E	21.33
L98	N 85°48'00" E	10.00
L99	N 22°45'00" E	60.60
L101	N 69°20'00" W	11.19
L102	N 44°16'00" W	38.08
L103	N 39°50'00" W	30.03
L104	N 36°29'00" W	60.38
L105	N 67°02'00" W	56.77
L106	N 87°50'00" W	25.00
L107	N 40°05'00" W	45.42
L108	N 88°52'00" W	88.86
L111	S 69°20'00" E	75.17
L112	N 82°20'00" E	27.46
L113	N 82°20'00" E	10.00
L115	N 70°32'00" W	73.09
L116	N 17°43'00" W	21.62
L117	N 44°04'00" W	43.69
L118	N 83°06'00" W	55.99
L119	N 37°52'00" W	43.69
L120	N 84°02'00" W	13.87
L185	S 76°41'00" E	65.88
L186	S 13°42'00" E	62.39
L188	N 00°42'26" W	40.15
L192	S 78°00'00" W	20.91

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C87	99.43	35°36'27"	160.00	N 23°45'13" W
C107	228.49	75°07'00"	174.28	S 53°22'30" W
C128	38.76	44°25'00"	50.00	S 46°43'30" W
C129	73.32	84°01'00"	50.00	S 72°30'30" W
C130	66.85	76°36'03"	50.00	N 68°48'02" E
C131	6.47	07°24'57"	50.00	N 69°11'29" W
C132	26.66	30°33'00"	50.00	N 51°45'30" W
C133	49.60	56°50'00"	50.00	N 42°07'00" W
C134	39.47	45°14'02"	50.00	N 60°28'59" W

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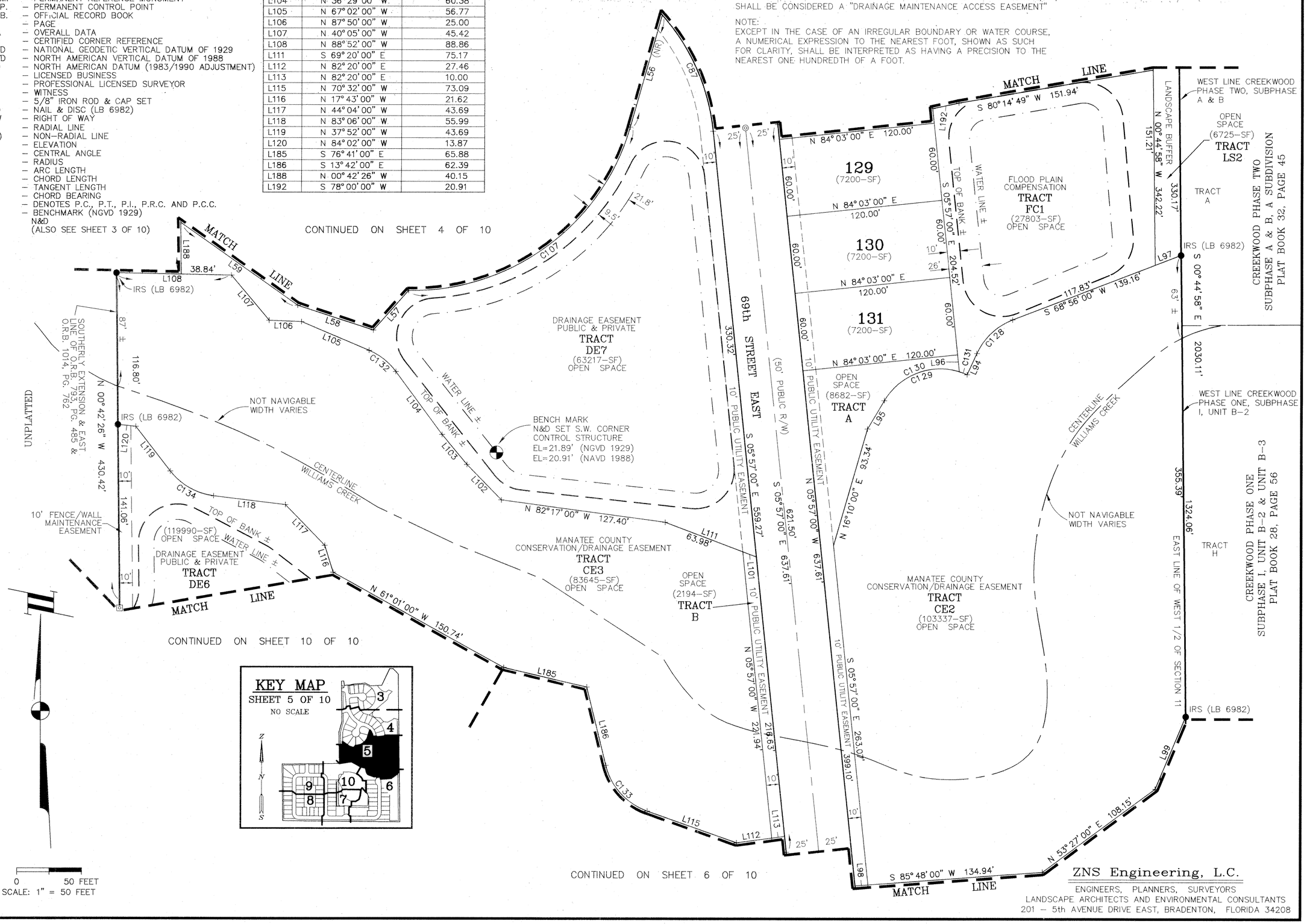

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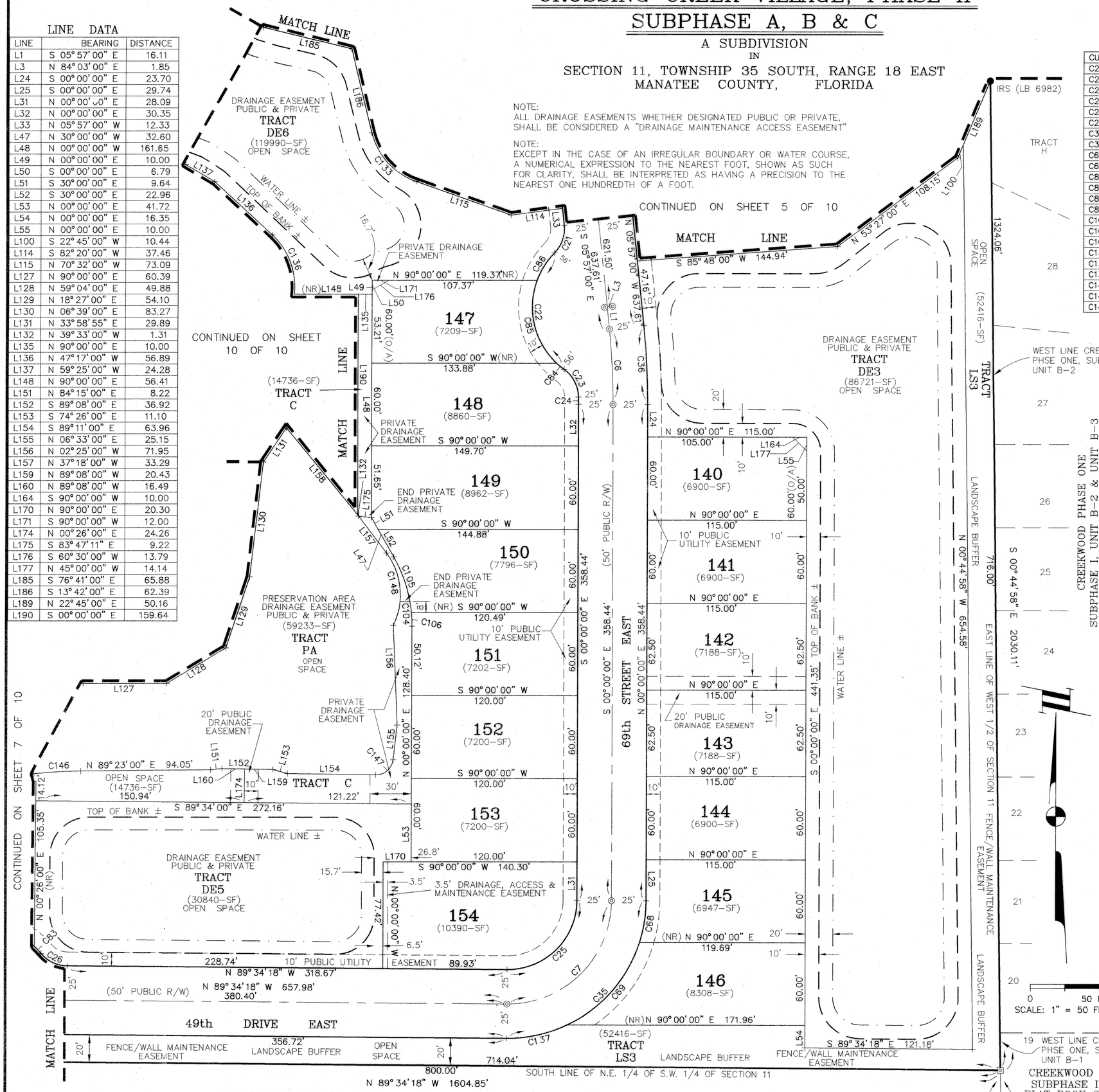
CONTINUED ON SHEET 5 OF 10



CONTINUED ON SHEET 10 OF 10

CONTINUED ON SHEET 7 OF 10

UNPLATTED

LINE DATA

LINE	BEARING	DISTANCE
L1	S 05°57'00" E	16.11
L3	N 84°03'00" E	1.85
L24	S 00°00'00" E	23.70
L25	S 00°00'00" E	29.74
L31	N 00°00'00" E	28.09
L32	N 00°00'00" E	30.35
L33	N 05°57'00" W	12.33
L47	N 30°00'00" W	32.60
L48	N 00°00'00" W	161.65
L49	N 00°00'00" E	10.00
L50	S 00°00'00" E	6.79
L51	S 30°00'00" E	9.64
L52	S 30°00'00" E	22.96
L53	N 00°00'00" E	41.72
L54	N 00°00'00" E	16.35
L55	N 00°00'00" E	10.00
L100	S 22°45'00" W	10.44
L114	S 82°20'00" W	37.46
L115	N 70°32'00" W	73.09
L127	N 90°00'00" E	60.39
L128	N 59°04'00" E	49.88
L129	N 18°27'00" E	54.10
L130	N 06°39'00" E	83.27
L131	N 33°58'55" E	29.89
L132	N 39°33'00" W	1.31
L135	N 90°00'00" E	10.00
L136	N 47°17'00" W	56.89
L137	N 59°25'00" W	24.28
L148	N 90°00'00" E	56.41
L151	N 84°15'00" E	8.22
L152	S 89°08'00" E	36.92
L153	S 74°26'00" E	11.10
L154	S 89°11'00" E	63.96
L155	N 06°33'00" E	25.15
L156	N 02°25'00" W	71.95
L157	N 37°18'00" W	33.29
L159	N 89°08'00" W	20.43
L160	N 89°08'00" W	16.49
L164	S 90°00'00" W	10.00
L170	N 90°00'00" E	20.30
L171	S 90°00'00" W	12.00
L174	N 00°26'00" E	24.26
L175	S 83°47'11" E	9.22
L176	S 60°30'00" W	13.79
L177	N 45°00'00" W	14.14
L185	S 76°41'00" E	65.88
L186	S 13°42'00" E	62.39
L189	N 22°45'00" E	50.16
L190	S 00°00'00" E	159.64

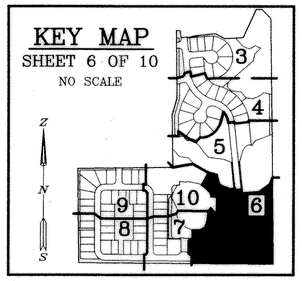
CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C21	21.90	50°11'55"	25.00	S 19°08'58" W
C22	96.23	98°27'38"	56.00	S 04°58'54" E
C23	23.40	53°37'03"	25.00	S 27°24'12" E
C24	5.19	00°35'40"	500.00	S 00°17'50" E
C25	78.91	90°25'42"	50.00	S 45°12'51" W
C26	21.66	49°38'49"	25.00	N 64°44'53" W
C35	157.83	90°25'42"	100.00	N 45°12'51" E
C36	57.12	05°57'00"	550.00	N 02°58'30" W
C68	30.74	17°36'54"	100.00	S 08°48'27" W
C69	81.84	46°53'23"	100.00	S 41°03'35" W
C83	7.16	07°19'31"	56.00	S 43°35'14" E
C84	7.01	07°10'07"	56.00	N 50°37'39" W
C85	65.38	66°53'36"	56.00	N 13°35'48" W
C86	23.85	24°23'55"	56.00	N 32°02'58" E
C104	52.36	30°00'00"	100.00	N 15°00'00" W
C105	42.46	24°19'43"	100.00	S 17°50'09" E
C106	9.90	05°40'17"	100.00	S 02°50'09" E
C133	49.60	56°50'00"	50.00	N 42°07'00" W
C136	47.41	53°15'59"	51.00	S 20°39'00" E
C137	45.25	25°55'25"	100.00	S 77°28'00" W
C146	33.99	05°49'50"	334.00	N 86°28'05" E
C147	18.38	84°16'00"	12.50	N 48°41'00" E
C148	55.25	63°18'59"	50.00	N 05°38'31" W

CENTERLINE CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C6	54.52	05°57'00"	525.00	54.50	S 02°58'30" E	27.28
C7	118.37	90°25'42"	75.00	106.46	S 45°12'51" W	75.56

KEY MAP
SHEET 6 OF 10
NO SCALE



LEGEND:

- ■ – CONCRETE MONUMENT FOUND (4"x4" CONCRETE MONUMENT P.R.M. # LB6982 UNLESS OTHERWISE NOTED)
- ⊡ – PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ● – IRON MARKER FOUND (AS NOTED)
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- C1 – CURVE # (SEE CURVE DATA TABLE)
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- ◔ – BENCHMARK (NGVD 1929) N&D (SEE SHEET 3 & 5 OF 10)

CREEKWOOD PHASE ONE
SUBPHASE I, UNIT B-1
PLAT BOOK 27, PAGE 114
STATE PLANE COORDINATE
(NAD 83/90)
(N 1133314.78)
(E 503298.09)

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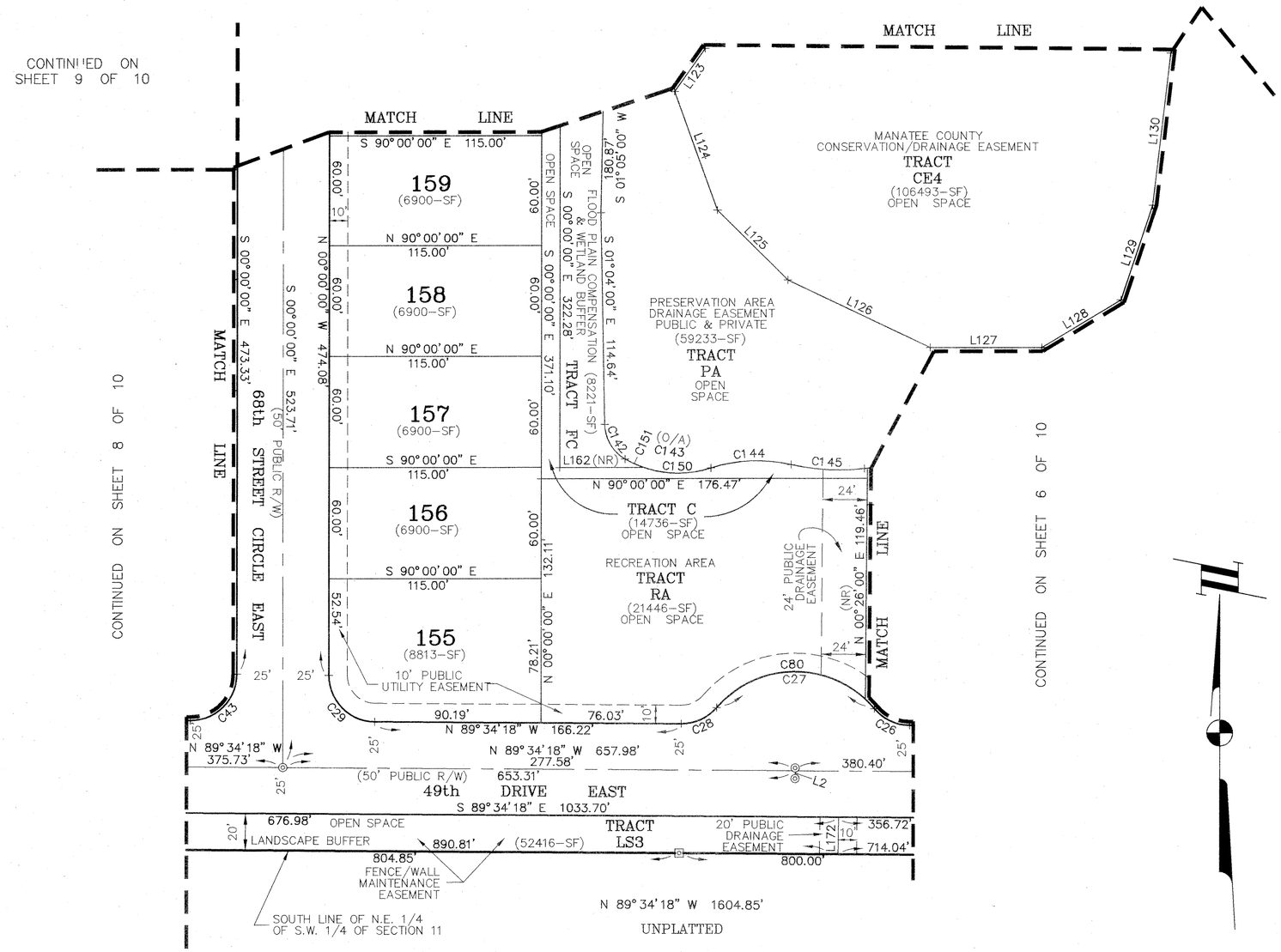
CURVE DATA

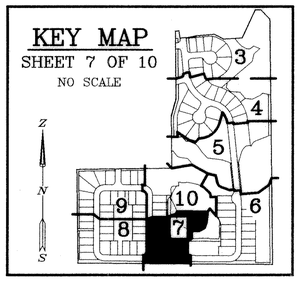
CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C26	21.66	49° 38' 49"	25.00	N 64° 44' 53" W
C27	97.05	99° 17' 39"	56.00	N 89° 34' 18" W
C28	21.66	49° 38' 49"	25.00	S 65° 36' 17" W
C29	39.08	89° 34' 18"	25.00	N 44° 47' 09" W
C43	39.46	90° 25' 42"	25.00	S 45° 12' 51" W
C80	89.89	91° 58' 08"	56.00	S 86° 45' 56" W
C142	22.71	59° 08' 07"	22.00	S 30° 38' 04" E
C143	48.03	47° 26' 53"	58.00	S 83° 55' 33" E
C144	44.01	30° 23' 00"	83.00	N 87° 32' 30" E
C145	39.84	19° 10' 50"	119.00	S 86° 51' 25" E
C150	36.92	36° 28' 22"	58.00	N 89° 24' 49" W
C151	11.11	10° 58' 30"	58.00	N 65° 41' 22" W

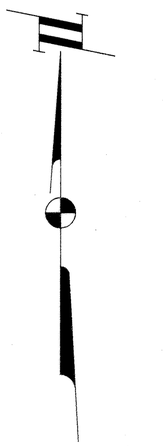
LINE DATA

LINE	BEARING	DISTANCE
L2	S 00° 25' 42" W	2.45
L123	S 35° 33' 00" W	28.39
L124	S 19° 48' 00" E	68.71
L125	S 45° 01' 00" E	53.82
L126	S 64° 40' 00" E	85.23
L127	N 90° 00' 00" E	60.39
L128	N 59° 04' 00" E	49.88
L129	N 18° 27' 00" E	54.10
L130	N 06° 39' 00" E	83.27
L162	N 90° 00' 00" E	45.51
L172	N 00° 29' 50" E	20.00

CONTINUED ON SHEET 10 OF 10







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CROSSING CREEK VILLAGE, PHASE II

SUBPHASE A, B & C

A SUBDIVISION
IN
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MANATEE COUNTY, FLORIDA

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CENTERLINE CURVE DATA

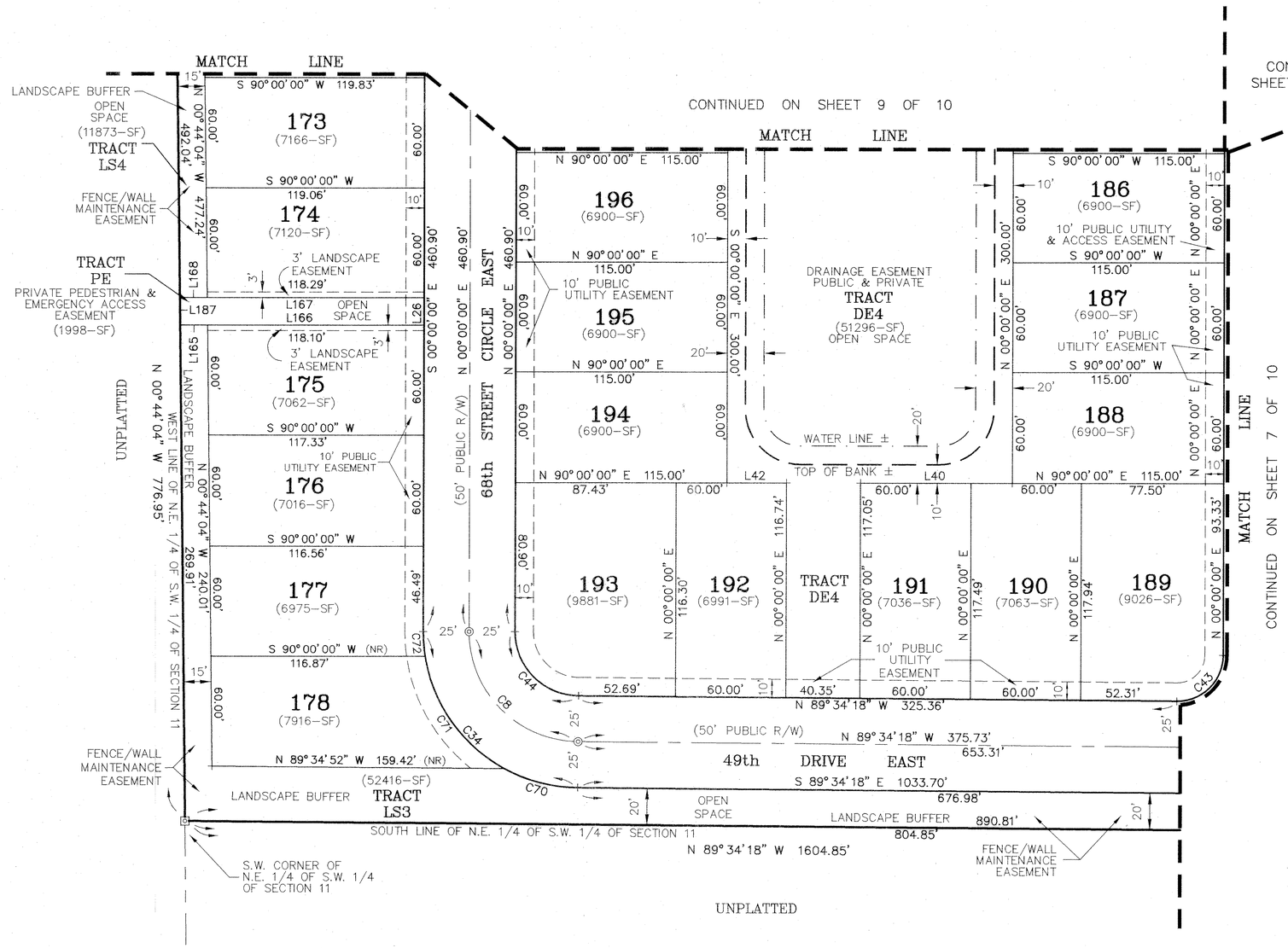
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C8	93.80	89° 34' 18"	60.00	84.54	N 44° 47' 09" W	59.55

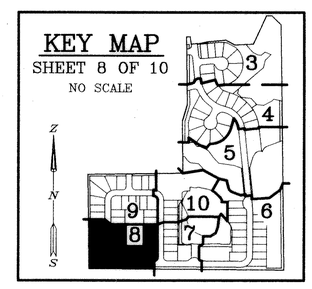
CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C34	132.88	89° 34' 18"	85.00	S 44° 47' 09" E
C43	39.46	90° 25' 42"	25.00	S 45° 12' 51" W
C44	54.72	89° 34' 18"	35.00	N 44° 47' 09" W
C70	41.70	28° 06' 37"	85.00	N 75° 30' 59" W
C71	77.61	52° 18' 53"	85.00	N 35° 18' 14" W
C72	13.57	09° 08' 48"	85.00	N 04° 34' 24" W

LINE DATA

LINE	BEARING	DISTANCE
L26	N 00° 00' 00" E	15.00
L40	N 90° 00' 00" E	82.50
L42	N 90° 00' 00" E	32.43
L165	S 90° 00' 00" W	15.00
L166	S 90° 00' 00" W	133.10
L167	N 90° 00' 00" E	133.29
L168	N 90° 00' 00" E	15.00
L187	N 00° 44' 04" W	15.00





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CENTERLINE CURVE DATA

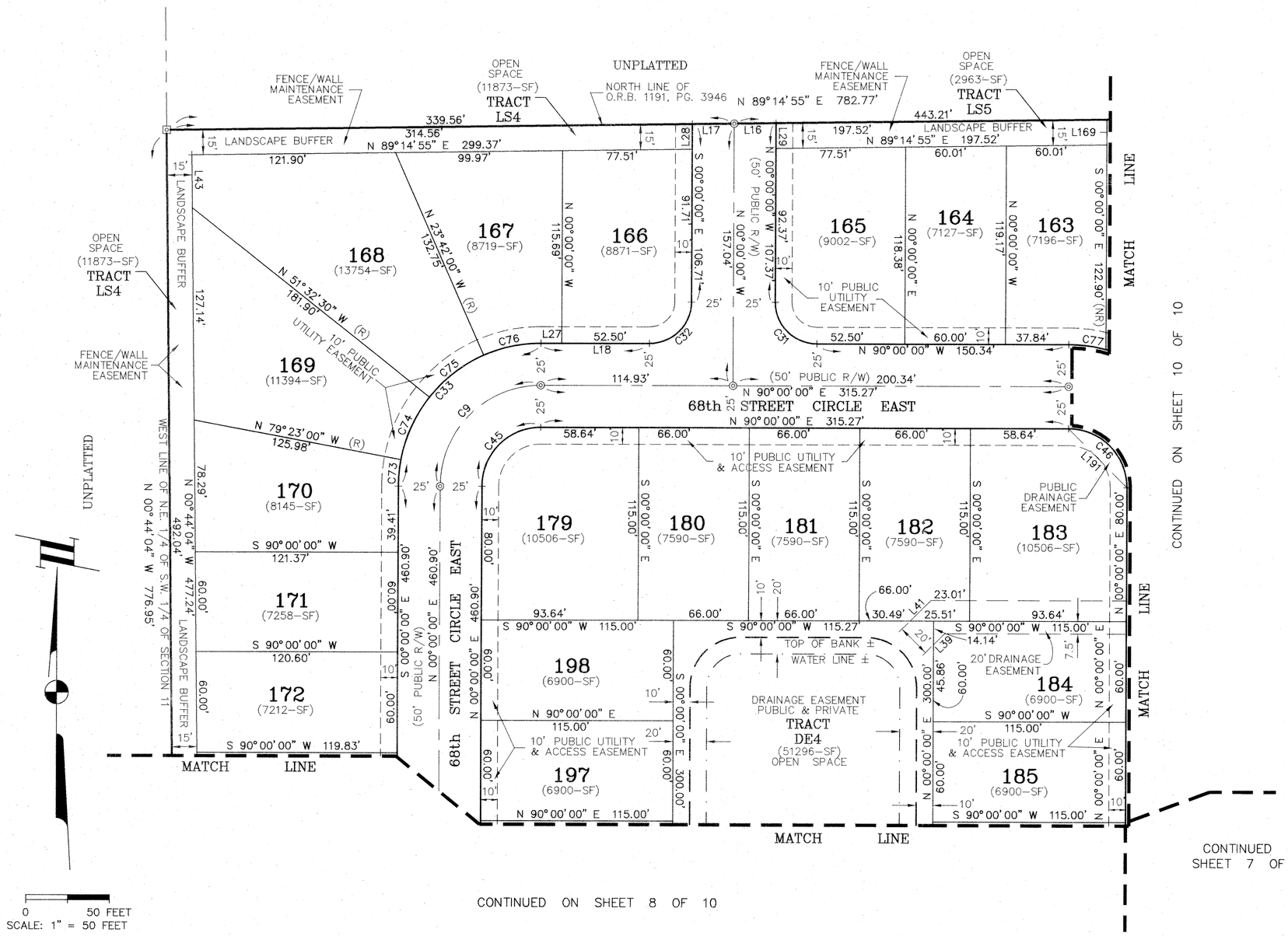
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C9	94.25	90° 00' 00"	60.00	84.85	N 45° 00' 00" E	60.00

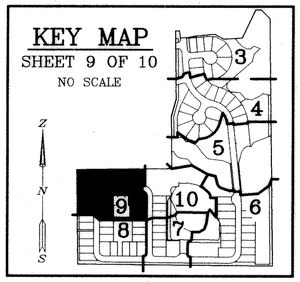
CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C31	39.27	90° 00' 00"	25.00	N 45° 00' 00" W
C32	39.27	90° 00' 00"	25.00	S 45° 00' 00" W
C33	133.52	90° 00' 00"	85.00	S 45° 00' 00" W
C45	54.98	90° 00' 00"	35.00	N 45° 00' 00" E
C46	54.98	90° 00' 00"	35.00	S 45° 00' 00" E
C73	15.75	10° 37' 00"	85.00	N 05° 18' 30" E
C74	41.30	27° 50' 30"	85.00	N 24° 32' 15" E
C75	41.30	27° 50' 30"	85.00	N 52° 22' 45" E
C76	35.16	23° 42' 00"	85.00	N 78° 09' 00" E
C77	22.42	15° 06' 44"	85.00	S 82° 26' 38" E

LINE DATA

LINE	BEARING	DISTANCE
L16	S 89° 14' 55" W	25.00
L17	S 89° 14' 55" W	25.00
L18	S 90° 00' 00" W	64.93
L27	N 90° 00' 00" E	12.43
L28	N 00° 00' 00" E	15.00
L29	S 00° 00' 00" E	15.00
L39	N 45° 00' 00" E	9.39
L41	S 45° 00' 00" W	17.68
L43	N 00° 44' 04" W	31.79
L169	N 00° 00' 00" E	15.00
L191	S 45° 00' 00" E	49.50





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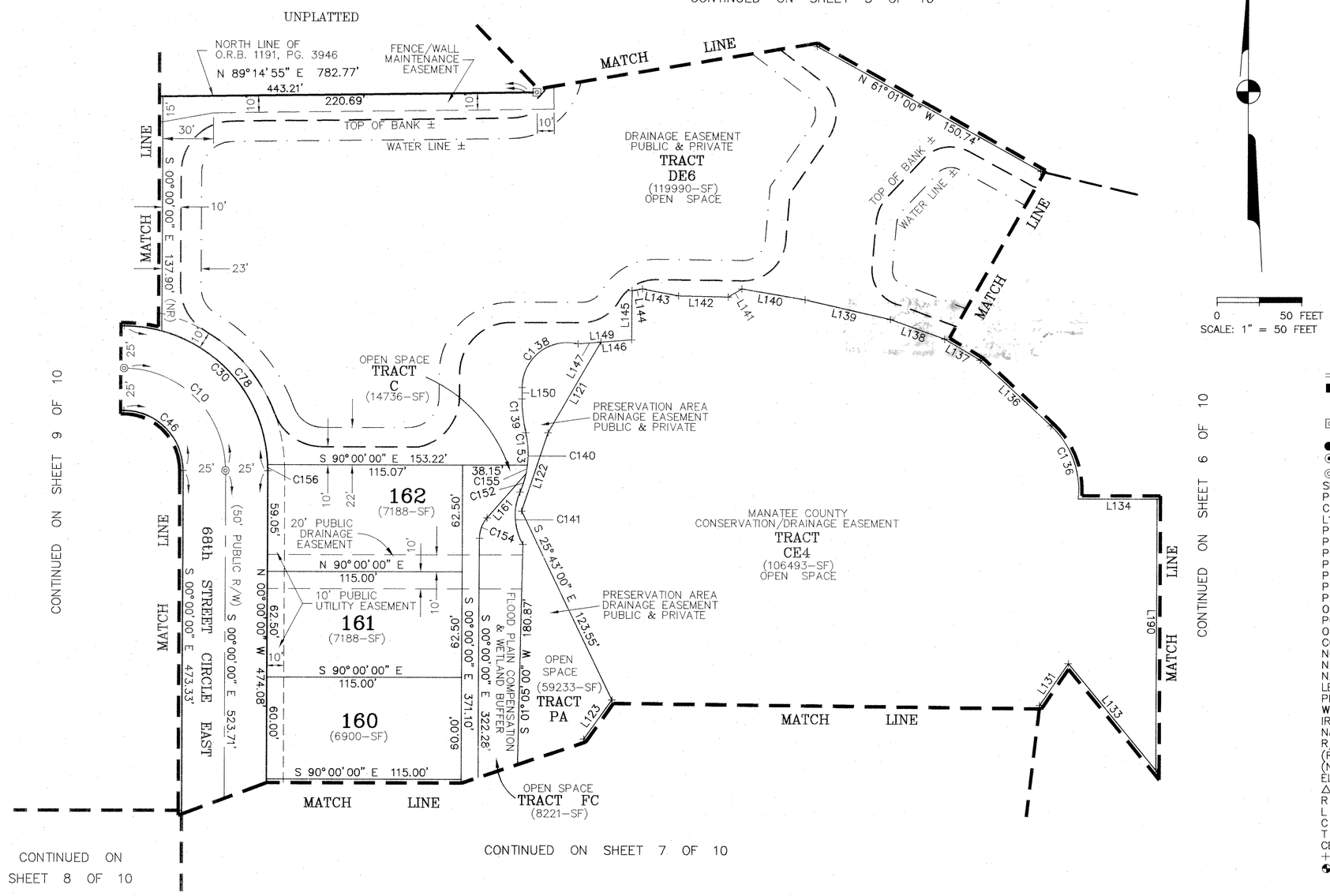
CURVE AND LINE DATA

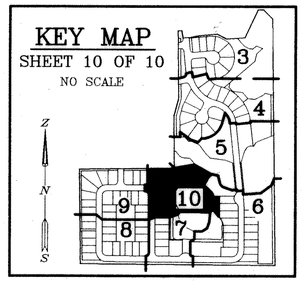
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C10	94.25	90° 00' 00"	60.00	84.85	S 45° 00' 00" E	60.00

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C30	133.52	90° 00' 00"	85.00	N 45° 00' 00" W
C46	54.98	90° 00' 00"	35.00	S 45° 00' 00" E
C78	107.64	72° 33' 29"	85.00	S 38° 36' 31" E
C136	47.41	53° 15' 59"	51.00	S 20° 39' 00" E
C138	48.14	103° 41' 55"	26.60	S 51° 50' 58" W
C139	19.93	12° 58' 35"	88.00	S 06° 29' 17" E
C140	35.70	36° 31' 35"	56.00	S 05° 17' 12" W
C141	31.82	53° 37' 17"	34.00	S 03° 15' 39" E
C152	11.33	11° 35' 46"	56.00	N 17° 45' 07" E
C153	19.30	19° 44' 37"	56.00	N 03° 06' 16" W
C154	13.00	41° 22' 05"	18.00	S 20° 41' 02" W
C155	5.07	05° 11' 11"	56.00	S 09° 21' 38" W
C156	3.46	02° 19' 46"	85.00	N 01° 09' 53" W

LINE	BEARING	DISTANCE
L121	S 30° 06' 00" W	61.82
L122	S 18° 27' 00" W	48.35
L123	S 35° 33' 00" W	28.39
L131	N 33° 58' 55" E	29.89
L132	N 39° 33' 00" W	1.31
L133	N 39° 33' 00" W	81.31
L134	N 90° 00' 00" E	46.41
L136	N 47° 17' 00" W	56.89
L137	N 59° 25' 00" W	24.28
L138	N 70° 16' 00" W	34.03
L139	N 77° 05' 00" W	51.63
L140	N 80° 16' 00" W	37.71
L141	S 59° 02' 00" W	9.39
L142	N 88° 50' 00" W	29.18
L143	N 79° 08' 00" W	21.64
L144	S 81° 01' 00" W	6.31
L145	S 00° 11' 00" W	29.07
L146	S 85° 31' 00" W	18.10
L147	S 85° 31' 00" W	13.48
L149	N 85° 31' 00" E	31.58
L150	S 00° 00' 00" E	6.70
L161	S 41° 22' 05" W	34.55
L190	S 00° 00' 00" E	159.64

CONTINUED ON SHEET 5 OF 10





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