

HAWTHORN HOLLOWS

A REPLAT OF A LOTS 7 AND 8, WOODLAND ACRES, RECORDED IN PLAT BOOK 20, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LYING IN SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 4

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

P3 LAF HAWTHORN HOLLOWS LP, hereby certifies ownership of "HAWTHORN HOLLOWS", shown hereon.

CITY OF VENICE:

P3 LAF HAWTHORN HOLLOWS LP, does hereby dedicate and set apart all Public Utility Easements; and all Public Drainage Easements to the City of Venice Florida forever.

PRIVATE:

P3 LAF HAWTHORN HOLLOWS LP, does hereby dedicate and set apart Tract 100 (Common Area, Private Ingress-Egress, Utility, Drainage, Landscaping, and Signage Easement); Tracts 500 (Common Area, Private Pond, Landscaping, Wall, Signage and Drainage Easements); Tract 700 (Common Area; Conservation Easement; and Public Drainage Easement); Private Drainage Easements; and other easements for said uses and purposes and for all additional purposes not inconsistent therewith to the HAWTHORN HOLLOWS OWNERS ASSOCIATION, INC., their successors, assigns, members, respective guests, licensees, invitees, utilities serving the subdivision, and other persons providing essential services to the subdivision forever. Subject however, to any rights dedicated to the City of Venice Florida and the Public by this plat.

IN WITNESS WHEREOF, the undersigned Limited Partnership has caused these presents to be executed by its Authorized Signatory, this 4th day of June, A.D. 2025.

Witnesses:

P3 LAF HAWTHORN HOLLOWS LP

BY:

Christopher Mataja
Authorized Signatory

Signature of Witness

Andy Peluso

Print Name of Witness

Signature of Witness

Tyler Hamels

Print Name of Witness

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

The foregoing Certificate of Dedication was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, Christopher Mataja, on behalf of the partnership who is ☒ personally known to me or ☐ produced the following identification _____

(Notary Seal/Stamp

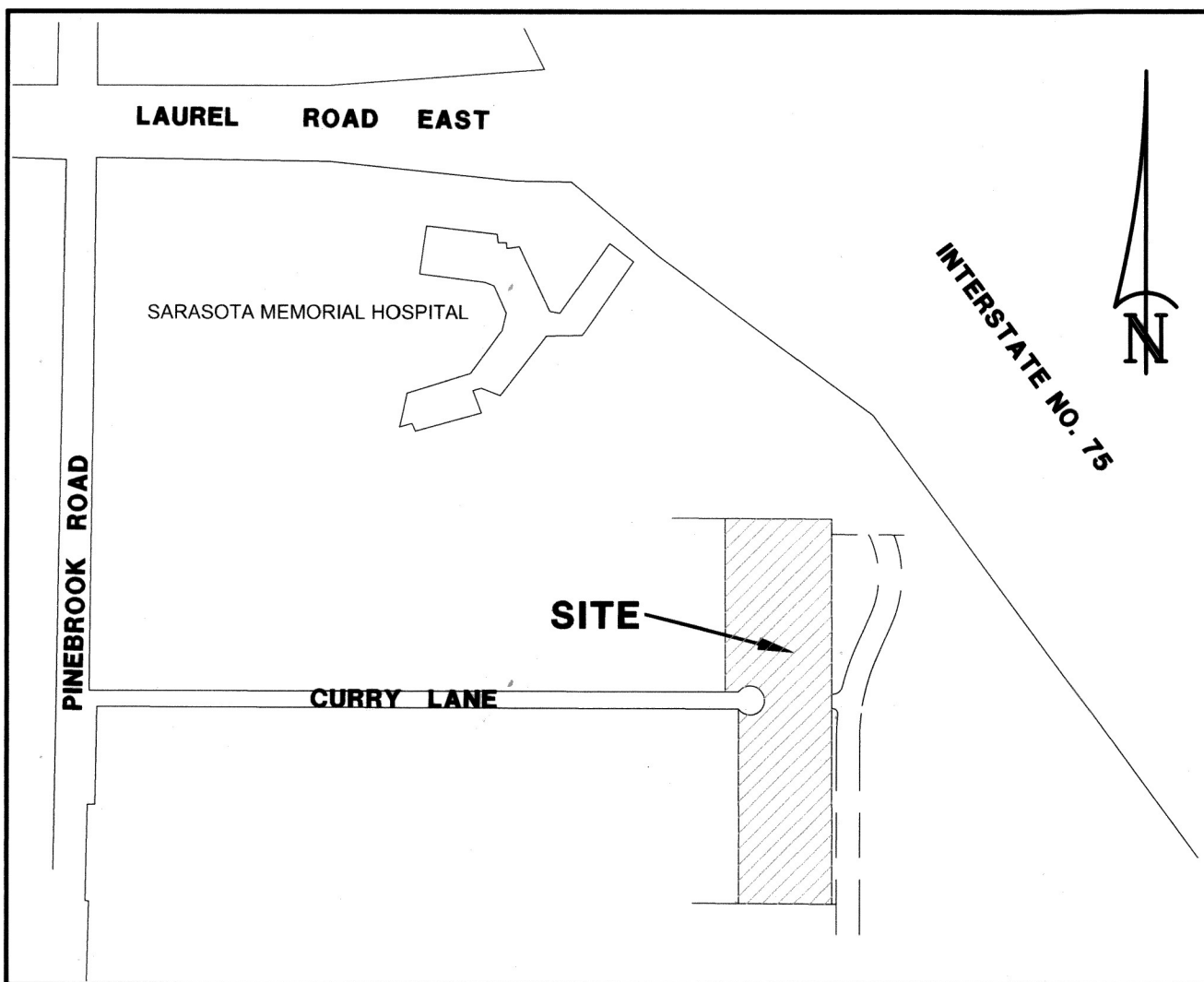


Notary Public

Sign:

Print Name:

My Commission Expires:



LOCATION MAP
NOT TO SCALE

TRACT LEGEND

TRACT	DESCRIPTION	MAINTAINED BY	OWNERSHIP
100	Common Area; Private Ingress-Egress, Utility, Drainage, Landscaping, and Signage Easements; and Public Utility Easement	Hawthorn Hollows Owners Association, Inc	Hawthorn Hollows Owners Association, Inc
500	Common Area; Private Pond, Landscaping, Wall, Signage, and Drainage Easements	Hawthorn Hollows Owners Association, Inc	Hawthorn Hollows Owners Association, Inc
700	Common Area; Conservation Easement; and Public Drainage Easement	Hawthorn Hollows Owners Association, Inc	Hawthorn Hollows Owners Association, Inc

NOTICE

The Public Utility Easements described in and shown hereon may also be used for the construction installation, maintenance and operation of cable television services, provided, however, such construction, installation, maintenance and operation (i) shall not interfere with the facilities and services of an electric, telephone, gas, or other Public Utility and (ii) shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

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.

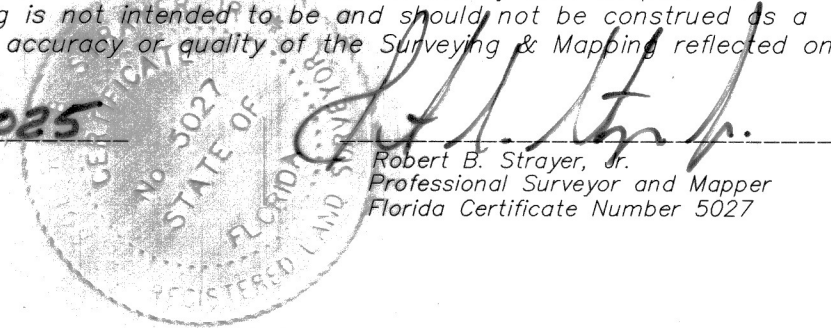
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

This is a cluster Housing Concept Plat and building setbacks vary in accordance with appropriate zoning regulations.

CERTIFICATE OF REVIEWING SURVEYOR & MAPPER

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 a certification of the accuracy or quality of the Surveying & Mapping reflected on this Plat.

Date: 6/12/2025



Robert B. Strayer, Jr.
Professional Surveyor and Mapper
Florida Certificate Number 5027

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. 2025.

City Attorney

Mayor, City of Venice

City Engineer

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, Karen E. Rushing, Clerk of the Circuit Court of Sarasota 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 _____, Pages _____, Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2025.

For: Clerk of the Circuit Court Sarasota County, Florida

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Florida Licensed and Registered 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 the requirements of Chapter 177, Florida Statutes and that the Permanent Reference Monuments (PRM's) were installed on May 21, 2025. The Lot Corners, Bench Marks, and Permanent Control Points (PCP's) installation date will be certified by recorded affidavits within one year or before bond expiration.

Date: June 3, 2025

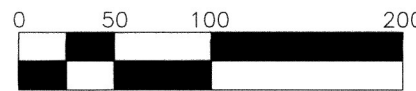
Colli Naaman
Collin B. Naaman, Professional Surveyor & Mapper
Florida Certificate Number 7527



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 8601
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
Telephone: (941) 493-1396
Email: bsi@brittsurveying.com

SCALE: 1" = 100'

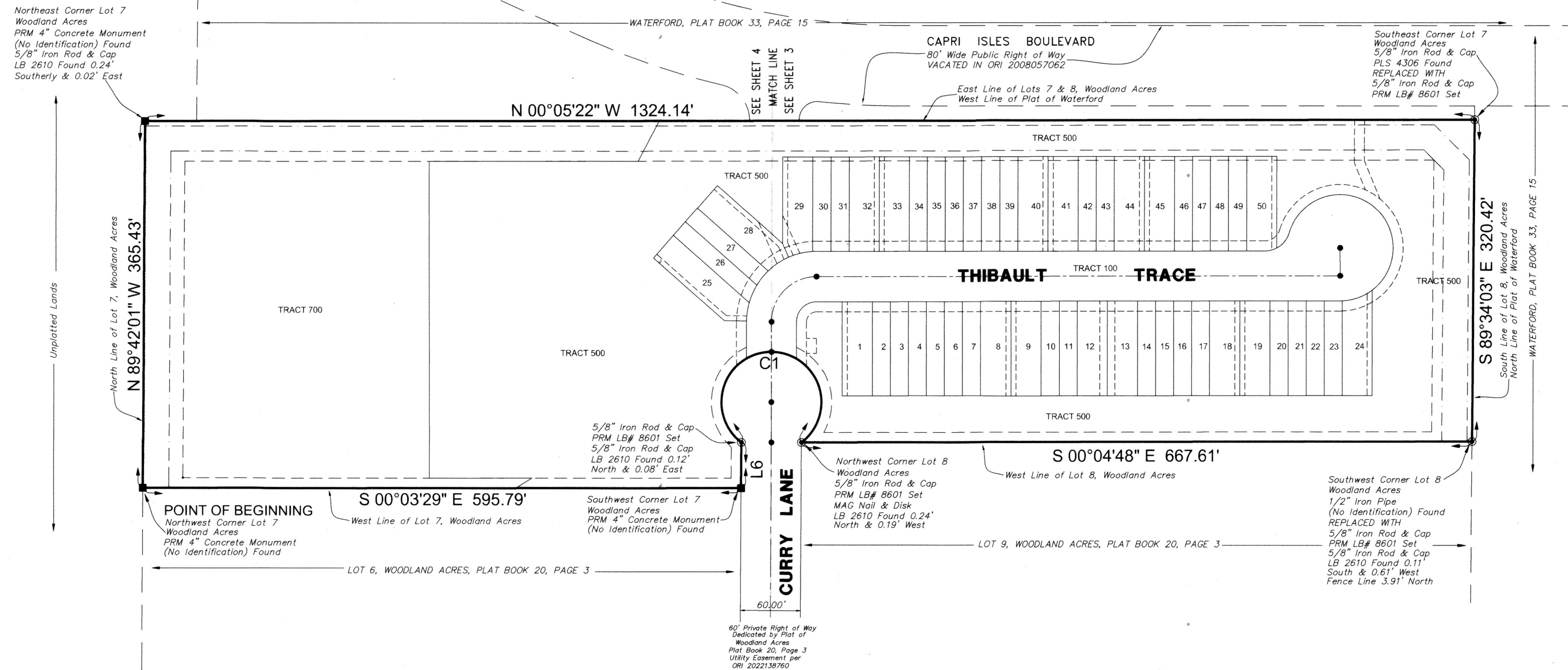


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PLAT BOOK _____ PAGE _____

SHEET 2 OF 4



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	249.81'	60.00'	S 00°04'57" E	286°15'30"

LINE TABLE

LINE	BEARING	DISTANCE
L6	S 89°42'28" E	45.45'

NOTES:

- Bearings shown hereon refer to an assumed meridian, East line of Tracts 7 & 8, Woodland Acres = N.00°05'22"W.
- Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88).

LEGEND:

- Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 8601 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 8601 Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

DESCRIPTION:

Begin at the Northwest corner of Lot 7, WOODLAND ACRES, as recorded in Plat Book 20, Page 3 of the Public Records of Sarasota County, Florida; thence S.00°03'29"E., along the West line of said Lot 7, a distance of 595.79 feet to the Southwest corner of said Lot 7, same being a point on the North Right of Way line of Curry Lane as recorded in said plat of WOODLAND ACRES; thence S.89°42'28"E., along said Right of Way line of Curry Lane the following two (2) courses, (1) a distance of 45.45 feet to a point on a curve to the right having a radius of 50.00 feet, a central angle of 286°15'30", a chord bearing of N.00°04'57"E., and a chord length of 60.00 feet; (2) thence along the arc of said curve, an arc length of 249.81 feet to the Northwest corner of Lot 8, as recorded in said WOODLAND ACRES; thence S.00°04'48"E., along the West line of said Lot 8, a distance of 667.61 feet to the Southwest corner of said Lot 8, same being a point on the North line of WATERFORD, as recorded in Plat Book 33, Page 15 of the Public Records of Sarasota County, Florida; thence S.89°34'03"E., along said North line of WATERFORD, a distance of 320.42 feet to the Southeast corner of said Lot 8; thence N.00°05'22"W., along the West line of said WATERFORD, a distance of 1324.14 feet to the Northeast corner of said Lot 7, same being a point on the South line of lands described in Official Records Instrument # 2020063904 of the Public Records of Sarasota County, Florida; thence S.89°42'01"W., along said South line of lands described in Official Records Instrument # 2020063904, a distance of 365.43 to the POINT OF BEGINNING.

Parcel contains 443,572 square feet, or 10.1830 acres more or less.



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680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
Telephone: (941) 493-1396
Email: bsi@brittsurveying.com

NOTES:

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- Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88).

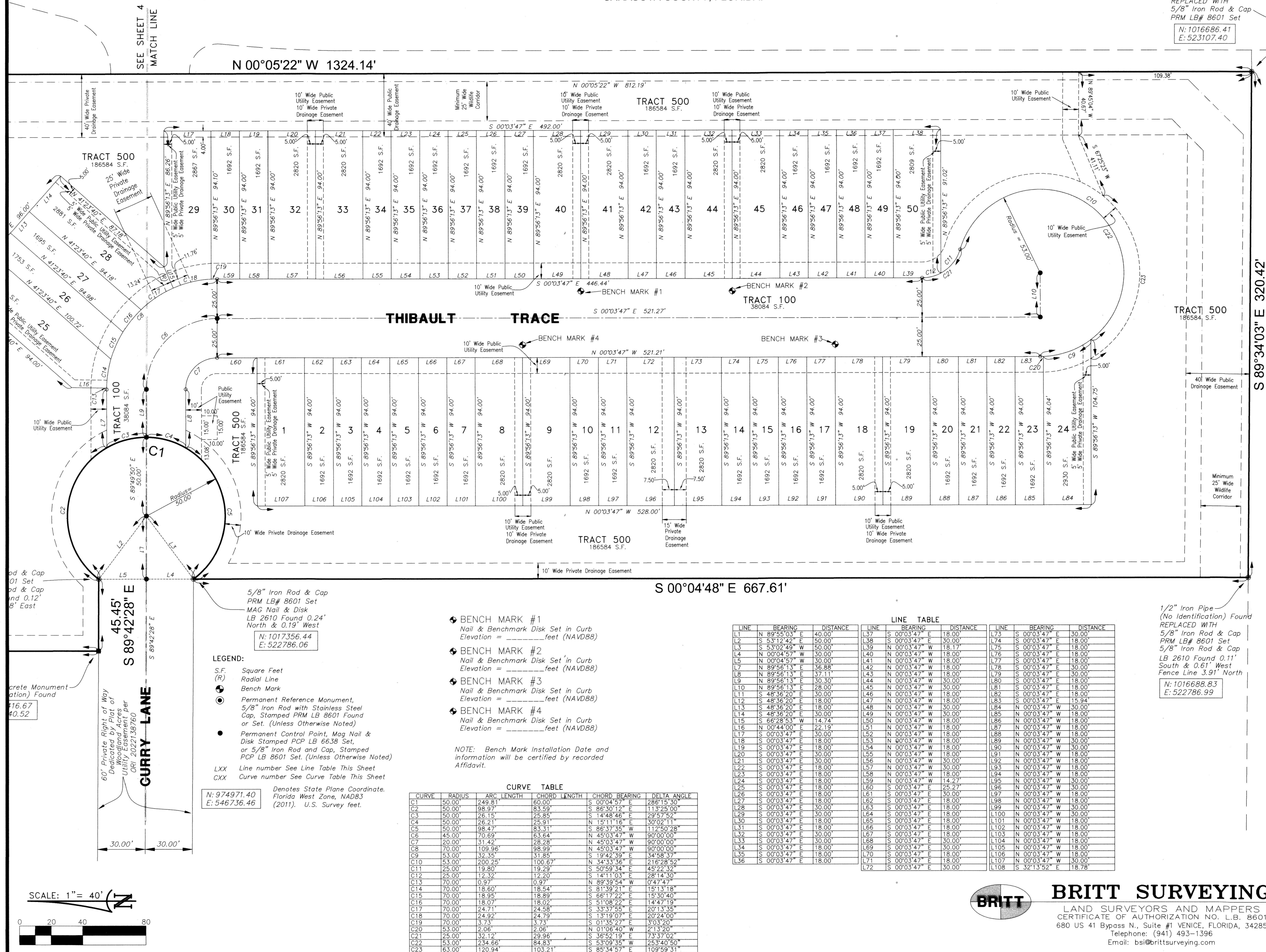
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PLAT BOOK _____ PAGE _____

SHEET 3 OF 4

5/8" Iron Rod & Cap
PLS 4306 Found
REPLACED WITH
5/8" Iron Rod & Cap
PRM LB# 8601 Set
N: 1016686.41
E: 523107.40



BRITT SURVEYING

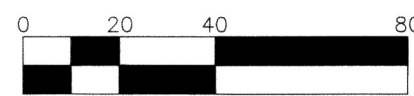
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PLAT BOOK _____ PAGE _____
SHEET 4 OF 4

SCALE: 1" = 40'



NOTES:

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- Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88).

LEGEND:

- S.F. Square Feet
(R) Radial Line
● Bench Mark
● Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 8601 Found or Set. (Unless Otherwise Noted)
● Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 8601 Set. (Unless Otherwise Noted)
LXX Line number See Line Table This Sheet
CXX Curve number See Curve Table This Sheet
- N: 974971.40
E: 546736.46
- Denotes State Plane Coordinate, Florida West Zone, NAD83 (2011). U.S. Survey feet.

N 89°42'01" W 365.43'

Minimum 25' Wide Wildlife Corridor

PRM 4" Concrete Monument (No Identification) Found

N: 1018012.46
E: 522739.92

TRACT 700
113432 S.F.

S 00°03'29" E 595.79'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	249.81'	60.00'	S 00°04'57" E	288°15'30"
C2	50.00'	98.97'	83.59'	S 86°30'12" E	113°25'00"
C3	50.00'	26.15'	25.85'	S 14°48'46" E	29°57'52"
C4	50.00'	26.21'	25.91'	N 15°11'18" E	30°02'11"
C5	45.00'	70.89'	63.64'	N 45°03'47" W	90°00'00"
C6	20.00'	31.42'	28.28'	N 45°03'47" W	90°00'00"
C7	70.00'	109.96'	98.99'	N 45°03'47" W	90°00'00"
C8	70.00'	0.97'	0.97'	N 89°39'54" W	0°47'47"
C13	70.00'	18.60'	18.54'	S 81°39'21" E	151°13'18"
C14	70.00'	18.95'	18.89'	S 66°17'22" E	15°30'40"
C15	70.00'	18.07'	18.02'	S 51°08'22" E	14°47'19"
C16	70.00'	24.71'	24.58'	S 33°37'55" E	20°13'35"
C17	70.00'	24.92'	24.79'	S 13°19'07" E	20°24'00"
C18	70.00'	3.73'	3.73'	S 01°35'27" E	3°03'20"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°55'03" E	40.00'
L2	S 53°12'42" E	50.00'
L3	S 33°02'49" W	50.00'
L4	N 00°04'57" W	30.00'
L5	N 00°04'57" W	30.00'
L7	N 89°56'13" E	36.88'
L8	N 89°56'13" E	37.11'
L9	N 89°56'13" E	30.30'
L11	S 48°36'20" E	30.00'
L12	S 48°36'20" E	18.00'
L13	S 48°36'20" E	18.00'
L14	S 48°36'20" E	30.00'
L15	S 66°18'53" W	14.74'
L16	N 00°44'00" E	22.19'
L17	S 00°03'47" E	30.00'
L108	S 32°13'52" E	18.78'

N 00°05'22" W 1324.14'

N 00°05'22" W 208.27'

TRACT 500
186584 S.F.

5/8" Iron Rod & Cap
PRM LB# 8601 Set
5/8" Iron Rod & Cap
LB 2610 Found 0.12'
North & 0.08' East

PRM 4" Concrete Monument (No Identification) Found

N: 1017416.67
E: 522740.52

60' Private Right of Way
Dedicated by Plot of
Woodland Acres per
Utility Easement
Ord. 2022138760

GURRY LANE



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