

MIRASOL TOWN CENTER, PHASE 2

PLAT BOOK _____ PAGE _____

A REPLAT OF LOT 6, TRACT 300, LOT 9, AND TRACT 301 OF MIRASOL TOWN CENTER AS RECORDED IN PLAT BOOK 54, PAGE 162, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

DESCRIPTION:

A REPLAT OF LOT 6, TRACT 300, LOT 9, AND TRACT 301 OF MIRASOL TOWN CENTER ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 162 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS SUBDIVISION 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 AND

RECORDED IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS

_____ DAY OF _____, A.D., 2023.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY COUNCIL OF VENICE, A

MUNICIPALITY IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, THIS _____ DAY OF _____, A.D., 2023.

APPROVED:

MAYOR, CITY OF VENICE

CITY ENGINEER

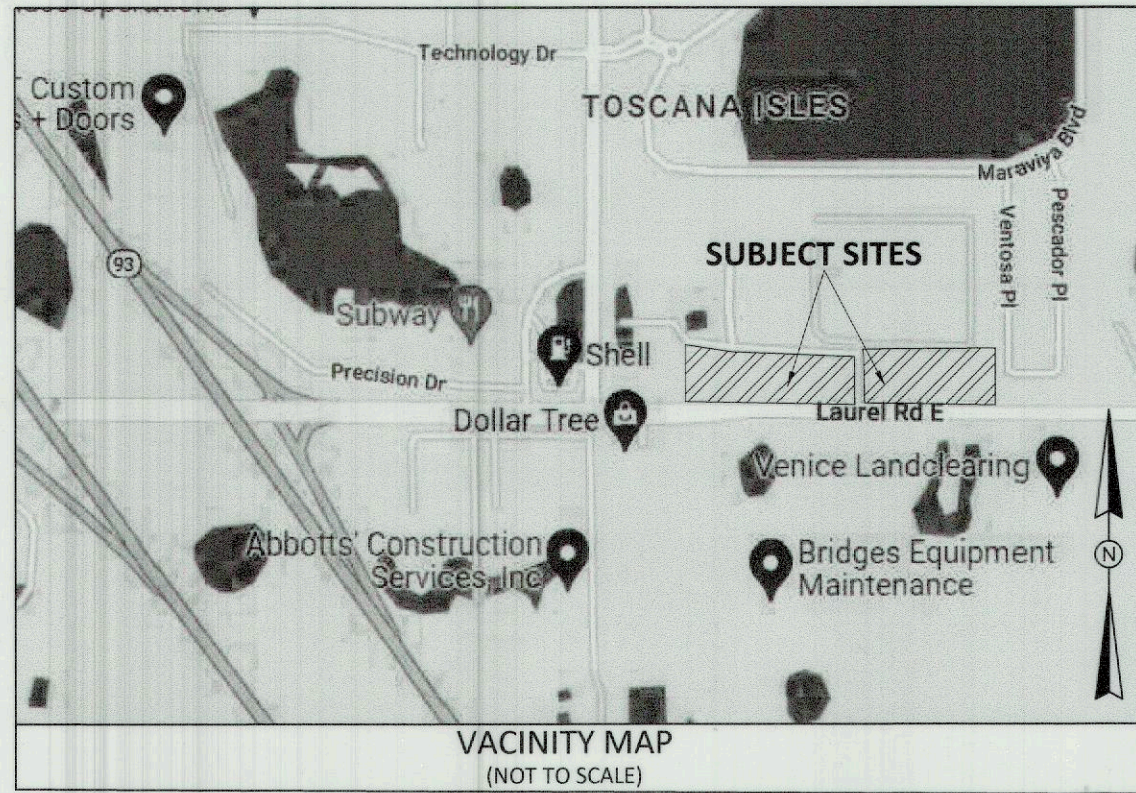
CITY ATTORNEY

CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES, AND THAT I AM UNDER CONTRACT WITH THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE CITY OF VENICE. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH CHAPTER 177, PART 1, F.S. PLATTING IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS THE CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING AND MAPPING REFLECTED ON THE PLAT.

BY: Robert B. Strayer, Jr. DATE: 01/09/23
ROBERT B. STRAYER, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5027



NOTICE:

- 1) THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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.
- 2) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PLAT PROPERTY INFORMATION REPORT ISSUED BY ATTORNEY'S TITLE FUND SERVICES, FUND FILE 1333016, DATED OCTOBER 20, 2022.
- 3) THE DECLARATION OF RESTRICTIONS FOR MIRASOL TOWN CENTER ("THE DECLARATION") IS RECORDED IN THE OFFICIAL RECORDS INSTRUMENT NUMBER 2020097544, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 4) TRACT 202, SHOWN HERON IS A "PRIVATE ACCESS EASEMENT AND PUBLIC DRAINAGE EASEMENT", ROAD RIGHT OF WAY UNDER THE TERMS OF THE DECLARATION AND PART OF THE "COMMON AREAS" FOR THE SUBDIVISION AS REFERENCED IN THE DECLARATION.

RESERVATION EASEMENTS:

LAUREL ROAD DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), DOES HEREBY RESERVE EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH TRACT AND LOT LINE THAT IS ADJACENT TO TRACTS 200 OR 201 OR 202 OR 203 AND FIVE (5) FEET IN WIDTH ALONG EACH TRACT AND LOT LINE THAT IS NOT ADJACENT TO TRACTS 200 OR 201 OR 202 OR 203 FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, WHERE AN AREA GREATER OR LESS THAN ONE LOT OR TRACT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO SAID EASEMENTS. NOTWITHSTANDING THE FOREGOING, NO EASEMENTS WILL BE RESERVED BY THE COMPANY ALONG THE LOT LINES OF LOT 3.

UTILITY EASEMENTS:

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENT ACROSS EACH AREA DEPICTED ON THIS PLAT AS "UTILITY EASEMENT" OR "PUBLIC UTILITY EASEMENT" TO THE CITY OF VENICE, SARASOTA COUNTY, AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION AND OTHER UTILITIES, LINES AND FACILITIES. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY, OR WITH THE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED BY THE COMPANY OR MIRASOL TOWN CENTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT (THE "ASSOCIATION").

DRAINAGE EASEMENTS:

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE DRAINAGE EASEMENTS TO THE ASSOCIATION FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT" OR "PRIVATE DRAINAGE EASEMENT".

PRIVATE ACCESS EASEMENT:

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS TO THE ASSOCIATION; ALL OWNERS OF THE PROPERTY WITHIN MIRASOL TOWN CENTER, PHASE 2 AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS; ALL UTILITIES SERVING THE SUBDIVISION; ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION; AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS "PRIVATE ACCESS EASEMENT".

LANDSCAPE BUFFERING:

LANDSCAPE BUFFERING ALONG LAUREL ROAD AND KNIGHTS TRAIL ROAD SHALL BE DESIGNED AT THE TIME OF SITE AND DEVELOPMENT APPROVAL FOR THE INDIVIDUAL LOTS. LANDSCAPE BUFFERING SHALL BE REQUIRED TO MEET THE MINIMUM STANDARDS OF THE PORTOFINO CMU ZONING REQUIREMENTS.

SURVEYORS NOTES:

- 1) THE ORIGINAL BEARINGS FOR THE PLAT OF LAUREL ROAD PROPERTY, (PLAT BOOK 48, PAGE 37) HAVE BEEN ROTATED TO COINCIDE WITH THE BEARINGS FOR TOSCANA ISLES, UNIT 1 (PLAT BOOK 49, PAGE 32). A BEARING SOUTH 00°26'50" WEST FOR THE EAST LINE OF SUBJECT PROPERTY WAS USED AS SHOWN HEREON. THIS DID NOT CHANGE THE GEOMETRIC DIMENSIONS OF THE SUBJECT PROPERTY.
- 2) EXISTING EASEMENTS AFFECTING THE PLATTED PROPERTY AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA HAVE BEEN GRAPHICALLY SHOWN HEREON. UPON FUTURE REPLATTING OF THESE TRACTS, SOME OF THESE SAID EASEMENTS WILL BE VACATED. REFER TO THE ORIGINAL RECORDED DOCUMENTS AS LABELED HEREON FOR THE BEARINGS, DISTANCES AND ORIENTATION TO THIS PLAT. UPON FURTHER REPLATTING OF THESE TRACTS, SOME OF THESE SAID EASEMENTS WILL BE VACATED.
- 3) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 4) COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM. THE BASIS OF GRID BEARINGS IS THE LENGEMANN L-NET GPS NETWORK NORTH AMERICAN DATUM OF 1983 (NATIONAL SPATIAL REFERENCE SYSTEM 2007 ADJUSTMENT).
- 5) THE DECLARATION OF RESTRICTIONS FOR MIRASOL TOWN CENTER ("THE DECLARATION") IS RECORDED IN IN OFFICIAL RECORDS INSTRUMENT NUMBER 2020097544, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 6) TRACTS "200" AND "201", SHOWN HEREON IS A "PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY AND DRAINAGE EASEMENT" A ROAD RIGHT-OF-WAY UNDER THE TERMS OF THE DECLARATION AND PART OF THE "COMMON AREAS" FOR THE SUBDIVISION AS REFERENCED IN THE DECLARATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA) SS

LAUREL ROAD DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "COMPANY"), DOES HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND:

PRIVATE:

DOES HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND PRIVATE STREETS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO MIRASOL TOWN CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND DO FURTHER HEREBY DEDICATE AND SET APART THE PRIVATE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO AUTHORIZED UTILITY COMPANIES PROVIDING POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES TO THE SUBDIVISION, SUCH DEDICATIONS BEING SUBJECT TO ANY RIGHTS DEDICATED TO CITY OF VENICE AND SARASOTA COUNTY BY THIS PLAT; AND

PUBLIC:

DOES HEREBY DEDICATE AND SET APART ALL PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CITY OF VENICE AND SARASOTA COUNTY FOREVER. IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME.

THIS 6th DAY OF January, 2023.

WITNESSES:

Koriney English
SIGNATURE OF WITNESS

Koriney English
PRINT NAME OF WITNESS

Jacqueline Krusa
SIGNATURE OF WITNESS

Jacqueline Krusa
PRINT NAME OF WITNESS

Koriney English
Notary Public State of Florida
Commission No. 14011902
My Commission Expires: 06/17/24
SURVEYOR'S CERTIFICATE

LAUREL ROAD DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: John R. Peshkin, LLC
A FLORIDA LIMITED LIABILITY COMPANY, AS ITS MANAGER

BY: John R. Peshkin
JOHN R. PESHKIN, AS ITS MANAGER

State of Florida)
County of Sarasota) SS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 04 day of Jan 2023, John R. Peshkin, as its manager, of Laurel Road Development, LLC, a Florida Limited Liability Company, who is personally known to me, or who produced as identification.

I, AARON J. MURPHY, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND BEING SURVEYED, THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE INSTALLED ON THE 20TH DAY OF DECEMBER, 2022. THE PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS INSTALLATION DATE WILL BE WITH IN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

Aaron J. Murphy
AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #6768
HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB #7013
3409 W. LEMON STREET TEL (813) 250-3535
TAMPA, FLORIDA 33609 FAX (813) 250-3636

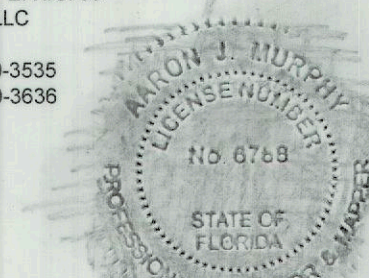
01/05/23
DATE



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LB #7013 CA #8474
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775 WARNER LANE
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TEL: 407.362.5929



MIRASOL TOWN CENTER, PHASE 2

PLAT BOOK _____ PAGE _____

A REPLAT OF LOT 6, TRACT 300, LOT 9, AND TRACT 301 OF MIRASOL TOWN CENTER AS RECORDED IN PLAT BOOK 54, PAGE 162, OF THE PUBIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

LOT 6
GH&G LAUREL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "COMPANY") DOES HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED AS LOT 6 ON THIS PLAT, AND:

PRIVATE:

DOES HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND PRIVATE STREETS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO MIRASOL TOWN CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND DO FURTHER HEREBY DEDICATE AND SET APART THE PRIVATE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO AUTHORIZED UTILITY COMPANIES PROVIDING POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES TO THE SUBDIVISION, SUCH DEDICATIONS BEING SUBJECT TO ANY RIGHTS DEDICATED TO CITY OF VENICE AND SARASOTA COUNTY BY THIS PLAT, AND

PUBLIC:

DOES HEREBY DEDICATE AND SET APART ALL PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CITY OF VENICE AND SARASOTA COUNTY FOREVER, IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME.

THIS 6th DAY OF January, 2023.

WITNESSES:

Signature of witness: David R. Gryboski, Bobbi Claybrooke
Print Name of Witness: David R. Gryboski, Bobbi Claybrooke

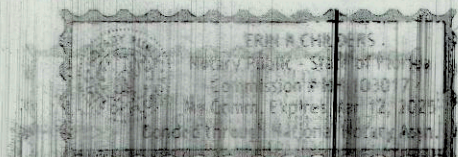
GH&G LAUREL, LLC
A FLORIDA LIMITED LIABILITY COMPANY

Signature of Daniel S. Howe
Print Name of Witness: DANIEL S. HOWE (MANAGER)

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (X) PHYSICAL PRESENCE OR () THIS 6th DAY OF January, 2023 DANIEL S. HOWE AS ITS MANAGER OF LAUREL ROAD DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, (X) WHO IS PERSONALLY KNOWN TO ME, OR () WHO PRODUCED _____ AS IDENTIFICATION.

AFFIX SEAL)



NOTARY PUBLIC STATE OF FLORIDA AT LARGE

PRINT NOTARY NAME: Erin Childs
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 3-12-25

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

LOT 13
OLGA ULITSKY, DOES HEREBY CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT, AND:

PRIVATE:

DOES HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND PRIVATE STREETS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO MIRASOL TOWN CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND DO FURTHER HEREBY DEDICATE AND SET APART THE PRIVATE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO AUTHORIZED UTILITY COMPANIES PROVIDING POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES TO THE SUBDIVISION, SUCH DEDICATIONS BEING SUBJECT TO ANY RIGHTS DEDICATED TO CITY OF VENICE AND SARASOTA COUNTY BY THIS PLAT; AND

PUBLIC:

DOES HEREBY DEDICATE AND SET APART ALL PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CITY OF VENICE AND SARASOTA COUNTY FOREVER, IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME.

THIS 6 DAY OF January, 2023.

WITNESSES:

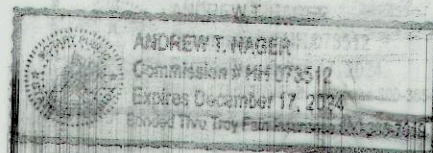
Signature of witness: Jodi Rowley, Ashleigh Stone
Print Name of Witness: Jodi Rowley, Ashleigh Stone

Signature of Olga Ulitsky
Print Name of Witness: OLGA ULITSKY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (X) PHYSICAL PRESENCE OR () THIS 6 DAY OF January, 2023, OLGA ULITSKY, (X) WHO IS PERSONALLY KNOWN TO ME, OR () WHO PRODUCED _____ AS IDENTIFICATION.

AFFIX SEAL)



NOTARY PUBLIC STATE OF FLORIDA AT LARGE

PRINT NOTARY NAME: Andrew Hager
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 12-17-24

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

LOT 13
JUSTIN WASSERMAN, DOES HEREBY CERTIFY OWNERSHIP BY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND:

PRIVATE:

DOES HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND PRIVATE STREETS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO MIRASOL TOWN CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND DO FURTHER HEREBY DEDICATE AND SET APART THE PRIVATE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO AUTHORIZED UTILITY COMPANIES PROVIDING POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES TO THE SUBDIVISION, SUCH DEDICATIONS BEING SUBJECT TO ANY RIGHTS DEDICATED TO CITY OF VENICE AND SARASOTA COUNTY BY THIS PLAT; AND

PUBLIC:

DOES HEREBY DEDICATE AND SET APART ALL PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CITY OF VENICE AND SARASOTA COUNTY FOREVER, IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME.

THIS 6 DAY OF January, 2023.

WITNESSES:

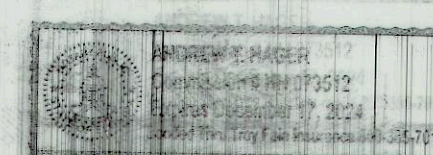
Signature of witness: Jodi Rowley, Ashleigh Stone
Print Name of Witness: Jodi Rowley, Ashleigh Stone

Signature of Justin Wasserman
Print Name of Witness: JUSTIN WASSERMAN

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (X) PHYSICAL PRESENCE OR () THIS 6 DAY OF January, 2023, JUSTIN WASSERMAN, (X) WHO IS PERSONALLY KNOWN TO ME, OR (X) WHO PRODUCED _____ AS IDENTIFICATION.

AFFIX SEAL)



NOTARY PUBLIC STATE OF FLORIDA AT LARGE

PRINT NOTARY NAME: Andrew Hager
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 12-17-24



3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

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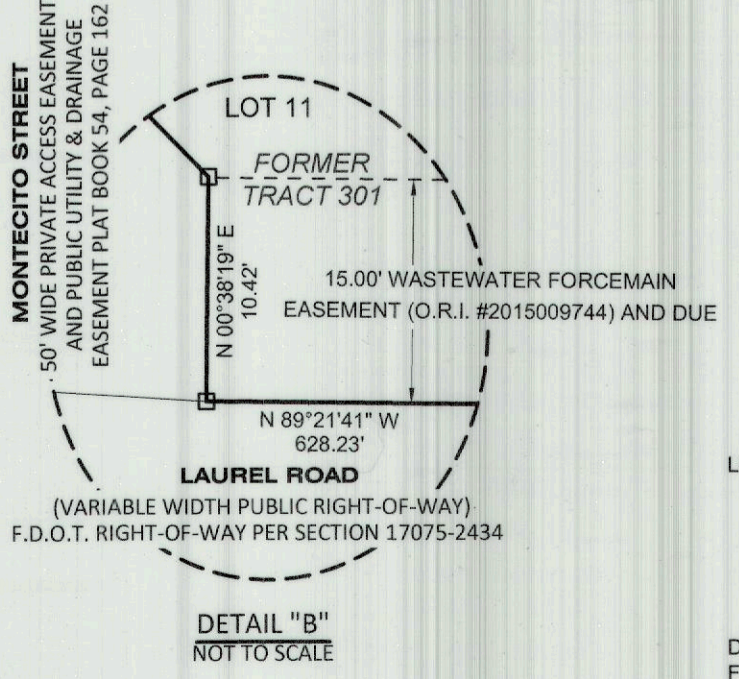
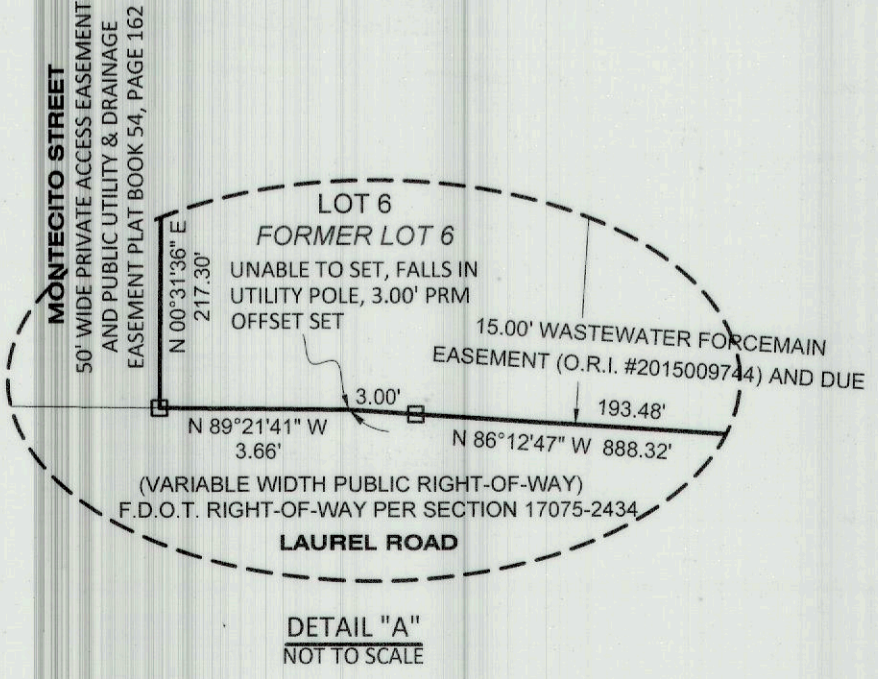
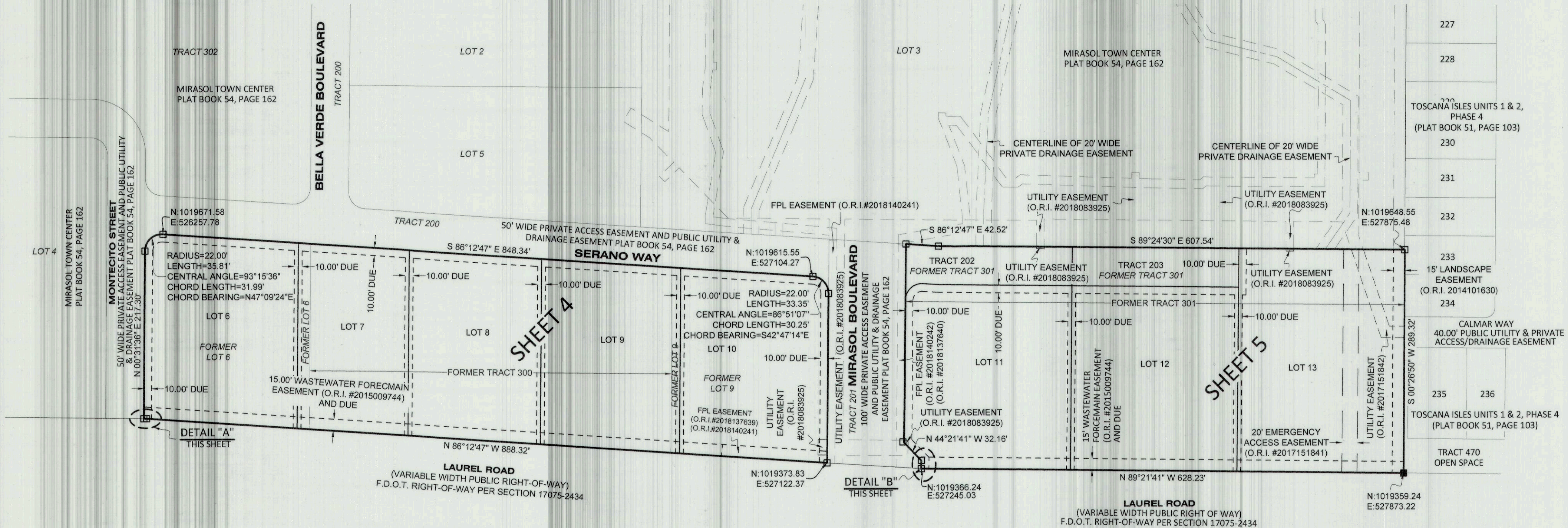
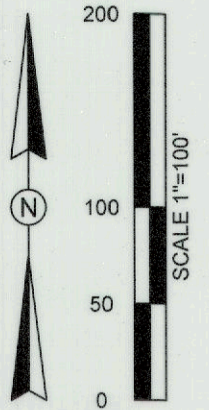
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MIRASOL TOWN CENTER, PHASE 2

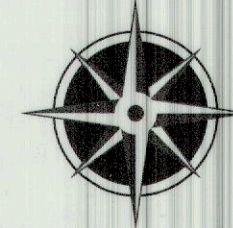
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OVERALL AND KEY SHEET



- LEGEND**
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED AM ENG INC LB #4334.
 - = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013, UNLESS OTHERWISE NOTED.
 - ⊙ = SET MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
 - DUE = DRAINAGE AND UTILITY EASEMENT
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FPL = FLORIDA POWER & LIGHT
 - IN = INSTRUMENT NUMBER
 - LB = LICENSED BUSINESS
 - O.R.I. = OFFICIAL RECORDS INSTRUMENT



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

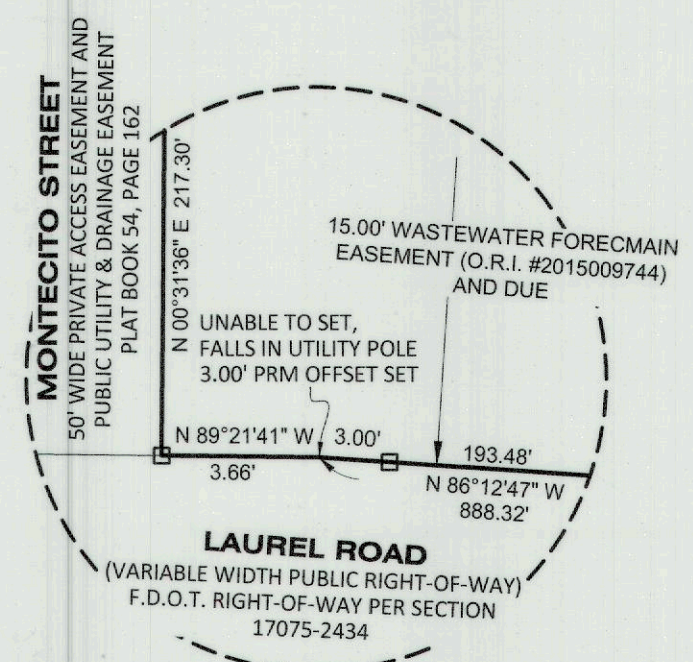
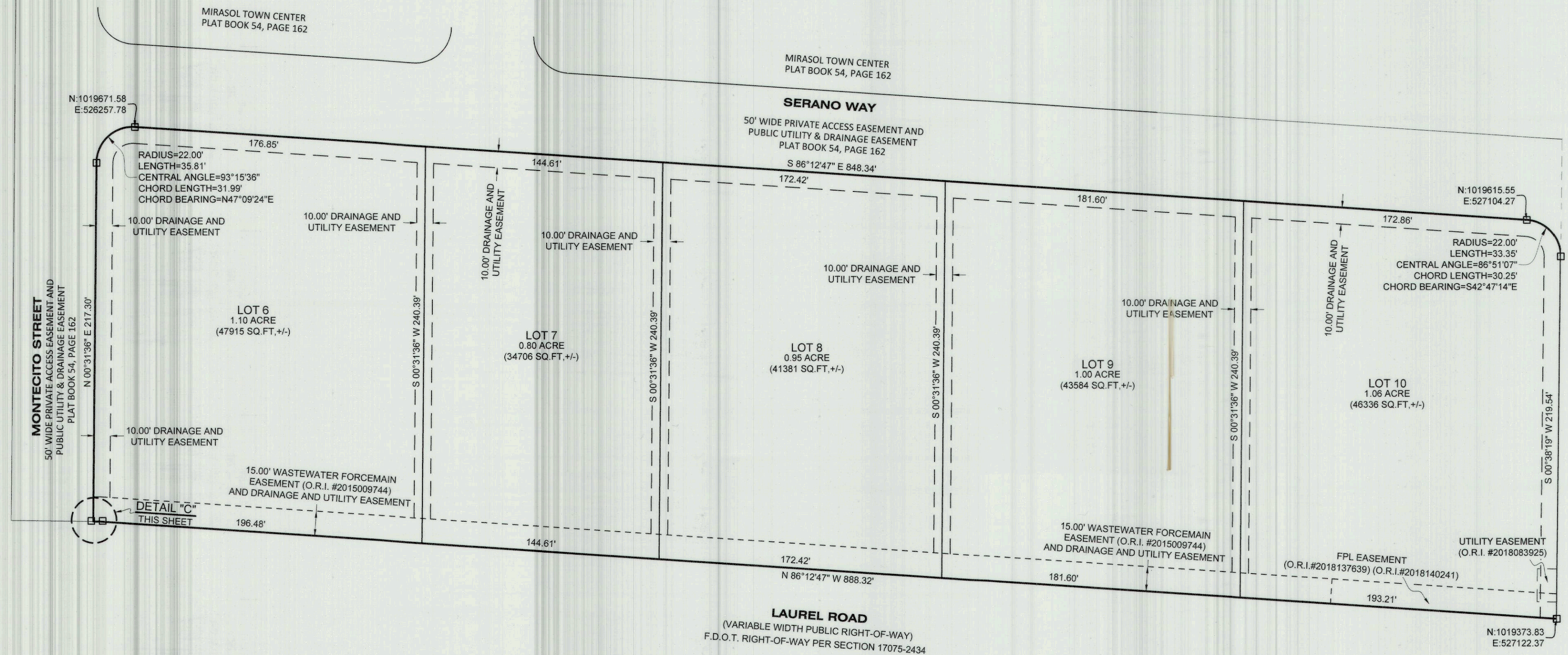
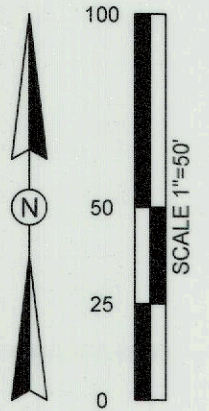
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MIRASOL TOWN CENTER, PHASE 2

PLAT BOOK _____ PAGE _____

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- LEGEND**
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 - = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT LB #7013, UNLESS OTHERWISE NOTED.
 - ⊙ = SET MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
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 - IN = INSTRUMENT NUMBER
 - LB = LICENSED BUSINESS
 - O.R.I. = OFFICIAL RECORDS INSTRUMENT



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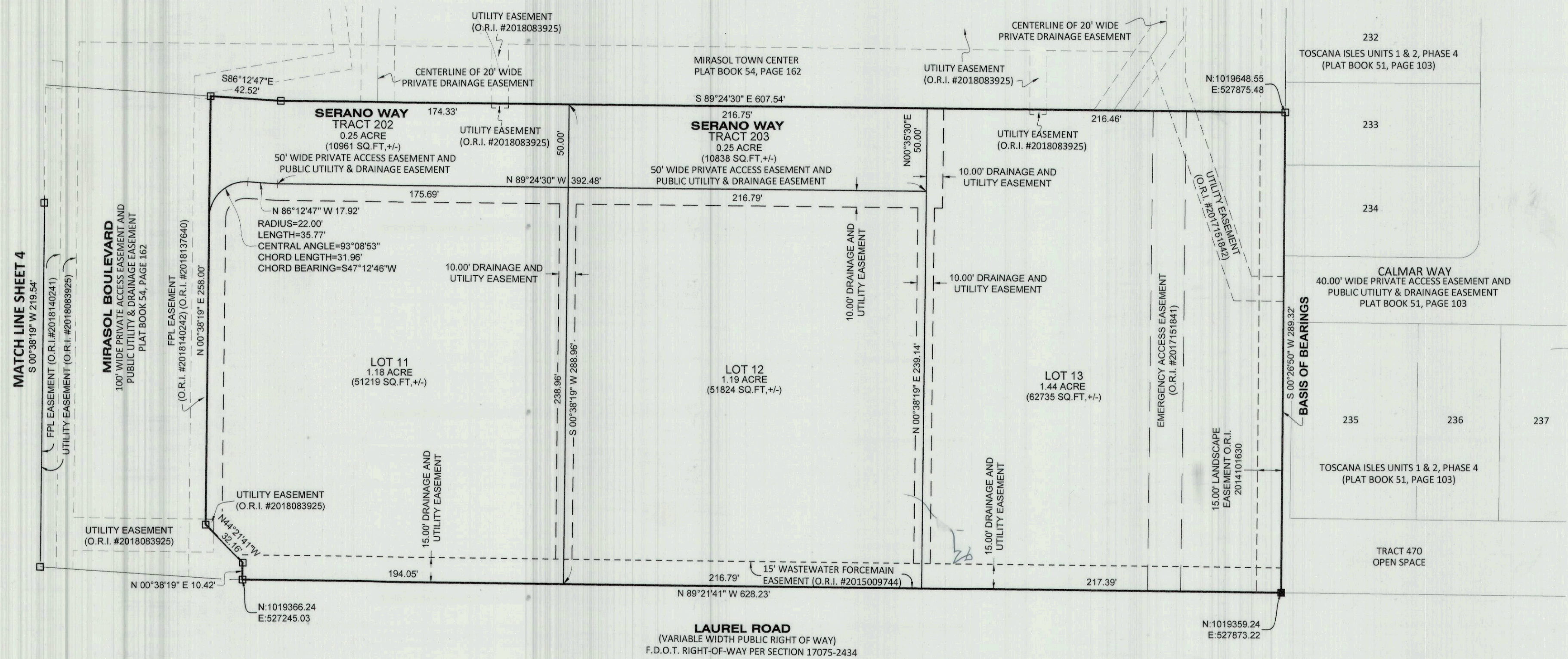
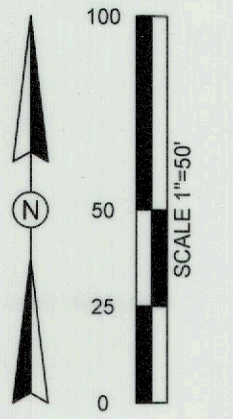
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MIRASOL TOWN CENTER, PHASE 2

PLAT BOOK _____ PAGE _____

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LB #7013 CA #6474
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775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

- LEGEND**
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT STAMPED AM ENG INC LB #4334.
 - = SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT LB #7013, UNLESS OTHERWISE NOTED.
 - ⊙ = SET MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
 - DUE = DRAINAGE AND UTILITY EASEMENT
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FPL = FLORIDA POWER & LIGHT
 - IN = INSTRUMENT NUMBER
 - LB = LICENSED BUSINESS
 - O.R.I. = OFFICIAL RECORDS INSTRUMENT