495376

MANGO PARK NORTHWEST

A SUBDIVISION IN
SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°12'48" W, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 1278.50 FEET TO THE NORTH RIGHT OF WAY LINE OF 17TH AVENUE NORTH WEST; THENCE S 89°18'30" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 495.06 FEET; THENCE N 00°12'48" E, A DISTANCE OF 144.02 FEET; THENCE S 89°18'30" W, A DISTANCE OF 145.27 FEET; THENCE S 00°12'48" W, A DISTANCE OF 144.02 FEET RETURNING TO THE NORTH RIGHT OF WAY LINE OF 17TH AVENUE NORTHWEST; THENCE S 89°18'30" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 49.98 FEET TO THE EASTERLY LINE OF PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 574, PAGE 485, PUBLIC RECORDS, MANATEE COUNTY, FLORIDA; THENCE N 00°12'48" E, ALONG SAID EAST LINE, A DISTANCE OF 552.67 FEET; THENCE S 89°18'30" W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 218.75 FEET; THENCE N 00°12'48" E, A DISTANCE OF 1.99 FEET; THENCE S 89°25'44" W, ALONG THE SOUTH LINE OF PROPERTY DESCRIBED IN OFFICIAL BOOK 1236, PAGE 3766, A DISTANCE OF 9.77 FEET; THENCE N 00°12'48" E, A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE S 89°25'44" W, A DISTANCE OF 5.23 FEET; THENCE N 00°12'48" E, A DISTANCE OF 657.69 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE N 89°32'56" E, ALONG SAID NORTH LINE, A DISTANCE OF 924.01 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

CONTAINING 23.70 ACRES, MORE OR LESS.

RECORD VERIFIED
R.B. SHORE CLERK OF CIRCUIT COURT
BY: _____ D.C.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF 10 FEET ALONG THE REAR LINES OF ALL LOTS FOR UNDERGROUND UTILITIES, SURFACE AND UNDERGROUND DRAINAGE, AND EASEMENTS OF 5 FEET ON EACH SIDE LOT LINE FOR THE SAME PURPOSES, BUT LIMITED IF USED TO ONE SIDE OF ANY ONE LOT. 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 PURPOSES NOTED.

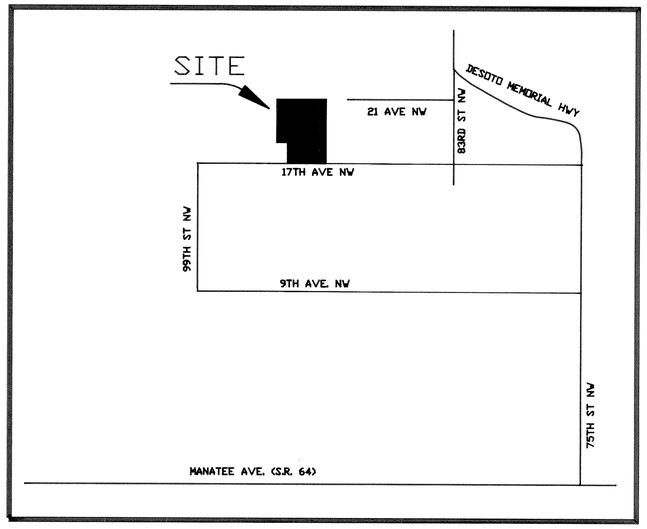
THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENENTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MANGO PARK NORTHWEST AS RECORDED OR TO BE RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA..

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 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: 8-6-91

ROBERT D. CROSS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4481



LOCATION MAP
SCALE: 1"=2000'

BOB CROSS
PROFESSIONAL LAND SURVEYING
703 60TH STREET COURT EAST
"SUITE "A"
POST OFFICE BOX 9
BRADENTON, FLORIDA 34206
(813) 746-1512

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA:
SS
COUNTY OF MANATEE:

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 26TH DAY OF SEPTEMBER, 1991.

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST:
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA:
SS
COUNTY OF MANATEE:

I, R.B. SHORE, CLERK OF THE CIRCUIT COUNTY 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 26, PAGES 76-80 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 30 DAY OF September, 1991

CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA:
SS
COUNTY OF MANATEE:

I, A.J. INGLE, VICE-PRESIDENT OF JOHN R. GRUBB, INC., AN IOWA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA CERTIFY OWNERSHIP BY SAID CORPORATION OF THE PROPERTY DESCRIBED HEREON AND THE CORPORATION DOES HEREBY DEDICATE ALL STREETS AND WALKS, UTILITES, DRAINAGE AND OTHER EASEMENTS SHOWN ON THIS PLAT ENTITLED MANGO PARK NORTHWEST, UNLESS SPECIFICALLY RESERVED, FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 12TH DAY OF AUGUST, 19 .

BY: JOHN R. GRUBB, INC. A CORPORATION OF THE STATE OF IOWA
BY: _____
A.J. INGLE, VICE-PRESIDENT

STATE OF FLORIDA:
COUNTY OF MANATEE:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 1991, BY A.J. INGLE, VICE-PRESIDENT OF JOHN R. GRUBB, INC., AN IOWA CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES: 6/15/92 NOTARY PUBLIC

Notary Public State of Florida at Large
Commission Expires June 15, 1992
Bonded By U.S. Fire Insurance Co.

N

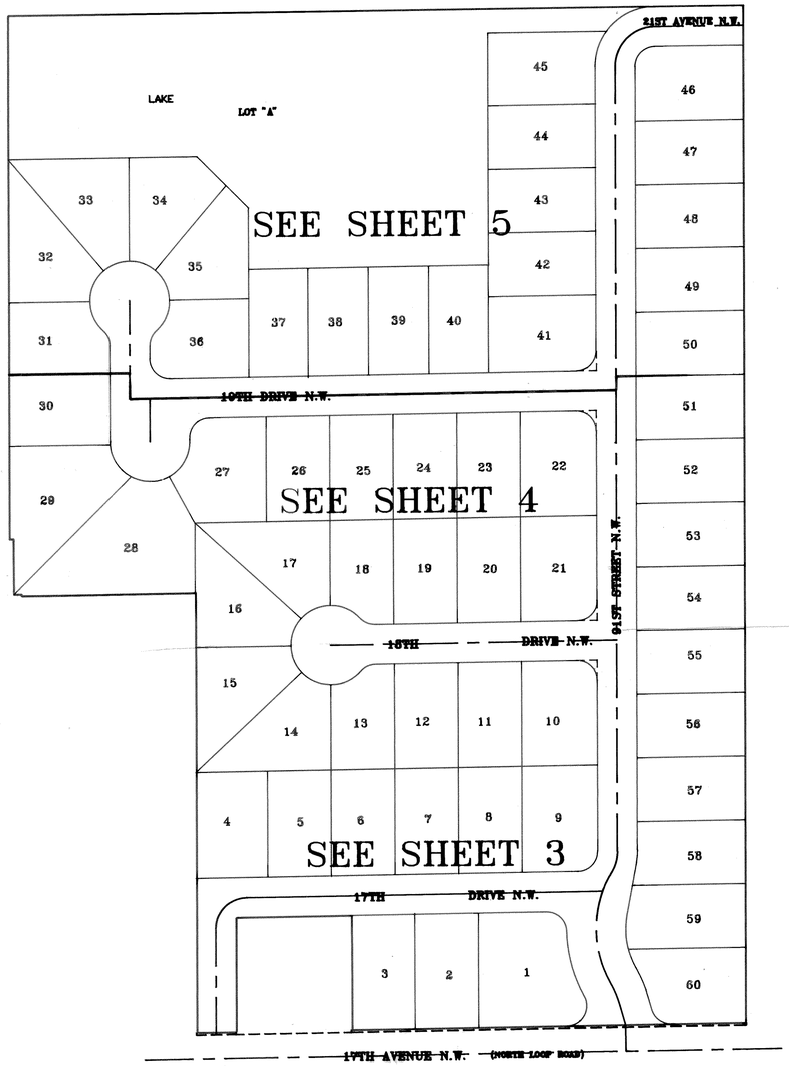
SCALE: N.T.S.

S

MANGO PARK NORTHWEST

A SUBDIVISION IN
SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

INDEX MAP



CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
01	140.00	13°04'31"	31.95	16.04	31.88	N.22°13'46"W.
02	25.00	117°57'15"	51.47	41.57	42.85	N.30°19'53"E.
03	25.00	74°59'58"	32.73	19.18	30.44	S.53°11'55"E.
04	177.00	13°04'30"	40.39	20.28	40.30	N.22°13'23"W.
05	177.00	27°45'31"	85.75	43.74	84.92	S.14°45'59"E.
06	140.00	49°49'33"	121.75	65.02	117.95	S.03°51'15"E.
07	140.00	48°41'56"	118.99	63.36	115.44	S.04°25'04"E.
08	140.00	01°07'38"	2.75	1.38	2.75	S.20°29'42"W.
09	103.00	39°28'11"	70.95	36.95	69.56	S.09°01'56"E.
10	103.00	14°12'20"	25.54	12.83	25.47	S.21°39'51"E.
11	103.00	25°15'51"	45.42	23.08	45.05	S.01°55'45"E.
12	50.00	30°34'39"	26.68	13.67	26.36	N.15°30'08"E.
13	85.72	10°29'22"	15.69	7.87	15.67	N.05°27'25"E.
14	25.00	89°48'16"	39.19	24.92	35.30	N.45°47'26"W.
15	25.00	89°05'42"	38.88	24.61	35.08	N.44°45'39"E.
16	25.00	90°54'18"	39.66	25.40	36.63	N.45°14'21"W.
17	25.00	89°05'42"	38.88	24.61	35.08	N.44°45'39"E.
18	50.00	276°22'46"	241.19	------	66.67	S.00°41'30"E.
19	25.00	48°11'23"	21.03	11.18	20.41	S.66°35'49"E.
20	50.00	47°17'05"	41.26	21.89	40.10	N.66°08'40"W.
21	50.00	47°47'30"	41.71	22.15	40.51	S.66°19'03"W.
22	50.00	43°06'48"	37.62	19.75	36.74	S.20°51'54"W.
23	50.00	42°16'51"	36.90	19.33	36.07	S.21°49'56"E.
24	50.00	46°48'51"	40.85	21.64	39.73	S.66°22'47"E.
25	50.00	49°05'41"	42.84	22.84	41.54	N.65°39'58"E.
26	25.00	48°11'23"	21.03	11.18	20.41	S.65°12'49"W.
27	25.00	90°54'18"	39.66	25.40	35.63	N.45°14'21"W.
28	25.00	89°05'42"	38.88	24.61	35.08	N.44°45'39"E.
29	25.00	90°54'18"	39.66	25.40	35.63	S.45°14'21"E.
30	25.00	48°11'23"	21.03	11.18	20.41	S.24°14'29"W.
31	50.00	276°22'46"	241.19	------	66.67	N.89°47'12"W.
32	50.00	49°05'41"	42.84	22.84	41.54	N.23°51'20"E.
33	50.00	48°57'54"	42.73	22.77	41.44	N.25°10'27"W.
34	50.00	40°07'48"	35.02	18.26	34.31	N.69°43'18"W.
35	50.00	40°30'19"	35.35	18.45	34.62	S.69°57'38"W.
36	50.00	50°16'45"	43.88	23.46	42.48	S.24°34'06"W.
37	50.00	47°24'19"	41.37	21.95	40.20	S.24°16'25"E.
38	25.00	48°11'23"	21.03	11.18	20.41	N.23°52'53"W.
39	50.00	183°47'54"	160.39	------	99.95	N.88°18'51"E.
40	50.00	04°12'00"	3.67	1.83	3.66	S.01°53'12"E.
41	50.00	57°23'58"	50.09	27.37	48.02	S.32°41'12"E.
42	50.00	57°23'58"	50.09	27.37	48.02	N.89°54'50"E.
43	50.00	64°47'56"	56.55	31.73	53.58	N.28°48'53"E.
44	25.00	92°53'36"	40.53	26.30	36.24	S.42°51'42"W.
45	50.00	89°20'08"	77.96	49.42	70.30	S.44°52'52"W.
46	25.00	89°20'08"	38.98	24.71	35.15	S.44°52'52"W
47	75.00	89°20'08"	116.94	74.14	105.45	S.44°52'52"W.
48	75.00	36°12'20"	47.39	24.52	46.61	S.18°18'52"W.
49	75.00	53°07'48"	69.55	37.50	67.08	S.62°59'02"W.
50	39.00	89°05'42"	60.65	38.39	54.72	S.44°45'39"W.
51	105.80	09°43'56"	17.97	9.01	17.95	S.25°56'40"W.

LINE DATA

LINE	BEARING	DISTANCE
L1	N.00°41'30"W.	33.00'
L2	N.15°41'30"W.	25.00'
L3	S.00°12'48"W.	53.79'
L4	N.89°18'30"E.	25.00'
L5	S.28°47'09"E.	67.00'
L6	S.00°12'48"W.	16.60'
L7	S.89°18'30"W.	49.98'
L8	N.00°12'48"E.	1.99'
L9	S.89°25'44"W.	9.77'
L10	N.00°12'48"E.	70.00'
L11	S.89°25'44"W.	5.23'
L12	S.89°18'30"W.	24.50'
L13	N.89°18'30"E.	23.71'
L14	N.00°12'48"E.	1.00'
L15	N.10°42'10"E.	65.47'
L16	N.15°41'32"W.	15.73'
L17	N.30°49'40"E.	6.19'

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LEGEND

- ⊙ = PERMANENT CONTROL POINT (P.L.S. #4480) SET
- □ = PERMANENT REFERENCE MONUMENT (P.L.S. #4480) SET
- ■ = CONCRETE MONUMENT FOUND (PRM 1324)
- ⊠ = NAIL & DISK (#1324) FOUND
- ● = IRON ROD (#2230) FOUND
- ⊕ = RAILROAD SPIKE FOUND
- P.C. = POINT OF CURVETURE
- P.T. = POINT OF TANGENCY
- P.O.C. = POINT ON CURVE
- P.R.C. = POINT OF REVERSE CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- (R) = RADIAL LINE
- (NR)= NON-RADIAL LINE

MANGO PARK NORTHWEST

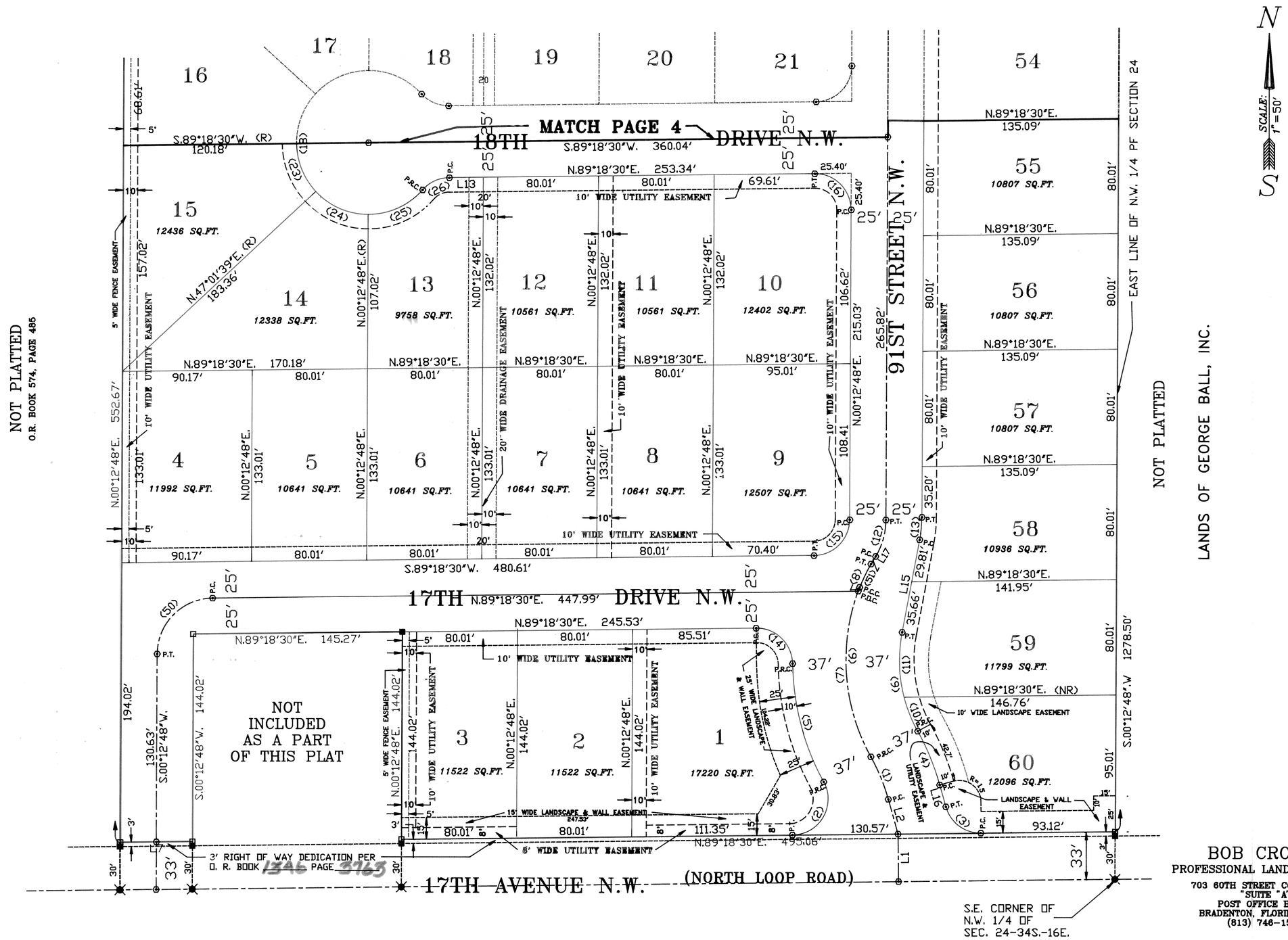
A SUBDIVISION IN

SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF N.W. 1/4 OF SECTION 24 BEING S.00°12'48".W

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

0 25 50 100 150
GRAPHIC SCALE



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- ● = IRON ROD (#2230) FOUND
- ⊗ = RAILROAD SPIKE FOUND
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A SUBDIVISION IN
SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

0 25 50 100 150
GRAPHIC SCALE

N
SCALE: 1" = 50'
S

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF N.W. 1/4 OF SECTION 24 BEING S.00°12'48".W

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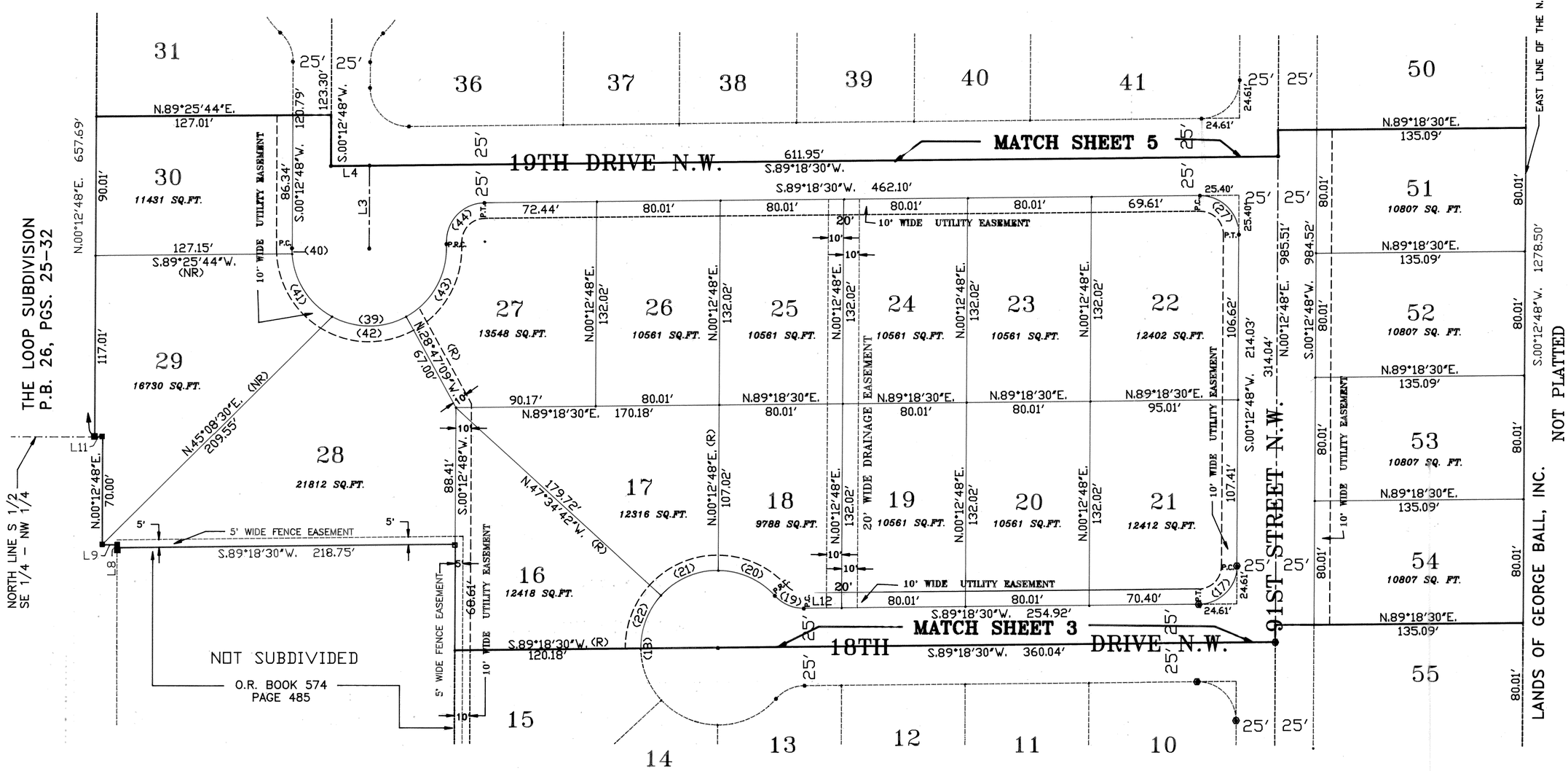

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PLAT BOOK 26 PAGE 80
SHEET 5 OF 5

FILED AND RECORDED
R.B. CHORE, CLERK
MANATEE COUNTY, FL.
SEP 30 1 34 PM '91

MANGO PARK NORTHWEST

A SUBDIVISION IN
SECTION 24, TOWNSHIP 34 SOUTH, RANGE 16 EAST
MANATEE COUNTY, FLORIDA

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF N.W. 1/4 OF SECTION 24 BEING S.00°12'48".W

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NOTE:
ADDITIONAL COSTS MAY BE ASSOCIATED WITH CONSTRUCTION OF HOMES WITHIN THE COASTAL HIGH HAZARD AREA.

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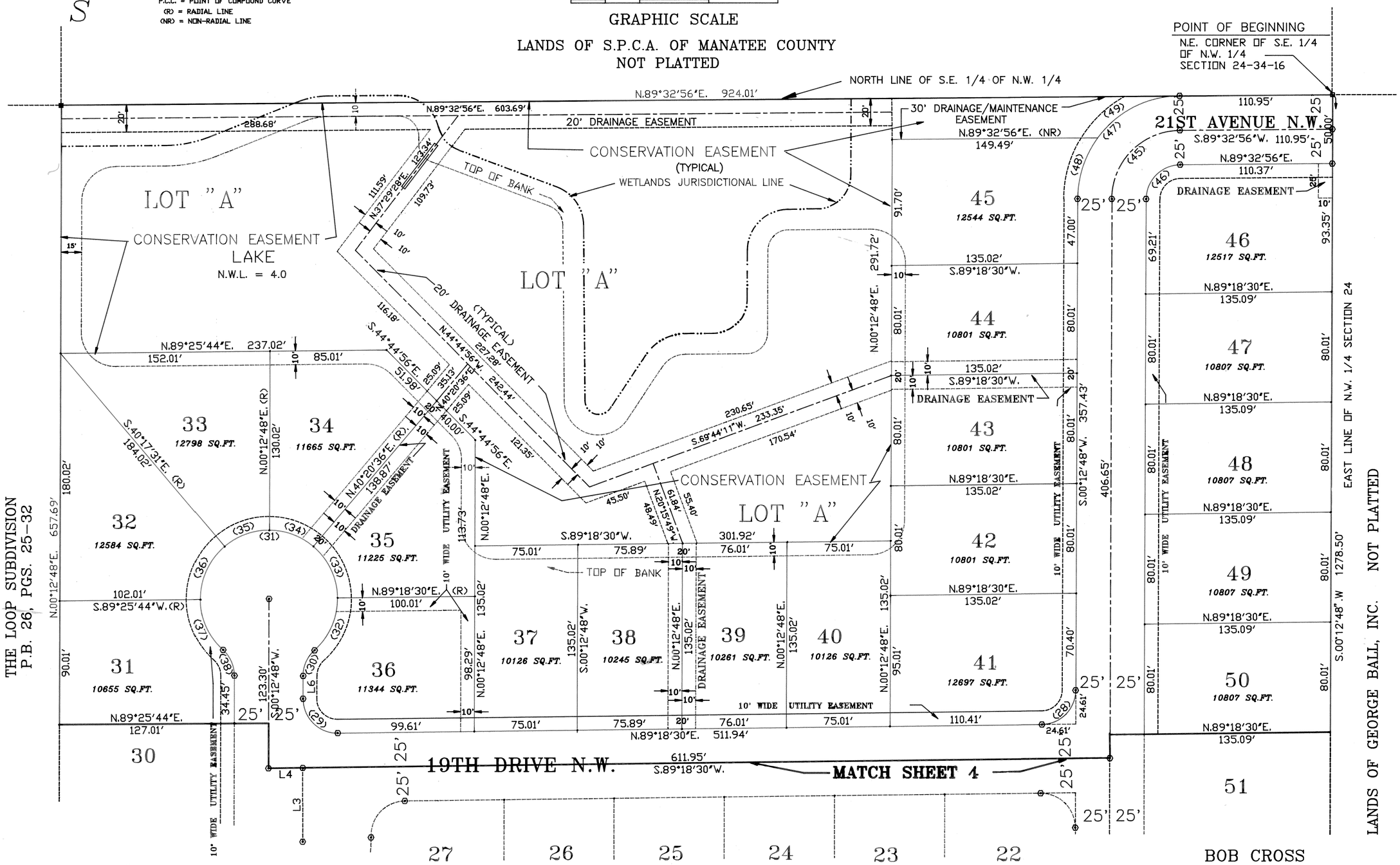

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