

**SARASOTA
NATIONAL
COMMUNITY DEVELOPMENT
DISTRICT
REGULAR MEETING
AGENDA
January 15, 2019**

Sarasota National Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-Free: (877) 276-0889•Fax: (561) 571-0013

January 8, 2019

Board of Supervisors
Sarasota National Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

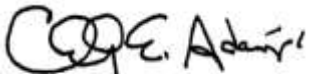
A Regular Meeting of the Sarasota National Community Development District's Board of Supervisors will be held on Tuesday, January 15, 2019, at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda Items* [3-Minute Time Limit]
3. Administration of Oath of Office to Newly Elected Supervisor, Russell Smith [SEAT 4] (*the following to be provided in separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - i. Form 1: Statement of Financial Interests
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - iii. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2019-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes
5. Consideration of Resolution 2019-02, Declaring Vacancies in Seats 1 and 5 of the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes*; and Providing an Effective Date (*Seat 1, currently held by Supervisor Matthew Koratich and Seat 5, currently Vacant*)
 - Discussion/Consideration of Qualified Elector Candidates for Vacancies

- Administration of Oath of Office to Newly Appointed Supervisors
- 6. Consideration of Resolution 2019-03, Electing the Officers of the District, and Providing for an Effective Date
- 7. Consideration of WCI's Request for Conveyance of 37 Platted Lake Tracts to the CDD
- 8. Acceptance of Unaudited Financial Statements as of November 30, 2018
- 9. Approval of November 20, 2018 Landowners' Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - B. District Engineer: *Kimley Horn and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 16, 2019 at 2:00 P.M.
- 11. Public Comments: *Non-Agenda Items* [3-Minute Time Limit]
- 12. Supervisors' Requests
- 13. Adjournment

Please do not hesitate to contact me directly at (239) 464-7114 with any questions and/or concerns.

Sincerely,


Chesley "Chuck" Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2019-01

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF
THE LANDOWNERS' ELECTION OF SUPERVISORS HELD
PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, pursuant to Section 190.006 Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of a Community Development District for the purpose of electing Supervisors for the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held on November 20, 2018, at which the below recited person was duly elected by virtue of the votes cast in his/her respective favor; and

WHEREAS, the District, by means of this Resolution, desires to canvass the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT
DISTRICT;**

1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in his/her favor as shown, to wit:

Russell Smith Votes 947

2. In accordance with said statute, and by virtue of the number of votes cast for the Supervisor, he/she is declared to have been elected for the following term of office:

Russell Smith four (4)-year term Seat 4

3. Said term of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this ____ day of _____, 2019.

Chair/Vice Chair, Board of Supervisors

Secretary/Assistant Secretary

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS 1 AND 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sarasota National Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on Tuesday, November 6, 2018, two (2) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT:

1. DECLARATION OF VACANCY. The following seats are hereby declared vacant effective as of November 20, 2018:

Seat #1 (currently held by Matthew Koratich)
Seat #5 (Vacant)

2. EXISTING BOARD SUPERVISORS REMAIN. Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

3. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2019.

ATTEST:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chair/Vice Chair, Board of Supervisors

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2019-03

**A RESOLUTION ELECTING THE OFFICERS OF THE SARASOTA
NATIONAL COMMUNITY DEVELOPMENT DISTRICT ELECTING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, the Sarasota National Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, the Board of Supervisors (“**Board**”) of the Sarasota National Community Development District was notified of the General Election results held on November 6, 2018 for Seats 1 and 5; and

WHEREAS, the Board of Supervisors of the Sarasota National Community Development District held their Landowners’ election for Seat 4 on November 20, 2018; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	_____ Chuck Adams
Treasurer	_____ Craig Wrathell
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____ Craig Wrathell
Assistant Treasurer	_____ Jeff Pinder

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2019.

Attest:

**SARASOTA NATIONAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

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January 4, 2019

Board of Supervisors

Sarasota National Community Development District

c/o Wrathell Hunt & Associates

6131 Lyons Road Suite 100

Coconut Creek, FL 33073

Re: Sarasota National - Lake Tract Conveyance

Dear Board Members:

WCI Communities, LLC , as the developer of Sarasota National is requesting the District's consideration and acceptance of the conveyance of the platted lake tracts within the plats of Sarasota National Phases 2A, 2B, 3, 4, 5, 6, 7 and 8. In total, the request includes 37 platted tracts. The District has the primary responsibility for the operation and maintenance of the drainage and storm water management in the community. It is appropriate that the District also have the fee ownership of the platted lake tracts. The referenced plats have the dedication of the lake tracts to the District, except for the early plats of Phase 2A and 2B which incorrectly had the dedication of certain lake tracts to the SN Master Association. WCI as Declarant, is having the Master Association assign its rights to the dedication, by quit claim deed.

Attached are the following documents for the District's consideration: Special Warranty Deed, Owner's Affidavit, and Quit Claim Deed from the Master Association. A title report is in process and will be forwarded to the District's counsel when available. Additionally, I have included some simple graphics showing the lake tracts (green high lite) for each of the plats

It would be appreciated if this matter be included in the January 15th District Supervisors Meeting for consideration. I will be at the District's January 15th meeting to address any questions the Board may have on this matter.

Sincerely,

A handwritten signature in blue ink that reads "David Caldwell". The signature is fluid and cursive.

David Caldwell

Manager CDD/HOA

Enc.

This instrument prepared by:
Charles Mann, Esq.
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this _____ day of _____, 2019, by WCI COMMUNITIES, LLC, a Delaware limited liability company, whose address is 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, (hereinafter referred to as "Grantor"), to SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida, whose address is: c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (hereinafter referred to as "Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain property, situate lying and being in the Sarasota County, State of Florida, as more particularly described on Exhibit "A" hereto (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Real Estate Taxes and/or assessments for 2019 and all subsequent years which are not yet due and payable.
2. Covenants, conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, provided however the foregoing shall not be deemed or construed as re-imposing any such items of record.
3. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

Witnesses:

WCI COMMUNITIES, LLC,
a Delaware limited liability company

Signature

Printed Name

By: _____

Print: Darin McMurray

Its: Vice President

Signature

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Darin McMurray, as Vice President of WCI Communities, LLC, a Delaware limited liability company, on behalf of said company. He is personally known to me or has produced his _____, as identification.

(AFFIX SEAL)

Notary Public - State of Florida

Printed Name: _____

Commission Expires: _____

Commission No.: _____

EXHIBIT A
LEGAL DESCRIPTION
(SNCDD)

Tracts 428 and 429, the plat of **SARASOTA NATIONAL, PHASE 2A**, recorded at Plat Book 49, Page 25, the Public Record of Sarasota County, Florida

Together With,

Tracts 423, 424 and 425, the plat of **SARASOTA NATIONAL, PHASE 2B**, recorded at Plat Book 49, Page 13, the Public Record of Sarasota County, Florida

Together With,

Tracts 216, 432, 435, 504 and 505, the plat of **SARASOTA NATIONAL, PHASE 3**, recorded at Plat Book 50, Page 17, the Public Record of Sarasota County, Florida

Together With,

Tracts 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, and 453, the plat of **SARASOTA NATIONAL, PHASE 4**, recorded at Plat Book 50, Page 28, the Public Record of Sarasota County, Florida

Together With,

Tracts 700 and 701, the plat of **SARASOTA NATIONAL, PHASE 5**, recorded at Plat Book 51, Page 12, the Public Record of Sarasota County, Florida

Together With,

Tracts 504, 705, 706, 707, 708, 709, 710, 711 and 712, the plat of **SARASOTA NATIONAL, PHASE 6 & 7** recorded at Plat Book 51, Page 119, the Public Record of Sarasota County, Florida

Together With,

Tracts 724, 725, 729 and 730, the plat of **SARASOTA NATIONAL, PHASE 8** recorded at Plat Book 52, Page 12, the Public Record of Sarasota County, Florida

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEE

The undersigned, Darin McMurray, as Vice President of WCI COMMUNITIES, LLC, a Delaware limited liability company, hereinafter called Affiant, being duly sworn, says that:

1. WCI Communities, LLC, a Delaware limited liability company ("WCI") is the owner in fee simple estate of certain real property located in Sarasota County, Florida, which is more particularly described on Exhibit "A" attached hereto (the "Property")
2. WCI is in sole and exclusive possession of the Property. Affiant further represents that there are no options, contracts, rights of refusal, or any other rights to purchase all or part of the Property, and agrees not to place (or cause placement) of record any such rights from the date hereof to the date of recordation of documents executed and delivered with respect to the above referenced transaction.
3. Affiant states further, that within the past ninety (90) days there have been no improvements, alterations, or repairs to the Property for which the costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid.
4. Affiant further represents to its knowledge that there are no pending unsatisfied judgments of record, nor any tax liens filed against the Property.
5. Affiant agrees not to place of record any lien or encumbrance upon the above-mentioned property from the date hereof to the date of recordation of documents executed and delivered in connection herewith.

WCI COMMUNITIES, LLC,
a Delaware limited liability company

By: _____
Darin McMurray Vice President

Subscribed and sworn to before me this _____ day of _____, 2019.

Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION
(SNCDD)

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Together With,

Tracts 724, 725, 729 and 730, the plat of **SARASOTA NATIONAL, PHASE 8** recorded at Plat Book 52, Page 12, the Public Record of Sarasota County, Florida

This instrument prepared by:
Charles Mann, Esq.
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED ("Deed") is made this _____ day of _____, 2019, by SARASOTA NATIONAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, whose address is 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, (hereinafter referred to as "Grantor"), to SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida, whose address is: c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (hereinafter referred to as "Grantee"),

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim, unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying, and being in Sarasota County, Florida, to-wit:

See attached Exhibit "A"

This conveyance is being made for title purposes only; therefore, only minimum documentary stamp taxes are affixed hereto.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered
in our presence (2 witnesses):

SARASOTA NATIONAL MASTER
ASSOCIATION, INC., a Florida not for profit
corporation

Sign: _____
Print: _____

By: _____
Print: _____
Title: _____

Sign: _____
Print: _____

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of _____, 2019, by _____, as _____ of SARASOTA NATIONAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

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SARASOTA NATIONAL, PHASE 2A

A Subdivision
Being in Section 36, Township 39 South, Range 19 East,
Sarasota County, Florida

PLAT BOOK 49 PAGE 253

SHEET 3 OF 6

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 75°01'58" E	61.77'
L2	S 05°56'26" E	15.59'
L3	S 26°55'29" E	25.91'
L4	S 24°55'21" E	56.24'
L5	S 14°31'17" E	47.33'
L6	S 41°06'48" E	50.23'
L7	N 80°03'20" E	35.41'
L8	S 84°03'15" E	42.28'
L9	S 31°07'47" E	18.61'
L10	S 14°54'25" W	31.23'
L11	S 39°42'21" E	88.04'
L12	N 52°35'39" E	66.89'
L13	N 17°00'49" W	24.38'
L14	N 15°58'50" E	50.94'
L15	N 05°41'23" E	45.17'
L16	N 13°44'02" E	41.44'
L17	S 02°49'42" E	60.97'
L18	N 87°10'18" E	17.40'
L19	S 13°34'08" E	47.47'
L20	S 23°44'30" E	60.92'
L21	S 33°05'59" E	78.09'
L22	S 44°52'09" E	43.88'
L23	S 26°42'39" E	40.10'
L24	S 41°35'51" W	8.85'
L25	S 75°42'09" W	41.43'
L26	S 64°25'12" W	55.39'
L27	S 49°46'15" W	86.63'
L28	S 12°15'09" E	74.44'
L29	S 37°26'33" W	42.01'
L30	N 23°07'28" W	25.42'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2967.82'	9°58'38"	S 78°06'40" E	516.15'	516.80'
C2	340.00'	22°20'22"	N 08°20'29" E	131.73'	132.56'
C3	60.00'	180°00'00"	N 87°10'18" E	120.00'	188.50'
C4	74.55'	32°06'51"	N 88°55'12" W	41.24'	41.79'
C5	72.85'	15°02'38"	N 81°25'52" W	19.08'	19.13'
C6	40.00'	10°50'21"	S 85°37'38" W	7.56'	7.57'
C7	157.18'	37°48'54"	S 61°18'01" W	101.52'	103.74'
C8	1882.38'	4°57'01"	S 39°55'04" W	15.75'	15.75'
C9	32.29'	25°56'08"	S 24°28'29" W	14.49'	14.61'
C10	71.85'	14°44'30"	S 18°52'40" W	18.43'	18.49'
C11	25.00'	59°04'02"	S 03°17'06" E	24.65'	25.77'
C12	207.42'	12°49'52"	S 26°24'10" E	46.35'	46.45'
C13	25.00'	41°08'42"	S 00°35'07" W	17.57'	17.95'
C14	38.74'	46°40'54"	S 44°39'03" W	30.69'	31.50'
C15	78.91'	38°23'46"	S 88°06'45" W	51.90'	52.88'
C16	40.00'	47°46'55"	S 83°25'11" W	32.40'	33.36'
C17	106.83'	47°44'17"	S 83°25'52" W	86.46'	89.01'
C18	40.00'	33°24'00"	N 89°25'58" W	22.99'	23.32'
C19	108.12'	17°46'17"	S 82°45'10" W	33.71'	33.85'
C20	6163.57'	0°28'01"	N 88°36'12" W	52.03'	52.03'
C21	67.57'	65°43'15"	N 55°59'05" W	23.33'	27.51'
C22	59.48'	11°36'16"	N 17°19'20" W	12.03'	12.05'
C23	40.00'	93°20'37"	N 35°09'06" E	58.19'	68.12'
C24	660.14'	14°15'25"	S 89°47'39" W	163.84'	164.26'
C25	340.00'	8°37'02"	N 87°23'04" W	51.09'	51.14'
C26	960.00'	24°11'31"	N 02°52'16" W	402.34'	405.34'

NOTES:

- This survey is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 098 and SAR 088. The reference bearing between said monuments is S 89°40'01" E. To convert from Grid Distances to Ground Distances the Grid be divided by the scale factor of 0.999554167.
- Elevations shown herein refer to Sarasota County Bench Mark 787N (NODS Tidal Bench Mark 5837-A) published elevation= 5.16 feet, NGVD 1929; and USCGS Bench Mark #7-255, published elevation= 15.04 feet, NAVD 1928.
- Coordinates Shown herein refer to State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey Feet.

LEGEND:

- Permanent Reference Monument - 4" Concrete Monument PRM LB 66.58 Set.
- Permanent Control Point - 4" Concrete Monument PCP LB 66.58 or May Nail & Disk LB 66.58 Set.

(R) Radial Line

North = XXXX
East = XXXX
State Plane Coordinate Points

- FPL Florida Power & Light
- ORI Official Records Instrument
- LXX Line number See Line Table This Sheet
- CXX Curve number See Line Table This Sheet
- Sq. Ft. Square Feet

TRACT LEGEND

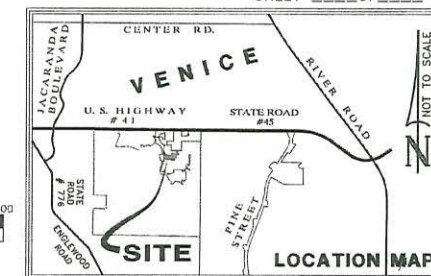
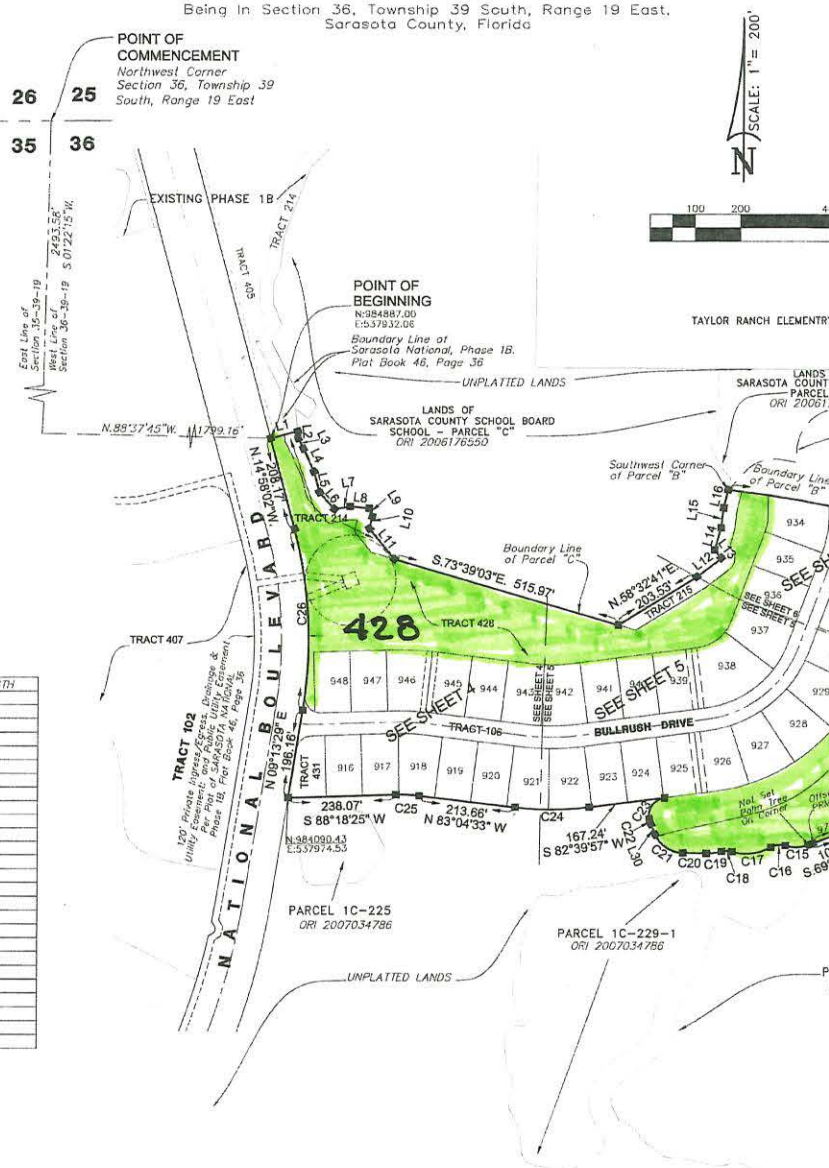
NUMBER	DESCRIPTION
106	Private Road Right of Way and Ingress/Egress, Drainage and Utility Easement; and Public Utility Easement.
214	Preservation Area & Public Drainage Easement.
428	Private Common Area, Lake, Drainage, Lake Maintenance, Landscaping, Walls, Access, Signage and Utility Easement.
430	Private Common Area, Drainage, Lake Maintenance, Access, Landscaping, Walls, Access, Signage and Utility Easement.
431	Private Common Area, Drainage, Lake Maintenance, Access, Landscaping, Walls, Access, Signage and Utility Easement.

KEY MAP



BRITT SURVEYING, INC.

LAND SURVEYS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
806 Cypress Avenue Venice, Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bs@brittsurveying.com



SARASOTA NATIONAL, PHASE 2B

A Subdivision

Lying in Sections 35 & 36, Township 39 South, Range 19 East,
Sarasota County, Florida.

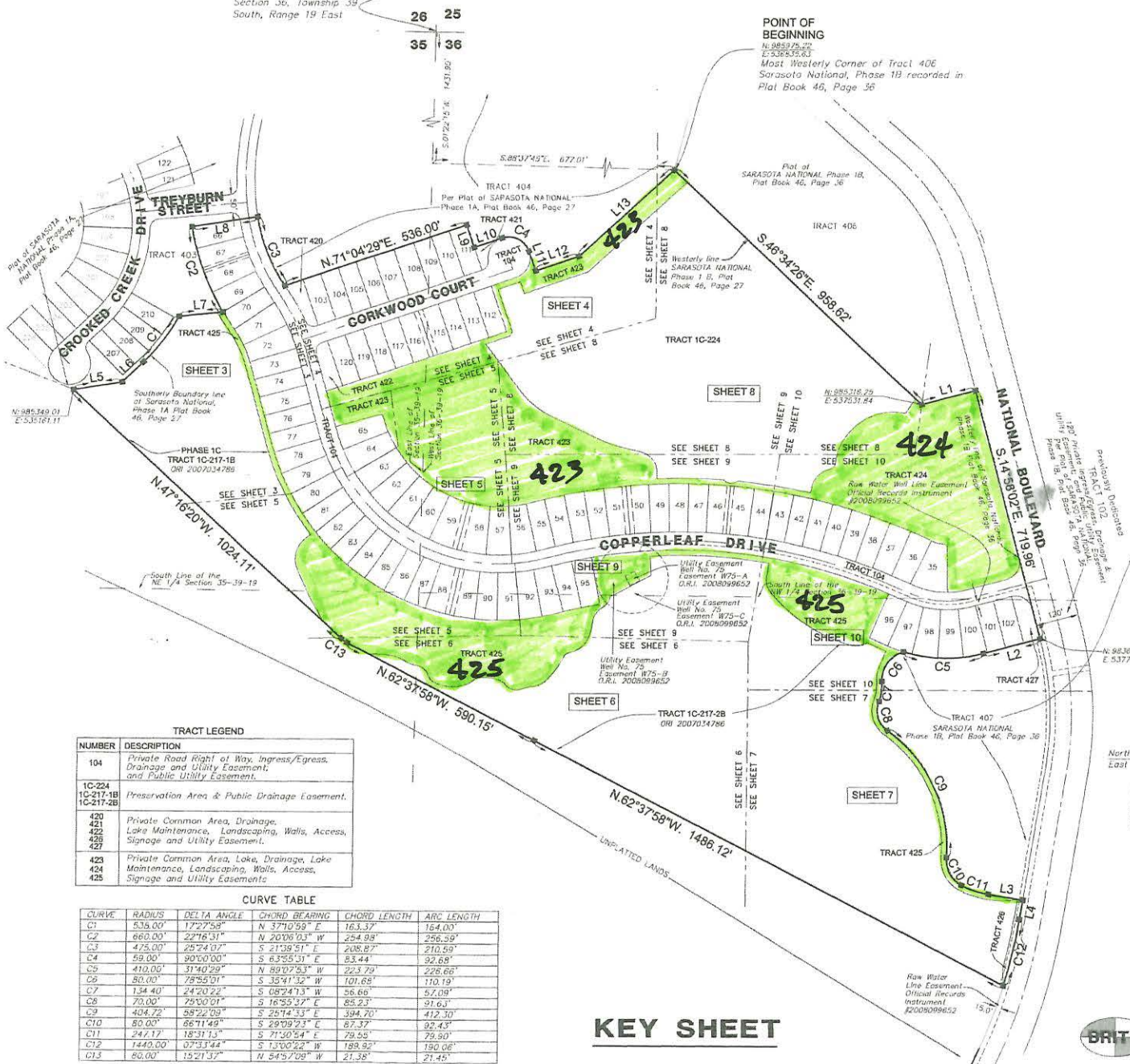
PLAT BOOK 49 PAGE 134

SHEET 2 OF 10

POINT OF
COMMENCEMENT
Northwest Corner
Section 36, Township 39
South, Range 19 East

POINT OF
BEGINNING
N 98°52'25.22"
E 53°55'35.63"
Most Westerly Corner of Tract 406
Sarasota National, Phase 1B recorded in
Plat Book 46, Page 36

SCALE: 1" = 200'



LINE	BEARING	DISTANCE
L1	N 75°01'58" E	155.78'
L2	S 75°01'52" W	163.55'
L3	S 80°46'31" E	97.73'
L4	S 09°12'29" W	55.36'
L5	N 80°35'40" E	117.35'
L6	N 45°54'58" E	81.66'
L7	N 84°04'01" E	123.25'
L8	N 81°02'13" E	185.00'
L9	S 18°55'31" E	67.00'
L10	N 71°04'29" E	82.48'
L11	S 12°55'51" E	59.00'
L12	N 71°04'29" E	127.28'
L13	N 47°26'15" E	350.58'

NUMBER	DESCRIPTION
104	Private Road Right of Way, Ingress/Egress, Drainage and Utility Easement, and Public Utility Easement.
10-224	Preservation Area & Public Drainage Easement.
420	Private Common Area, Drainage, Lake Maintenance, Landscaping, Walls, Access, Signage and Utility Easement.
421	
422	
423	Private Common Area, Lake, Drainage, Lake Maintenance, Landscaping, Walls, Access, Signage and Utility Easements
424	
425	

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	535.00'	17°22'58"	N 37°10'59" E	163.37'	164.00'
C2	660.00'	22°18'31"	N 20°06'03" W	254.98'	256.59'
C3	475.00'	25°24'07"	S 21°38'51" E	205.87'	210.60'
C4	59.00'	90°00'00"	S 63°55'31" E	83.44'	92.68'
C5	410.00'	31°40'29"	N 89°07'53" W	223.79'	226.66'
C6	80.00'	78°55'01"	S 35°41'32" W	101.68'	110.19'
C7	134.40'	24°20'22"	S 08°24'13" W	56.66'	57.09'
C8	70.00'	75°00'01"	S 18°55'32" E	85.23'	91.63'
C9	404.72'	58°22'09"	S 25°14'53" E	304.70'	312.30'
C10	80.00'	66°11'49"	S 29°09'23" E	87.37'	92.43'
C11	247.17'	18°31'13"	S 71°30'54" E	79.55'	79.50'
C12	1440.00'	07°33'44"	S 13°00'22" W	189.92'	190.06'
C13	80.00'	15°21'37"	N 84°57'09" W	21.38'	21.45'

- LEGEND:**
- Permanent Reference Monument, 4" Concrete Monument PRM LB 6638 Set.
 - Permanent Control Point, 4" Concrete Monument PCP LB 6638 or Mag Nail & Disk 6638 Set.
 - (R) Radial Line
 - North = XXXX State Plane Coordinate Points
 - East = XXXX
 - FPL Florida Power & Light
 - ORI Official Records Instrument
 - LXY Line number See Line Table This Sheet
 - CKY Curve number See Line Table This Sheet
 - Sq. Ft. Square Feet

- NOTES:**
- This survey is based on Grid Distances and Bearings derived from the use of Sarasota GPS Control Monuments SAR 056 and SAR 068. The reference bearing between said monuments is S 89°40'01" E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999957606.
 - Coordinates shown herein refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

KEY SHEET



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SARASOTA NATIONAL, PHASE 3

PLAT BOOK 50 PAGE 17A

SHEET 2 OF 17

A Subdivision

Lying in Section 35 & 36, Township 39 South, Range 19 East,
Sarasota County, Florida.

POINT OF
COMMENCEMENT

Northeast Corner
Section 35, Township 39
South, Range 19 East

POINT OF
BEGINNING

Southerly Boundary line
of Sarasota National,
Phase 1A Plat Book
46, Page 27

SCALE: 1" = 300'



KEY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 10°58'35" W	146.79'
L2	S 79°01'25" W	53.00'
L3	N 10°58'35" W	85.00'
L4	N 79°01'25" E	53.00'
L5	N 10°58'35" W	54.12'
L6	N 24°20'58" E	291.58'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1480.00'	16°15'26"	N 02°50'52" W	421.36'	422.78'
C2	660.00'	35°19'34"	N 06°41'11" E	400.51'	406.93'
C3	1440.00'	7°33'44"	N 20°34'05" E	189.92'	190.06'
C4	80.00'	15°21'37"	N 54°57'09" W	21.38'	21.45'

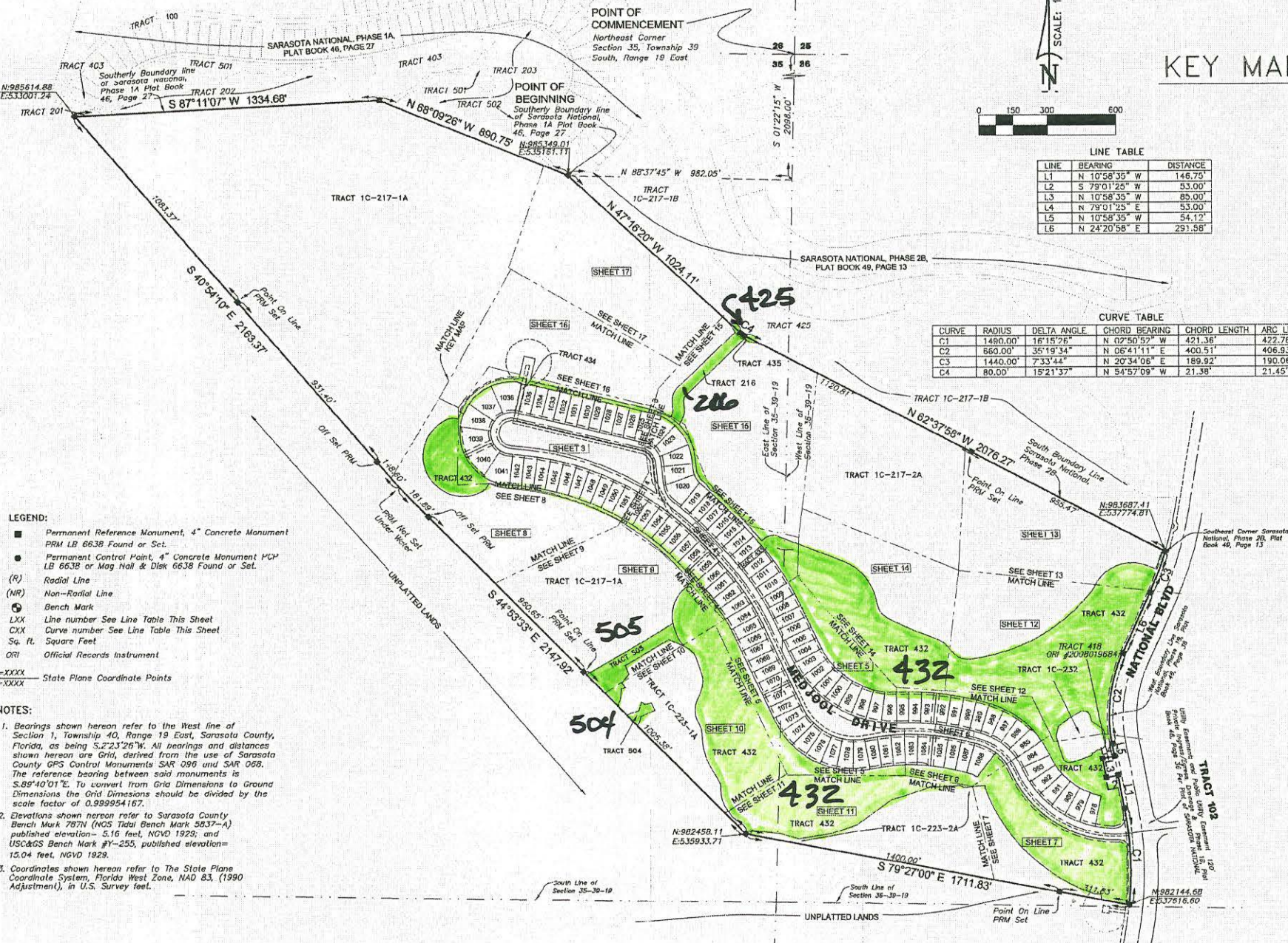
LEGEND:

- Permanent Reference Monument, 4" Concrete Monument
PRM LB 6638 Found or Set.
- Permanent Control Point, 4" Concrete Monument MCM
LB 6638 or Mag Nail & Disk 6638 Found or Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- LXX Line number See Line Table This Sheet
- CXX Curve number See Line Table This Sheet
- Sq. Ft. Square Feet
- ORI Official Records Instrument

N. -XXXX State Plane Coordinate Points
E. -XXXX

NOTES:

- Bearings shown hereon refer to the West line of Section 1, Township 10, Range 19 East, Sarasota County, Florida, as being S 2°3'26" W. All bearings and distances shown hereon are Grid, derived from the use of Sarasota County GPS Control Monuments SAR 096 and SAR 068. The reference bearing between said monuments is S 89°40'01" E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
- Elevations shown hereon refer to Sarasota County Bench Mark 787N (NGS Tidal Bench Mark 3937-A) published elevation - 5.16 feet, NGVD 1929; and USCGS Bench Mark #1-255, published elevation = 15.04 feet, NGVD 1929.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.



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SARASOTA NATIONAL, PHASE 4

A Subdivision

Lying in Section 36, Township 39 South, Range 19 East &
in Section 1, Township 40 South, Range 19 East,
Sarasota County, Florida

PLAT BOOK 50 PAGE 28C

SHEET 4 OF 28

NOTES:

- Bearings shown herein refer to the true line of Section 1, Township 40, Range 19 East, Sarasota County, Florida, as being S. 2° 21' 26" W. All bearings and distances shown herein are Grid, derived from the use of Sarasota County GPS Control Monuments SAR 086 and SAR 088. The reference bearing between said monuments is S. 89° 40' 01" E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
- Coordinates shown herein refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.

LEGEND:

- Permanently Reference Monument - 4" Concrete Monument PER LR BR 38 Set.
- N. = NORTH
- E. = EAST
- State Plane Coordinate Points

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72° 12' 20" E	12.24
L2	S 77° 48' 40" W	35.40
L3	S 65° 50' 31" E	54.84
L4	N 62° 32' 41" E	14.88
L5	S 04° 10' 10" W	14.26
L6	N 14° 00' 42" W	39.11
L7	N 11° 59' 21" E	10.24
L8	S 48° 01' 30" E	48.94
L9	S 01° 09' 01" W	7.01

LINE TABLE

LINE	BEARING	DISTANCE
L10	N 46° 09' 28" E	29.67
L11	N 00° 00' 00" W	12.40
L12	N 35° 57' 28" W	1.02
L13	N 10° 45' 07" E	36.57
L14	N 19° 26' 30" W	5.14
L15	N 10° 45' 07" E	36.57
L16	N 18° 13' 58" E	18.00
L17	N 80° 00' 00" W	5.00
L18	N 02° 37' 30" W	11.82

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1610.00	49° 49' 21"	N 61° 31' 18" E	129.87	1430.00
C2	2100.00	3° 25' 53"	S 86° 11' 45" E	184.39	168.24
C3	340.00	20° 00' 50"	S 07° 01' 11" E	15.12	18.40
C4	18.00	49° 49' 40"	S 35° 20' 48" E	6.82	6.82
C5	126.94	3° 20' 36"	S 10° 57' 51" E	113.59	113.59
C6	188.00	35° 45' 21"	S 35° 34' 03" E	61.78	67.83
C7	45.74	84° 37' 49"	S 35° 34' 03" E	61.78	67.83
C8	60.48	24° 22' 17"	S 85° 51' 51" E	25.10	25.72
C9	82.40	32° 28' 33"	S 37° 27' 25" E	101.91	102.20
C10	251.31	13° 38' 16"	S 15° 28' 59" E	50.88	59.92
C11	171.87	18° 42' 13"	S 16° 51' 58" E	58.36	55.41
C12	178.00	31° 15' 22"	S 41° 17' 53" E	86.59	97.30
C13	148.50	24° 52' 00"	S 44° 02' 24" E	86.23	87.00
C14	158.62	21° 58' 48"	S 42° 28' 47" E	88.44	88.73
C15	4404.58	1° 02' 33"	S 33° 46' 26" E	80.15	80.15
C16	154.10	21° 40' 09"	S 43° 23' 09" E	100.87	100.87
C17	81.94	41° 11' 55"	S 30° 22' 30" E	68.62	66.33
C18	98.97	01° 29' 20"	S 02° 41' 08" W	102.07	100.05
C19	115.02	32° 43' 06"	S 37° 18' 17" W	54.73	55.42
C20	25.00	63° 37' 03"	S 26° 13' 18" W	21.44	21.44
C21	31.61	40° 27' 21"	S 31° 28' 04" W	21.95	22.41
C22	18.00	102° 02' 56"	S 40° 18' 04" E	21.46	28.15
C23	75.00	15° 51' 45"	S 81° 29' 40" E	16.10	18.15
C24	132.08	6° 37' 17"	S 74° 05' 08" E	52.41	52.41
C25	40.00	07° 24' 34"	S 41° 54' 12" E	38.42	40.00
C26	18.00	144° 32' 30"	S 35° 28' 10" E	34.28	45.41
C27	75.43	10° 07' 18"	N 02° 11' 52" E	51.62	52.89
C28	40.00	10° 07' 18"	N 02° 11' 52" E	51.62	52.89
C29	77.63	35° 42' 19"	N 40° 00' 17" E	41.11	41.80
C30	112.16	21° 46' 47"	N 44° 20' 03" E	42.15	42.75
C31	583.92	4° 03' 32"	N 35° 36' 25" E	12.07	42.07
C32	66.00	8° 32' 31"	N 82° 41' 36" E	44.18	44.18
C33	71.88	28° 16' 14"	N 53° 36' 35" E	35.02	35.41
C34	286.36	10° 11' 10"	N 44° 13' 03" E	50.84	60.81
C35	40.00	24° 28' 18"	N 67° 00' 16" E	17.31	17.44
C36	148.77	8° 53' 14"	N 70° 14' 14" E	23.93	24.93
C37	25.00	84° 01' 50"	N 34° 33' 38" E	26.51	27.34
C38	910.00	4° 07' 06"	N 63° 10' 40" E	85.39	85.41
C39	1319.00	1° 02' 14"	S 62° 03' 14" E	443.19	445.23
C40	148.77	8° 53' 14"	S 79° 07' 52" E	24.93	24.93
C41	25.00	52° 32' 22"	S 21° 00' 01" E	22.13	22.92
C42	78.82	24° 40' 52"	S 60° 31' 36" E	33.38	33.64
C43	40.00	36° 39' 37"	S 34° 28' 18" E	25.14	25.87
C44	67.87	19° 39' 31"	S 42° 29' 13" E	23.07	23.19
C45	82.57	45° 57' 06"	S 31° 20' 25" E	68.42	70.54
C46	66.40	18° 13' 29"	S 16° 20' 42" E	24.10	23.20
C47	58.02	10° 19' 46"	S 10° 19' 46" E	24.89	24.89
C48	31.00	50° 01' 53"	S 21° 44' 25" W	26.28	27.14
C49	30.00	11° 40' 43"	S 62° 06' 32" E	34.23	41.08
C50	100.00	22° 12' 04"	N 70° 10' 18" E	18.38	38.84
C51	137.31	38° 18' 18"	N 61° 36' 12" E	92.48	94.24
C52	134.48	8° 22' 34"	N 48° 17' 49" E	21.25	21.30
C53	42.38	80° 28' 42"	N 10° 34' 35" E	34.73	58.49
C54	1028.88	7° 58' 55"	N 33° 74' 49" E	142.32	142.44
C55	40.00	8° 18' 13"	N 88° 18' 13" E	40.81	42.82
C56	591.32	30° 03' 48"	S 33° 02' 35" E	358.91	383.05
C57	428.00	1° 12' 43"	S 81° 40' 21" E	228.98	237.08
C58	26.00	83° 37' 14"	S 37° 39' 35" E	33.37	35.46
C59	140.00	30° 08' 08"	S 19° 13' 03" E	124.16	126.23
C60	1235.00	3° 54' 59"	S 32° 19' 40" W	80.50	80.52
C61	340.00	20° 32' 57"	S 40° 38' 39" W	121.29	121.84
C62	1025.00	7° 01' 50"	S 47° 24' 10" W	125.73	125.73
C63	860.00	1° 44' 58"	S 22° 02' 58" W	65.30	67.45
C64	475.00	16° 10' 55"	S 08° 11' 11" W	133.71	134.15
C65	345.00	8° 52' 02"	S 49° 10' 40" W	368.88	382.67
C66	2080.00	9° 23' 19"	S 77° 19' 36" W	133.10	136.00
C67	1340.00	1° 22' 33"	S 78° 48' 20" W	288.85	288.85
C68	90.00	44° 48' 21"	N 72° 36' 39" W	88.53	70.30
C69	1025.00	6° 57' 58"	N 53° 49' 58" W	126.54	124.61
C70	25.00	87° 18' 14"	N 13° 53' 47" W	34.50	34.50
C71	125.00	2° 42' 16"	N 15° 13' 16" E	158.80	158.48
C72	525.00	11° 13' 43"	N 20° 14' 40" W	369.68	377.78
C73	80.00	30° 00' 00"	N 04° 08' 28" E	70.71	78.54
C74	1000.00	1° 08' 11"	N 32° 50' 01" W	31.74	31.74
C75	125.00	10° 10' 15"	N 07° 11' 53" W	71.19	71.19
C76	80.00	106° 02' 23"	N 30° 03' 30" E	74.88	82.84
C77	860.00	33° 54' 23"	N 88° 05' 39" E	501.53	508.93
C78	50.00	80° 00' 00"	S 82° 51' 42" E	70.71	78.54
C79	475.00	41° 13' 43"	S 20° 14' 40" W	134.47	341.80
C80	275.00	29° 42' 08"	S 15° 13' 15" W	146.87	142.58
C81	225.00	87° 18' 14"	S 72° 42' 27" W	14.50	38.68
C82	1025.00	1° 34' 07"	N 96° 28' 31" W	133.53	135.41
C83	25.00	80° 30' 24"	N 28° 47' 23" W	32.43	35.39
C84	125.00	10° 30' 48"	N 05° 19' 24" E	23.18	23.23
C85	30.00	48° 46' 32"	N 12° 34' 40" W	23.91	24.48
C86	1735.00	17° 13' 34"	N 06° 06' 47" W	386.32	370.23
C87	1008.00	1° 55' 20"	N 15° 39' 14" W	180.54	180.54
C88	1735.00	17° 13' 34"	N 25° 51' 25" W	393.20	394.11
C89	1810.00	6° 22' 11"	N 48° 57' 22" E	10.39	10.39

KEY MAP



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SARASOTA NATIONAL, PHASE 5

A Subdivision

Lying In Section 36, Township 39 South, Range 19 East &
In Section 1, Township 40 South, Range 19 East,
Sarasota County, Florida

PLAT BOOK 51 PAGE 12B

SHEET 3 OF 13

NOTES:

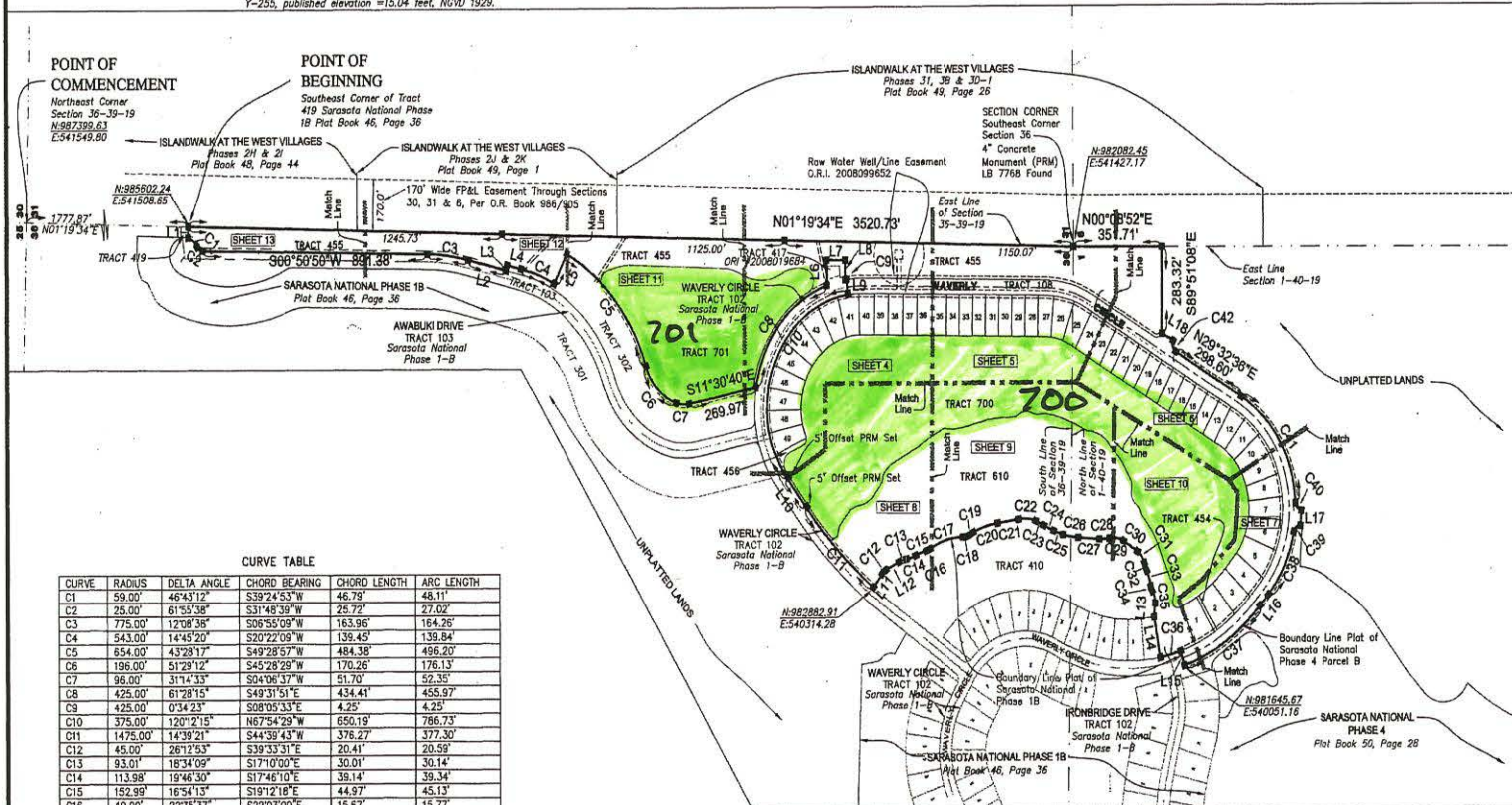
- Bearings shown herein refer to the East line of Section 36, Township 39 South, Range 19 East, Sarasota County, Florida, as being N01°19'34"E. All bearings and distances shown herein are Grid, derived from the use of Sarasota County GPS Control Monuments SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.99954167.
- Coordinates shown herein refer to the State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.
- Elevations shown herein refer to Sarasota County, Bench Mark 787N (NOS Tidal Bench Mark 5837-A) published elevation = 5.16 feet, NGVD 1929; and USC&GS Bench Mark # Y-255, published elevation = 15.04 feet, NGVD 1929.

SCALE: 1" = 300'



LEGEND:

- Permanent Reference Monument, 4" Concrete Monument PRM LB 6638 Found or Set.
- Permanent Control Point, 4" Concrete Monument PCP LB 6638 or May Nail & Disk 6638 Found or Set.
- LXX Line number See Line Table This Sheet
- CXX Curve number See Line Table This Sheet
- ORI Official Records Instrument
- FP & L Florida Power and Light
- N = XXXX State Plane Coordinate Points
- E = XXXX State Plane Coordinate Points



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	59.00'	46°43'12"	S39°24'53"W	46.78'	48.11'
C2	25.00'	61°53'36"	S31°48'39"W	25.72'	27.02'
C3	775.00'	12°08'36"	S08°55'09"W	163.96'	164.26'
C4	543.00'	14°45'20"	S20°22'09"W	139.45'	139.84'
C5	854.00'	43°28'17"	S49°28'57"W	484.38'	496.20'
C6	196.00'	51°29'12"	S45°28'29"W	170.26'	176.13'
C7	96.00'	31°14'33"	S04°06'37"W	51.70'	52.35'
C8	425.00'	61°28'15"	S49°31'51"E	434.41'	455.97'
C9	425.00'	03°14'23"	S08°05'33"E	4.25'	4.25'
C10	375.00'	120°12'15"	N67°54'29"W	650.19'	786.73'
C11	1475.00'	14°39'21"	S44°38'43"W	376.27'	377.30'
C12	45.00'	26°12'53"	S39°33'31"E	20.41'	20.59'
C13	93.01'	16°34'09"	S17°10'00"E	30.01'	30.14'
C14	113.98'	19°46'30"	S17°46'10"E	39.14'	39.34'
C15	152.99'	16°54'13"	S19°12'18"E	44.97'	45.13'
C16	40.00'	22°35'37"	S22°03'00"E	15.67'	15.77'
C17	234.50'	34°25'28"	S16°08'06"E	138.76'	140.89'
C18	40.00'	25°26'43"	S11°38'45"E	17.52'	17.76'
C19	562.57'	212°43'	S28°28'28"E	25.58'	25.58'
C20	310.74'	18°46'10"	S17°11'45"E	101.34'	101.79'
C21	2064.96'	219°31"	S08°58'25"E	83.80'	83.81'
C22	132.69'	30°12'15"	S04°57'56"W	69.14'	69.95'
C23	214.11'	91°21'4"	S24°40'11"W	34.36'	34.39'
C24	256.10'	9°44'20"	S24°24'08"W	43.48'	43.53'
C25	804.52'	2°52'04"	S18°06'53"W	39.80'	39.80'
C26	260.04'	13°28'26"	S09°57'10"W	61.09'	61.23'
C27	7650.73'	0°37'31"	S03°31'12"W	83.49'	83.49'
C28	154.88'	15°08'14"	S03°44'09"E	40.80'	40.92'
C29	79.94'	41°23'28"	S09°23'28"W	56.50'	57.75'
C30	794.50'	4°42'58"	S32°26'41"W	65.38'	65.40'
C31	85.36'	41°54'29"	S58°45'24"W	46.75'	47.81'
C32	105.29'	14°26'14"	S69°29'32"W	26.46'	26.53'
C33	145.27'	21°00'06"	S72°51'29"W	53.37'	53.67'
C34	30.52'	32°20'49"	S67°16'09"W	17.22'	17.45'
C35	55.00'	44°54'31"	S73°33'00"W	42.01'	43.11'
C36	641.91'	7°25'20"	S14°18'00"E	83.10'	83.15'
C37	691.92'	30°03'49"	S33°02'35"E	358.91'	363.06'
C38	425.00'	31°23'43"	S63°46'21"E	229.98'	232.88'
C39	25.00'	83°37'14"	S37°39'36"E	33.33'	36.49'
C40	25.00'	83°37'14"	N45°57'38"E	33.33'	36.49'
C41	425.00'	58°13'40"	N58°39'26"E	413.56'	431.91'
C42	25.00'	90°00'00"	N74°32'36"E	35.36'	39.27'

LINE TABLE

LINE	BEARINGS	DISTANCE
L1	N68°40'26"W	36.19'
L2	S12°59'28"W	154.39'
L3	S77°00'32"E	18.00'
L4	S12°59'28"W	57.23'
L5	S62°15'11"E	111.00'
L6	N90°00'00"E	81.23'
L7	S00°00'00"E	75.00'
L8	N90°00'00"W	63.11'
L9	S82°11'38"W	50.00'
L10	S51°59'24"W	120.50'
L11	S52°39'58"E	55.25'
L12	S26°27'05"E	99.57'
L13	N83°59'45"W	46.15'
L14	S79°24'40"W	135.00'
L15	S71°59'21"W	50.00'
L16	S48°04'30"E	48.94'
L17	S85°50'59"E	50.00'
L18	N29°32'36"E	50.00'

KEY MAP

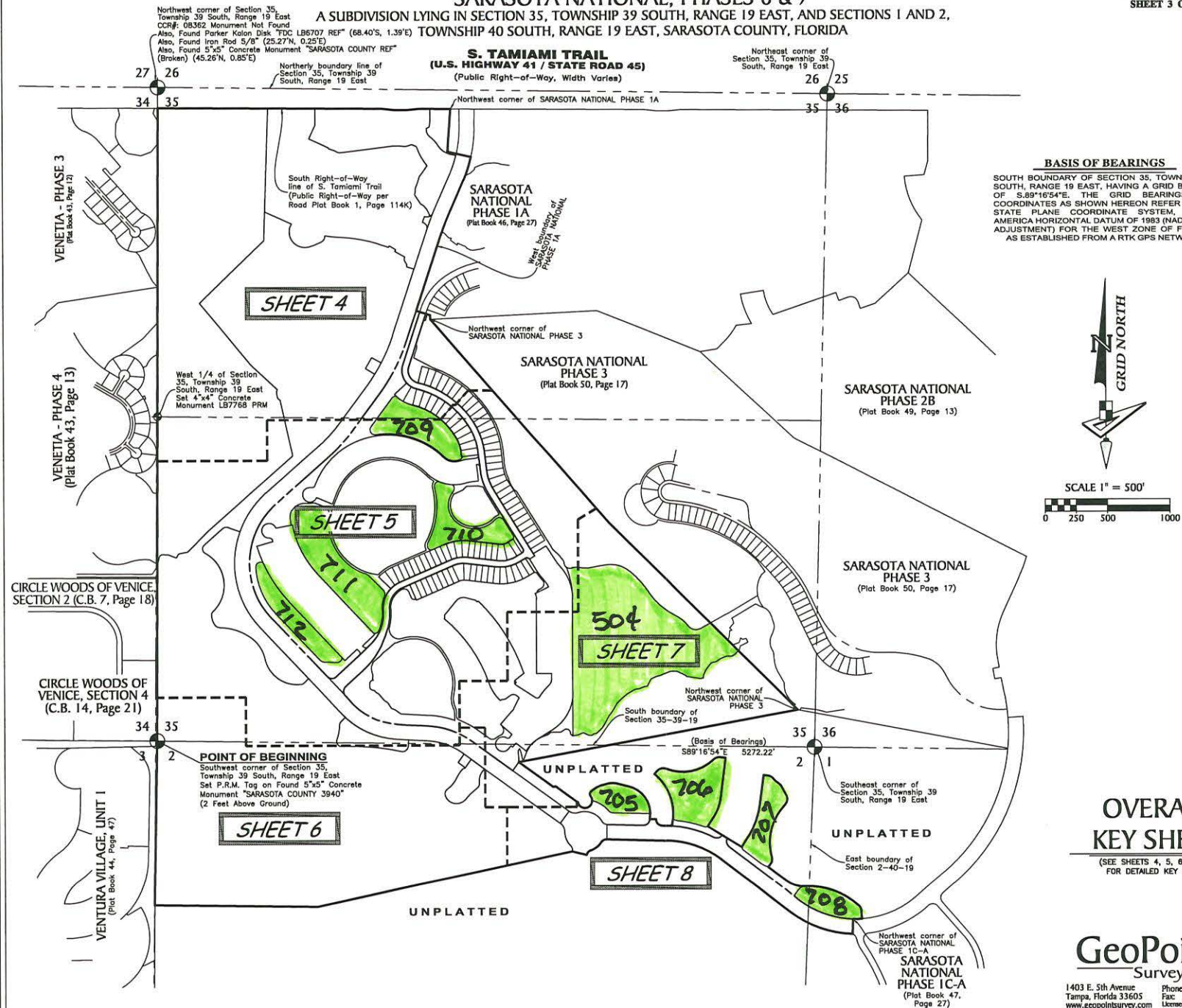


BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
805 Cypress Avenue Venice, Florida 34285
Telephone: (941) 483-1386 Fax: (941) 484-5766
Email: info@brittsurveying.com

A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 19 EAST, AND SECTIONS 1 AND 2,
6707 REF (68.40"S, 1.39"E) TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 54 SHEETS



OVERALL KEY SHEET

(SEE SHEETS 4, 5, 6, 7 & 8
FOR DETAILED KEY SHEET)



GeoPoint
Surveying, Inc.

1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com

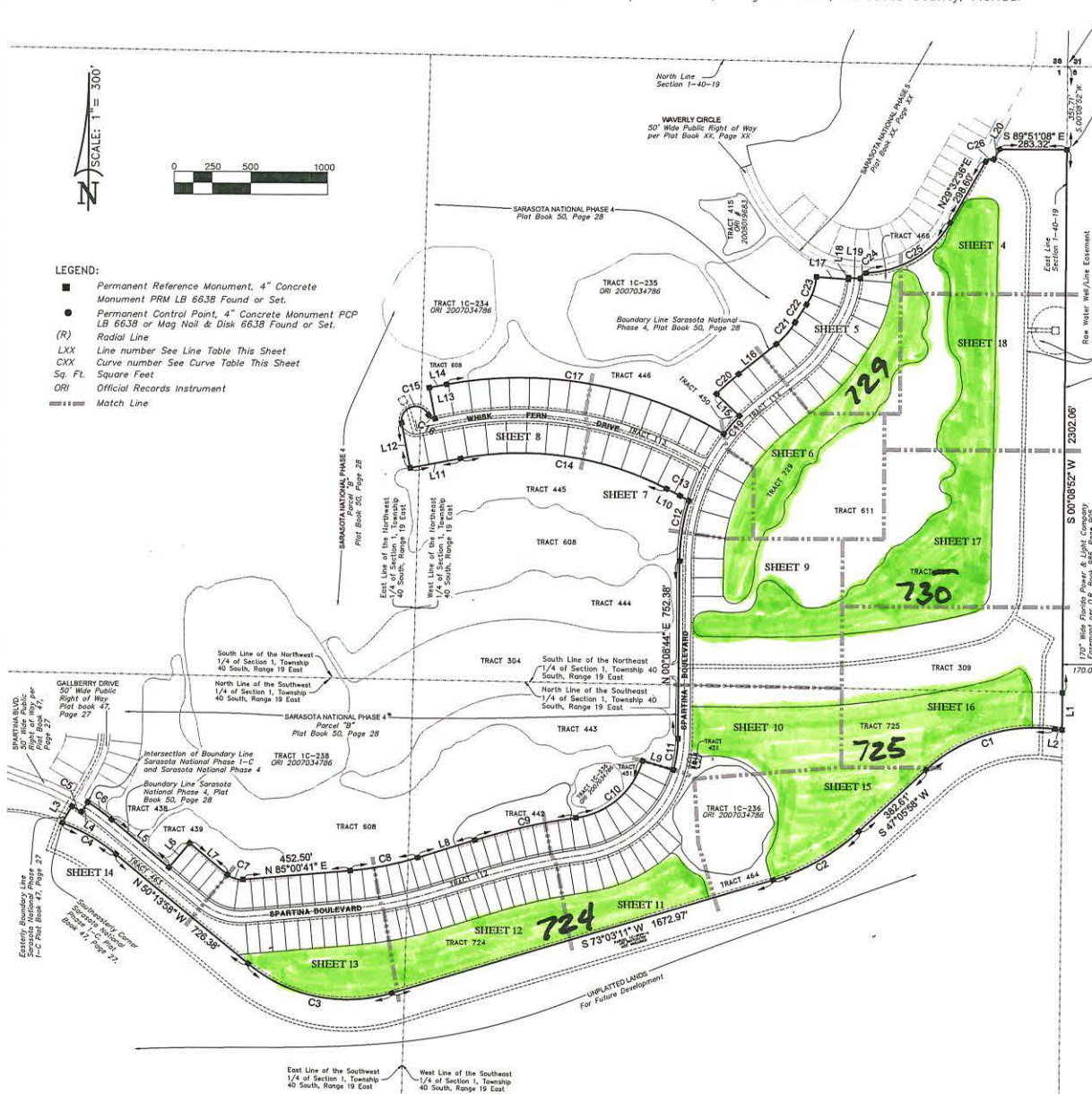
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

SARASOTA NATIONAL, PHASE 8

A Subdivision

A Replat of Tract 303, SARASOTA NATIONAL, PHASE 4, recorded in Plat Book 50, Page 29, Public Records of Sarasota County, Florida; and other lands in Section 1, Township 40 South, Range 19 East, Sarasota County, Florida.

PLAT BOOK _____ PAGE _____
SHEET 3 OF 18



POINT OF COMMENCEMENT
Northeast Corner
Section 1, Township
40 South, Range 19 East

POINT OF BEGINNING

NOTES:

- Bearings shown hereon refer to the East line of Section 36, Township 39 South, Range 19 East, Sarasota County, Florida, as being N 01°15'34" E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota County GPS Control Monuments SAR 096 and SAR 088. The reference bearing between said monuments is S 89°40'01" E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
- Coordinates shown hereon refer to the State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.
- Elevations shown hereon refer to Sarasota County, Bench Mark 787N (NOS Tidal Bench Mark 5837-A) published elevation = 5.16 feet, NGVD 1929; and USC&GS Bench Mark # Y-255, published elevation = 15.04 feet, NGVD 1929.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°08'44" W	156.07
L2	N 67°57'44" W	30.49
L3	N 30°04'20" E	81.69
L4	N 37°48'05" E	50.00
L5	S 50°13'58" E	115.36
L6	N 39°48'02" E	1135.00
L7	S 50°13'58" E	207.33
L8	N 72°38'12" E	250.95
L9	S 74°40'21" E	135.00
L10	N 62°44'11" W	63.47
L11	S 79°05'35" W	215.70
L12	N 10°54'25" W	194.00
L13	N 10°54'25" W	135.00
L14	N 79°05'35" E	74.23
L15	N 46°06'49" W	135.00
L16	N 50°55'08" E	202.93
L17	S 85°50'59" E	135.00
L18	N 04°09'01" E	7.01
L19	S 85°50'59" E	53.00
L20	N 73°32'36" E	50.00

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	675.00'	S 72°04'07" W	569.88'	588.32'
C2	925.00'	S 60°04'34" W	415.43'	419.00'
C3	650.00'	N 78°35'24" W	617.45'	643.40'
C4	774.66'	N 59°59'20" W	282.28'	263.55'
C5	975.00'	S 58°33'47" E	46.44'	46.45'
C6	1025.00'	S 53°42'56" E	124.54'	124.61'
C7	90.00'	S 72°36'39" E	68.53'	70.30'
C8	1340.00'	N 78°49'26" E	288.85'	289.42'
C9	2860.00'	N 77°19'56" E	435.51'	436.00'
C10	340.00'	N 49°10'40" E	368.86'	389.87'
C11	890.00'	N 08°29'04" E	258.15'	259.07'
C12	2081.99'	N 62°30'39" W	149.52'	149.56'
C13	1340.00'	N 84°44'16" W	1185.06'	849.86'
C14	59.00'	N 73°36'10" E	117.46'	174.05'
C15	25.00'	S 61°23'50" E	31.81'	34.48'
C16	1660.00'	N 79°59'38" W	1185.06'	1211.81'
C17	890.00'	N 40°38'35" E	100.71'	100.77'
C18	1025.00'	N 47°24'10" E	125.73'	125.81'
C19	340.00'	N 48°38'59" E	121.29'	121.94'
C20	1295.00'	N 32°19'40" E	88.50'	88.52'
C21	240.00'	N 19°13'05" E	124.78'	126.23'
C22	25.00'	N 45°57'38" E	33.33'	36.49'
C23	425.00'	N 58°39'26" E	413.56'	431.91'
C24	25.00'	N 74°32'36" E	35.36'	39.27'

KEY MAP

BRITT **BRITT SURVEYING, INC.**
LAND SURVEYS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB-6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1398 Fax: (941) 484-5766
Email: info@brittsurveying.com

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

8

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2018**

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
NOVEMBER 30, 2018**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash - SunTrust	\$ 304,306	\$ -	\$ 304,306
Investments			
Revenue account	-	75,135	75,135
Reserve account	-	14	14
Prepayment account	-	3	3
Due from general fund	-	250,939	250,939
Total assets	<u>\$ 304,306</u>	<u>\$ 326,091</u>	<u>\$ 630,397</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Due to debt service	\$ 250,939	\$ -	\$ 250,939
Total liabilities	<u>250,939</u>	<u>-</u>	<u>250,939</u>
Fund balances:			
Restricted for:			
Debt service	-	326,091	326,091
Unassigned	53,367	-	53,367
Total fund balances	<u>53,367</u>	<u>326,091</u>	<u>379,458</u>
Total liabilities and fund balances	<u>\$ 304,306</u>	<u>\$ 326,091</u>	<u>\$ 630,397</u>

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2018**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	\$ 53,256	\$ 53,256	\$ 202,921	26%
Assessment levy -off roll	-	-	175,442	0%
Interest	2	3	-	N/A
Total revenues	<u>53,258</u>	<u>53,259</u>	<u>378,363</u>	14%
EXPENDITURES				
Administrative:				
Management	3,298	6,595	39,571	17%
Audit	-	-	7,000	0%
Assessment roll preparation	542	1,083	6,500	17%
Arbitrage rebate calculation	-	-	1,750	0%
Dissemination agent	167	333	2,000	17%
Trustee	-	-	11,000	0%
Legal	-	-	12,000	0%
Engineering	-	-	5,000	0%
Postage	-	-	500	0%
Telephone	42	83	500	17%
Insurance	-	9,604	10,000	96%
Printing & reproduction	83	167	1,000	17%
Legal advertising	302	302	1,200	25%
Other current charges	73	149	1,000	15%
Annual district filing fee	175	175	175	100%
Website	-	635	700	91%
Property tax bills	28	28	100	28%
Total administrative	<u>4,710</u>	<u>19,154</u>	<u>99,996</u>	19%
Water management:				
Other contractual services	6,847	6,847	252,025	3%
Lake Bank Erosion Repair	-	-	20,000	0%
Total water management	<u>6,847</u>	<u>6,847</u>	<u>272,025</u>	3%

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2018**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Tax collector	799	799	3,171	25%
Property appraiser	-	-	3,171	0%
Total other fees and charges	<u>799</u>	<u>799</u>	<u>6,342</u>	13%
Total expenditures	<u>12,356</u>	<u>26,800</u>	<u>378,363</u>	7%
 Excess/(deficiency) of revenues over/(under) expenditures	 40,902	 26,459	 -	
 Fund balance - beginning	 <u>12,465</u>	 <u>26,908</u>	 <u>34,111</u>	
Fund balance - ending	<u>\$ 53,367</u>	<u>\$ 53,367</u>	<u>\$ 34,111</u>	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2007
FOR THE PERIOD ENDED NOVEMBER 30, 2018**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on roll	\$ 254,760	\$ 254,760	\$ 970,753	26%
Assessment levy - off roll	-	-	760,461	0%
Interest	971	1,804	-	N/A
Total revenues	<u>255,731</u>	<u>256,564</u>	<u>1,731,214</u>	15%
EXPENDITURES				
Principal	-	-	575,000	0%
Principal prepayments	5,000	5,000	-	N/A
Interest	570,412	570,412	1,140,825	50%
Total debt service	<u>575,412</u>	<u>575,412</u>	<u>1,715,825</u>	34%
Other fees and charges				
Tax collector	3,821	3,821	15,168	25%
Property appraiser	-	-	15,168	0%
Total other fees and charges	<u>3,821</u>	<u>3,821</u>	<u>30,336</u>	13%
Total expenditures	<u>579,233</u>	<u>579,233</u>	<u>1,746,161</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	(323,502)	(322,669)	(14,947)	
Fund balance - beginning	649,593	648,760	579,839	
Fund balance - ending	<u>\$ 326,091</u>	<u>\$ 326,091</u>	<u>\$ 564,892</u>	

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

9

DRAFT

**MINUTES OF MEETING
SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Sarasota National Community Development District was held on Tuesday, November 20, 2018 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293.

Present at the meeting was:

Chuck Adams	District Manager
Russell Smith	Proxy Holder

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
MINUTES TRANSCRIBED FROM
MEETING NOTES AND PROXY AND BALLOT**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:04 p.m. He and Mr. Russell Smith, a Landowner Representative and Proxy Holder, were present, in person.

SECOND ORDER OF BUSINESS

Proof of Publication

The proof of publication was provided for informational purposes.

THIRD ORDER OF BUSINESS

Election of a Chair to Conduct Landowners' Meeting

Mr. Smith agreed to Mr. Adams serving as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisor (SEAT 4)

A. Nominations

Mr. Smith nominated the following:

Seat 4	Russell Smith
--------	---------------

No other nominations were made.

B. Casting of Ballots

i. Determine Number of Voting Units Represented

A total of 947 votes were represented; no Landowners were present, in person, to cast votes and Mr. Smith was the Proxy Holder for 947 votes, assigned to him by WCI Communities, LLC.

ii. Determine Number of Voting Units Assigned by Proxy

A total of 947 votes were assigned by proxy; Mr. Smith was the Proxy Holder for all 947 proxied votes represented.

Mr. Smith cast the following votes:

Seat 4	Russell Smith	947 Votes
--------	---------------	-----------

C. Ballot Tabulation and Results

Mr. Adams announced the results of the Landowners' Election and noted the term of Seat 4, as follows:

Seat 4	Russell Smith	947 Votes	Four-year Term
--------	---------------	-----------	----------------

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There being no Landowners' questions of comments, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 2:06 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**SARASOTA NATIONAL
COMMUNITY DEVELOPMENT DISTRICT**

10C

**SARASOTA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 MEETINGS**

The Board of Supervisors ("Board") of the Sarasota National Community Development District ("District") will hold Regular Meetings for Fiscal Year 2019 at 2:00 p.m., at the Sarasota National Clubhouse, 25500 National Boulevard, Venice, Florida 34293 on the following dates:

November 20, 2018 (Landowners' Meeting)

January 15, 2019

April 16, 2019

July 16, 2019

August 20, 2019

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Sarasota National Community Development District