

MAGNOLIA BAY NORTH PHASE I

LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

AG EHC II (MTH) MULTISTATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND WITH THE AUTHORITY OF THE SAID CORPORATION, DOES HEREBY CERTIFY OWNERSHIP BY THE CORPORATION OF THE PROPERTY DESCRIBED ON THIS PLAT AND HAS CAUSED THIS PLAT ENTITLED "MAGNOLIA BAY NORTH PHASE I" TO BE MADE, AND:

TO RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT (CDD), ITS SUCCESSORS AND ASSIGNS, ALL OF TRACTS 100, 400, 401, 402, 403 AND 404 HEREIN, FOR PURPOSES OF OPERATIONS, MAINTENANCE AND REPAIRS.

TO THE CITY OF VENICE, SARASOTA COUNTY AND PUBLIC AND PRIVATE UTILITY COMPANIES, ALL ACTING WITHIN THE SCOPE OF THEIR EMPLOYMENT, A NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS TRACT 100 (RIGHT-OF-WAY, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENT), AND ALL OTHER PUBLIC EASEMENTS SHOWN HEREON FOR THE LIMITED PURPOSED OF INGRESS/EGRESS TO ACCESS OTHER PUBLIC EASEMENTS AND PUBLIC FACILITIES IDENTIFIED ON THE PLAT, AND FOR THE OPERATION AND MAINTENANCE THEREOF, INGRESS/EGRESS BY EMERGENCY AND LAW ENFORCEMENT PERSONNEL, AND INGRESS/EGRESS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY IMPROVEMENTS AND DRAINAGE. IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OR COUNTY, NOR SHALL ANY REQUEST EVER BE ENTERTAINED BY THE CITY OR COUNTY, TO MAINTAIN SAID ROADWAY IMPROVEMENTS.

OWNER HEREBY DEDICATES AND SETS APART TRACTS 200, 201, 202, 300, 301, 302, 400, 401, 402, 403 and 404 AS SHOWN AND DESCRIBED ON THIS PLAT FOR A PERIOD OF 99 YEARS FROM THE RECORDING OF THIS PLAT IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR OPEN SPACE PURPOSES ONLY PURSUANT TO SECTION 86-130(J) OF THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS AND ORDINANCE NO. _____ SUCH OPEN SPACE USE, CONSISTENT WITH THE CURRENT DEFINITION IN THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS, SHALL BE DEEMED TO MEAN THAT THE PROPERTY MUST BE UNOCCUPIED OR PREDOMINATELY UNOCCUPIED BY BUILDINGS OR OTHER IMPERVIOUS SURFACES, AND USED FOR STORMWATER MANAGEMENT, PARKS, RECREATION, CONSERVATION, PRESERVATION OF NATIVE HABITAT AND OTHER NATURAL RESOURCES, OR HISTORIC OR SCENIC PURPOSES. UNOCCUPIED OR PREDOMINATELY UNOCCUPIED BY BUILDINGS OR OTHER IMPERVIOUS SURFACES SHALL MEAN THAT NOT MORE THAN 5% OF THE AREA OF ANY REQUIRED OPEN SPACE, WHEN CALCULATED BY EACH AREA SHALL BE OCCUPIED BY IMPERVIOUS SURFACES.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 3 DAY OF October, A.D., 2022.

WITNESSES:

Nianette Lakavage
SIGNATURE OF WITNESS

Nianette Lakavage
PRINT NAME OF WITNESS

Wendy Stoessel
SIGNATURE OF WITNESS

Wendy Stoessel
PRINT NAME OF WITNESS

AG EHC II (MTH) MULTISTATE 1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

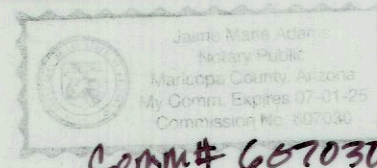
BY: Steven S. Benson
STEVEN S. BENSON, ITS MANAGER

STATE OF FLORIDA)
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF October, 2022, BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (MTH) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3 DAY OF October, A.D., 2022

Jaime Min Walker
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Arizona
MY COMMISSION EXPIRES: 07/01/2025



IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 22nd DAY OF September, A.D., 2022.

WITNESSES:

Kailey Kuhl
SIGNATURE OF WITNESS

Kailey Kuhl
PRINT NAME OF WITNESS

Katrina De Jesus
SIGNATURE OF WITNESS

Katrina De Jesus
PRINT NAME OF WITNESS

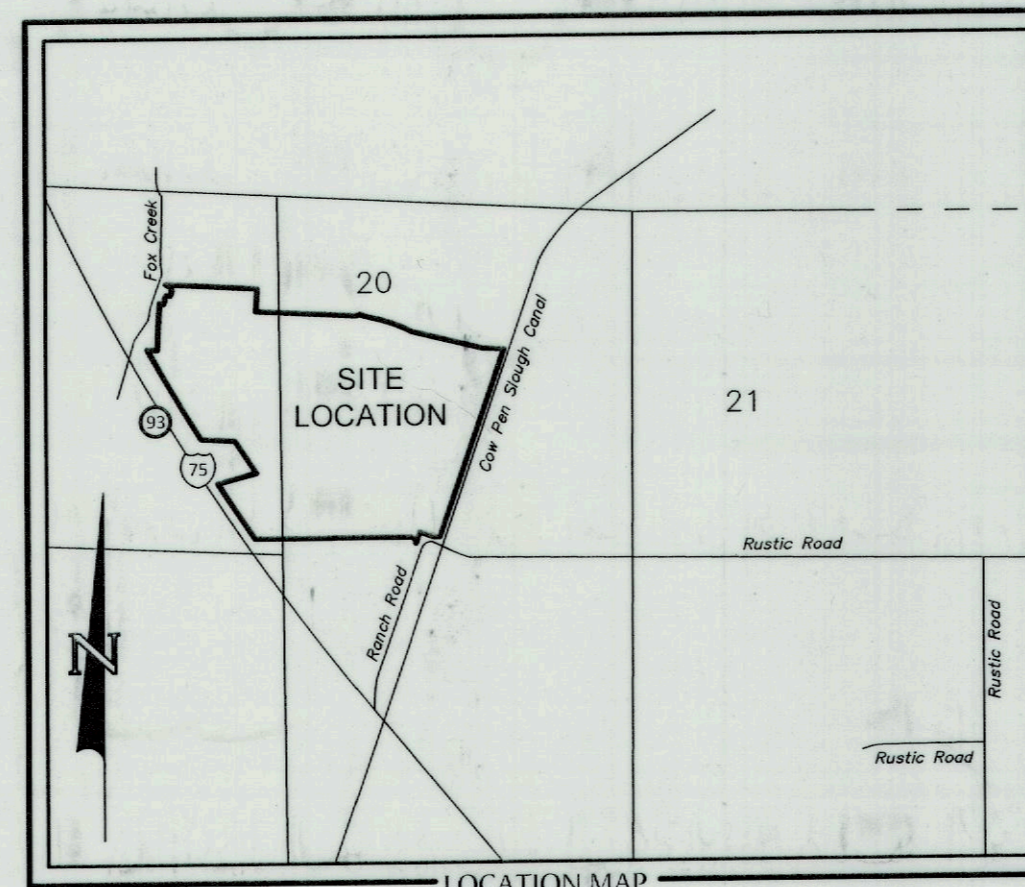
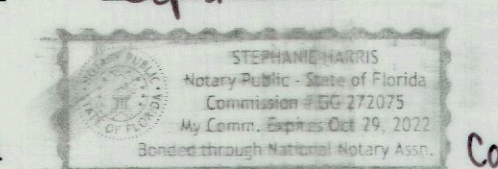
BY: RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT,
BY: Gary Noble
Gary Noble - chairman

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Gary Noble TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS Chairman OF THE Rustic Oaks OF _____, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF September, A.D., 2022

Stephanie Harris
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: Oct 29, 2022



TRACT DESIGNATIONS

- TRACT 100 - RIGHT-OF-WAY, DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENT (CDD)
- TRACT 200 - DRAINAGE EASEMENT, OPEN SPACE, LANDSCAPE BUFFER, COMMON AREA AND EMERGENCY ACCESS EASEMENT
- TRACT 201 - DRAINAGE EASEMENT, OPEN SPACE, LANDSCAPE BUFFER, COMMON AREA
- TRACT 202 - DRAINAGE EASEMENT, OPEN SPACE, LANDSCAPE BUFFER, COMMON AREA
- TRACT 300 - CONSERVATION AREA, OPEN SPACE
- TRACT 301 - CONSERVATION AREA, OPEN SPACE
- TRACT 302 - CONSERVATION AREA, OPEN SPACE
- TRACT 400 - DRAINAGE EASEMENT, LAKE MAINTENANCE EASEMENT & OPEN SPACE (CDD)
- TRACT 401 - DRAINAGE EASEMENT, LAKE MAINTENANCE EASEMENT & AMENITY CENTER (CDD)
- TRACT 402 - DRAINAGE EASEMENT, LAKE MAINTENANCE EASEMENT & OPEN SPACE (CDD)
- TRACT 403 - DRAINAGE EASEMENT, LAKE MAINTENANCE EASEMENT & OPEN SPACE (CDD)
- TRACT 404 - DRAINAGE EASEMENT, LAKE MAINTENANCE EASEMENT & OPEN SPACE (CDD)

LOT LINE EASEMENTS

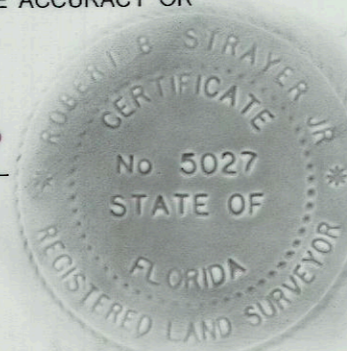
UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH, ALONG ALL FRONT AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY RESERVED AND CREATED FOR THE PURPOSE OF ACCOMMODATING UNDERGROUND UTILITIES AND PRIVATE IRRIGATION. WHEN AN AREA GREATER THAN ONE (1) LOT IS DESIGNATED AND USED AS A-BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL, UPON SUCH DESIGNATION, AUTOMATICALLY BE SUBJECT TO THE LOT LINE EASEMENTS RESERVED AND CREATED HEREIN, SUCH THAT THE PRIOR LOT LINE EASEMENTS SHALL NO LONGER APPLY AND THE NEW LOT LINE EASEMENTS SHALL TAKE EFFECT ON THE NEW BUILDING SITE DESIGNATION. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELECOMMUNICATION AND BROADBAND SERVICES, INCLUDING CABLE TELEVISION SERVICES, HOWEVER CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES.

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.

Robert B. Strayer, Jr.
ROBERT B. STRAYER, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5027

DATE: 10/12/22



CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, 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, PART 1, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON JULY 18th, 2022. THE PERMANENT CONTROL POINTS (PCP'S), AND LOT CORNERS INSTALLATION DATE WILL BE COMPLETED WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

GEOPOINT SURVEYING, INC.

David W. Maxwell
DAVID W. MAXWELL
STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.: LS7311
DATE: 9-22-22



CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I, KAREN E. RUSHING, COUNTY CLERK 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 _____, PAGE _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2022.

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

BY: _____
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CITY COUNCIL

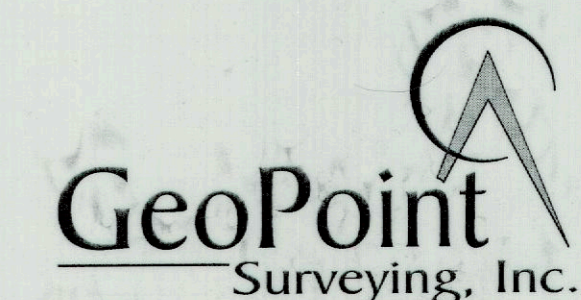
STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

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 _____, AD, 2022.

CITY ATTORNEY

MAYOR, CITY OF VENICE

CITY ENGINEER

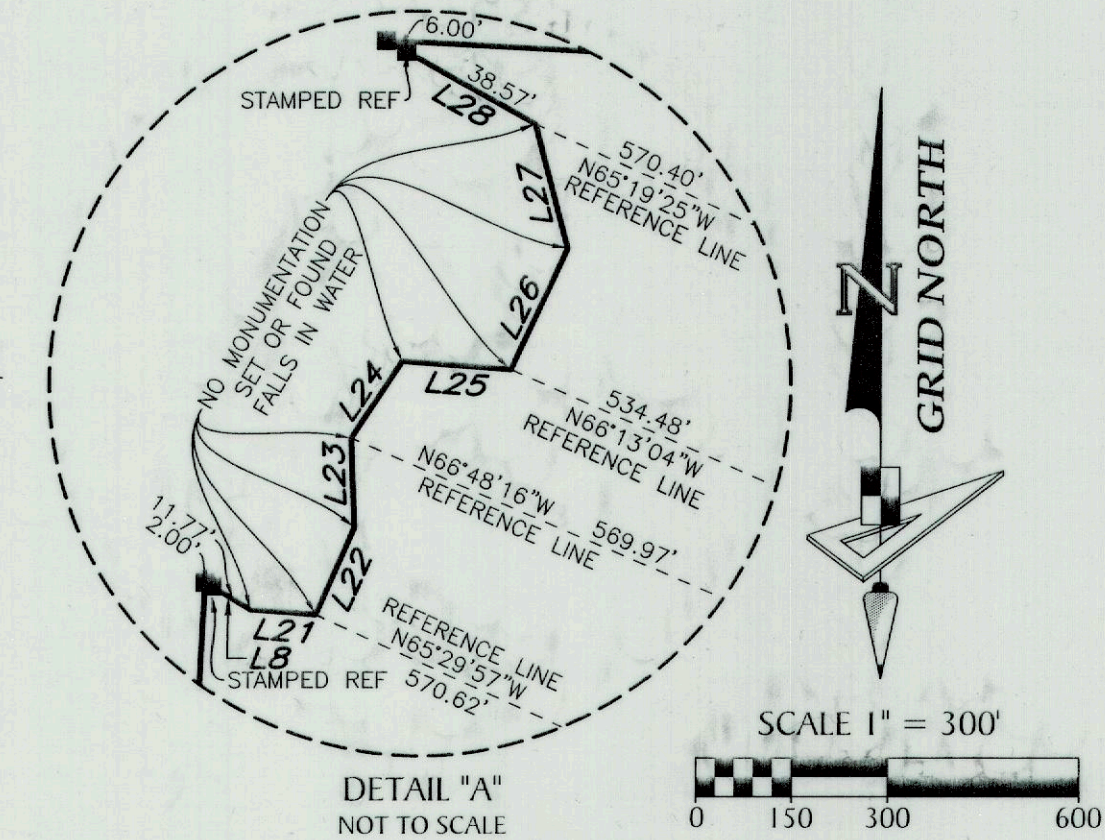
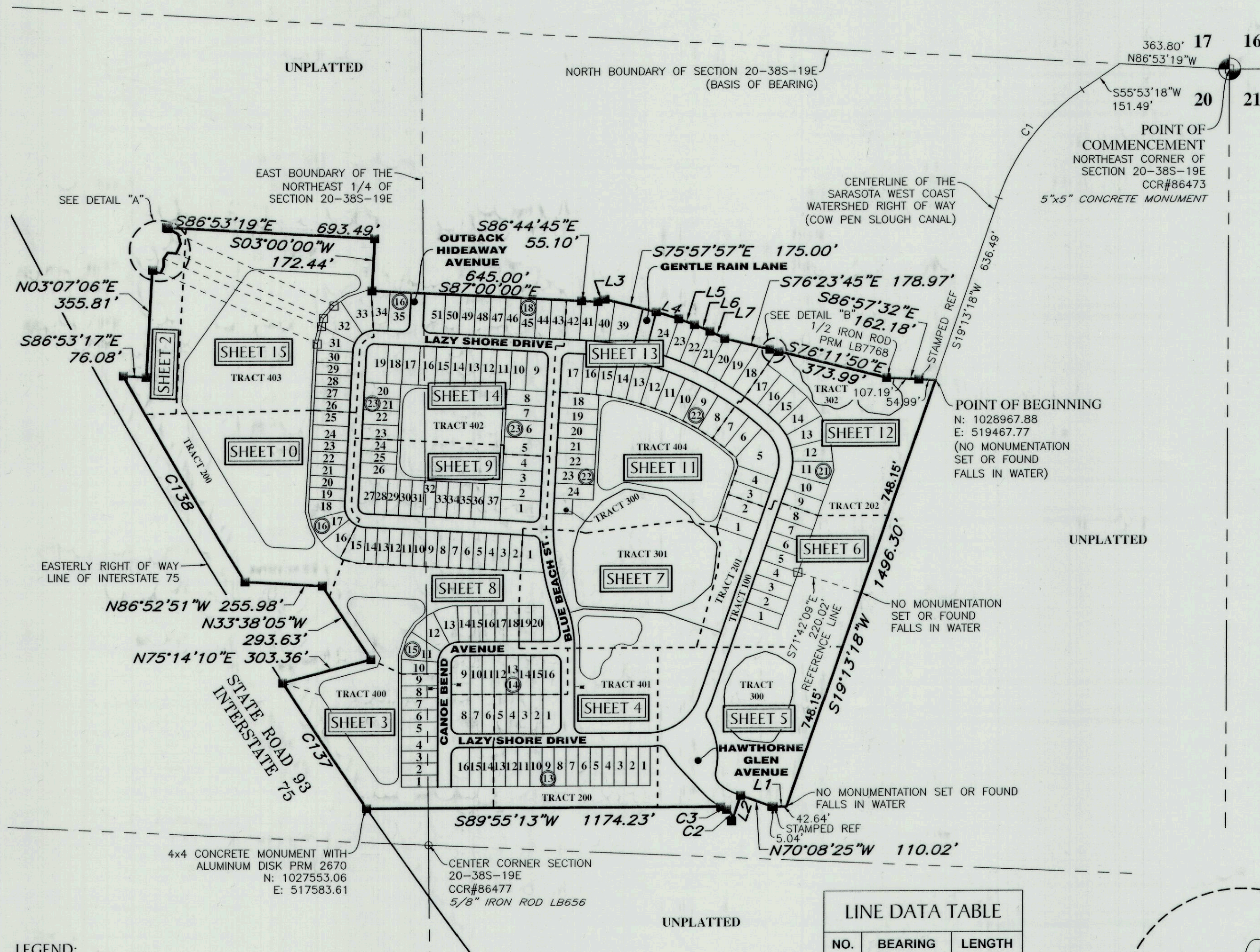


MAGNOLIA BAY NORTH PHASE I

LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.
SEE SHEETS 3 - 15 FOR DETAIL SHEETS



DESCRIPTION

A parcel of land lying in Section 20, Township 38 SOUTH, Range 19 East, City of Venice, Sarasota County, Florida, and being more particularly described as follows:

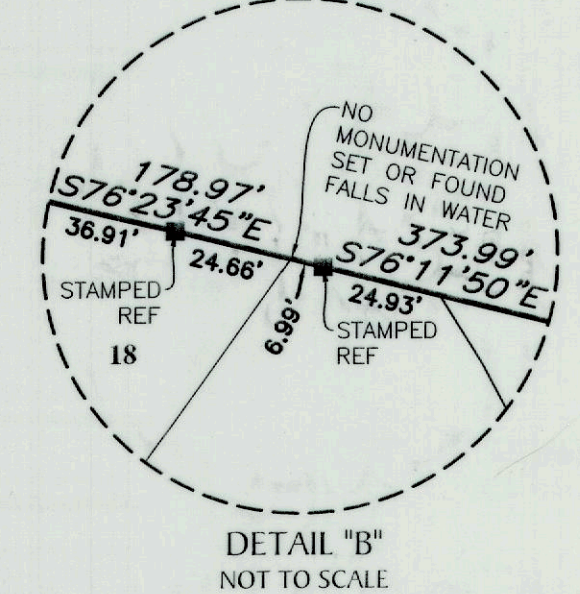
COMMENCE at the Northeast corner of said Section 20; run thence along the North boundary thereof, N.86°53'19"W., a distance of 363.80 feet to the centerline of the SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); thence along said centerline the following three (3) courses: 1) S.55°53'18"W., a distance of 151.49 feet to a point of curvature; 2) Southwesterly, 458.71 feet along the arc of a tangent curve to the left having a radius of 716.78 feet and a central angle of 36°40'00" (chord bearing S.37°33'18"W., 450.92 feet) to a point of tangency; 3) S.19°13'18"W., a distance of 636.49 feet to the **POINT OF BEGINNING**; thence continuing along aforesaid centerline of the SARASOTA WEST COAST WATERSHED RIGHT OF WAY, S.19°13'18"W., a distance of 1496.30 feet; thence S.89°55'13"W., a distance of 47.68 feet; thence N.70°08'25"W., a distance of 110.02 feet; thence S.19°13'17"W., a distance of 89.44 feet; thence Northwesterly, 45.53 feet along the arc of a non-tangent curve to the left having a radius of 30.00 feet and a central angle of 86°57'07" (chord bearing N.24°15'17"W., 41.28 feet) to a point of reverse curvature; thence Northwesterly, 21.80 feet along the arc of a reverse curve to the right having a radius of 230.00 feet and a central angle of 05°25'52" (chord bearing N.65°00'54"W., 21.79 feet); thence S.89°55'13"W., a distance of 1174.23 feet to a point on the Easterly right of way of INTERSTATE 75 (STATE ROAD NO. 93); thence along said Easterly right of way, Northwesterly, 502.45 feet along the arc of a non-tangent curve to the right having a radius of 17975.40 feet and a central angle of 01°36'05" (chord bearing N.33°52'00"W., 502.43 feet); thence N.75°14'10"E., a distance of 303.36 feet; thence N.33°38'05"W., a distance of 293.63 feet; thence N.86°52'51"W., a distance of 255.98 feet; thence Northwesterly, 794.26 feet along the arc of a non-tangent curve to the right having a radius of 16231.54 feet and a central angle of 02°48'13" (chord bearing N.30°40'51"W., 794.18 feet); thence S.86°53'17"E., a distance of 76.08 feet; thence N.03°07'06"E., a distance of 355.81 feet; thence S.58°29'06"E., a distance of 13.77 feet; thence S.85°20'56"E., a distance of 16.86 feet; thence N.24°00'29"E., a distance of 24.84 feet; thence N.02°14'26"W., a distance of 23.12 feet; thence N.33°37'06"E., a distance of 24.04 feet; thence S.85°35'59"E., a distance of 28.42 feet; thence N.25°13'10"E., a distance of 34.71 feet; thence N.14°43'07"W., a distance of 33.21 feet; thence N.60°57'05"W., a distance of 44.57 feet; thence S.86°53'19"E., a distance of 693.49 feet; thence S.03°00'00"W., a distance of 172.44 feet; thence S.87°00'00"E., a distance of 695.00 feet; thence S.86°44'45"E., a distance of 55.10 feet; thence N.71°04'37"E., a distance of 24.82 feet; thence S.75°57'57"E., a distance of 175.00 feet; thence S.72°26'08"E., a distance of 77.84 feet; thence S.69°37'59"E., a distance of 55.54 feet; thence S.66°58'01"E., a distance of 55.53 feet; thence S.64°05'59"E., a distance of 55.53 feet; thence S.76°23'45"E., a distance of 178.97 feet; thence S.76°11'50"E., a distance of 373.99 feet; thence S.86°57'32"E., a distance of 162.18 feet to the **POINT OF BEGINNING**.

Containing 80.498 acres, more or less.

- LEGEND:**
- (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
 - (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument Stamped "REF" P.R.M. LB7768", unless otherwise noted.
 - (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
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 - SF----- Square Feet
 - LB----- License Business
 - D.E----- Drainage Easement (CDD)
 - P.U.E----- Public Utility Easement
 - O.R----- Official Records Book
 - Pg----- Page
 - ORI----- Official Records Instrument
 - ③----- Block Number
 - ▲----- Plat Benchmark

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	716.78'	36°40'00"	458.71'	450.92'	S37°33'18"W
C2	30.00'	86°57'07"	45.53'	41.28'	N24°15'17"W
C3	230.00'	5°25'52"	21.80'	21.79'	N65°00'54"W
C137	17975.40'	1°36'05"	502.45'	502.43'	N33°52'00"W
C138	16231.54'	2°48'13"	794.26'	794.18'	N30°40'51"W

NO.	BEARING	LENGTH
L1	S89°55'13"W	47.68'
L2	S19°13'17"W	89.44'
L3	N71°04'37"E	24.82'
L4	S72°26'08"E	77.84'
L5	S69°37'59"E	55.54'
L6	S66°58'01"E	55.53'
L7	S64°05'59"E	55.53'
L8	S58°29'06"E	13.77'
L21	S85°20'56"E	16.86'
L22	N24°00'29"E	24.84'
L23	N02°14'26"W	23.12'
L24	N33°37'06"E	24.04'
L25	S85°35'59"E	28.42'
L26	N25°13'10"E	34.71'
L27	N14°43'07"W	33.21'
L28	N60°57'05"W	44.57'



NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREIN AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

- SURVEYOR'S NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. SAID LINE BEARS N 89°53'19"W.
 - 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.
 - ALL LINES THAT INTERSECT A CURVE ARE RADIAL (R), UNLESS NOTED OTHERWISE.

GeoPoint
Surveying, Inc.

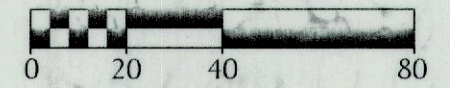
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

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

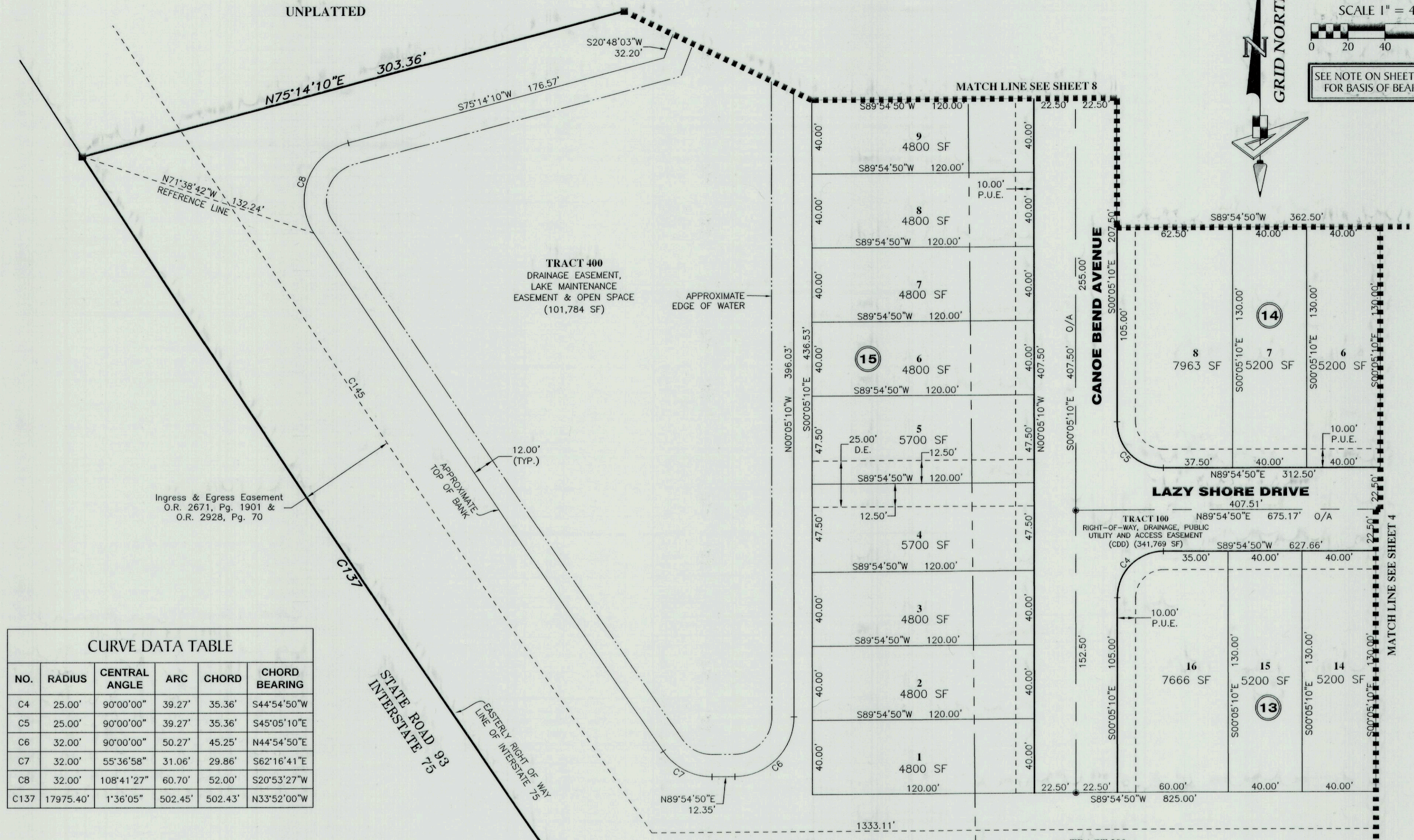
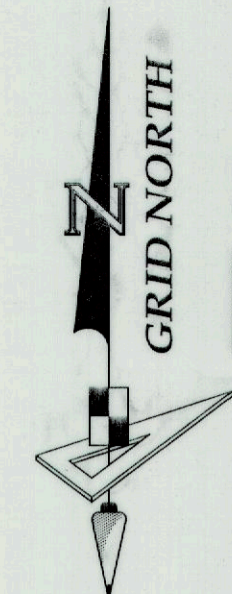
MAGNOLIA BAY NORTH PHASE I

LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

SCALE 1" = 40'



SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C4	25.00'	90°00'00"	39.27'	35.36'	S44°54'50"W
C5	25.00'	90°00'00"	39.27'	35.36'	S45°05'10"E
C6	32.00'	90°00'00"	50.27'	45.25'	N44°54'50"E
C7	32.00'	55°36'58"	31.06'	29.86'	S62°16'41"E
C8	32.00'	108°41'27"	60.70'	52.00'	S20°53'27"W
C137	17975.40'	1°36'05"	502.45'	502.43'	N33°52'00"W

- LEGEND:**
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Surveying, Inc.

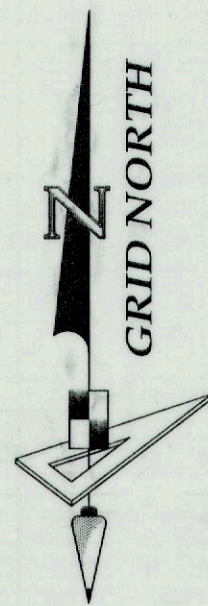
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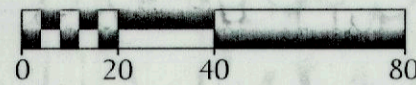
CENTER CORNER SECTION 20-38S-19E
CCR#86477
FIR 5/8" LB6566

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LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

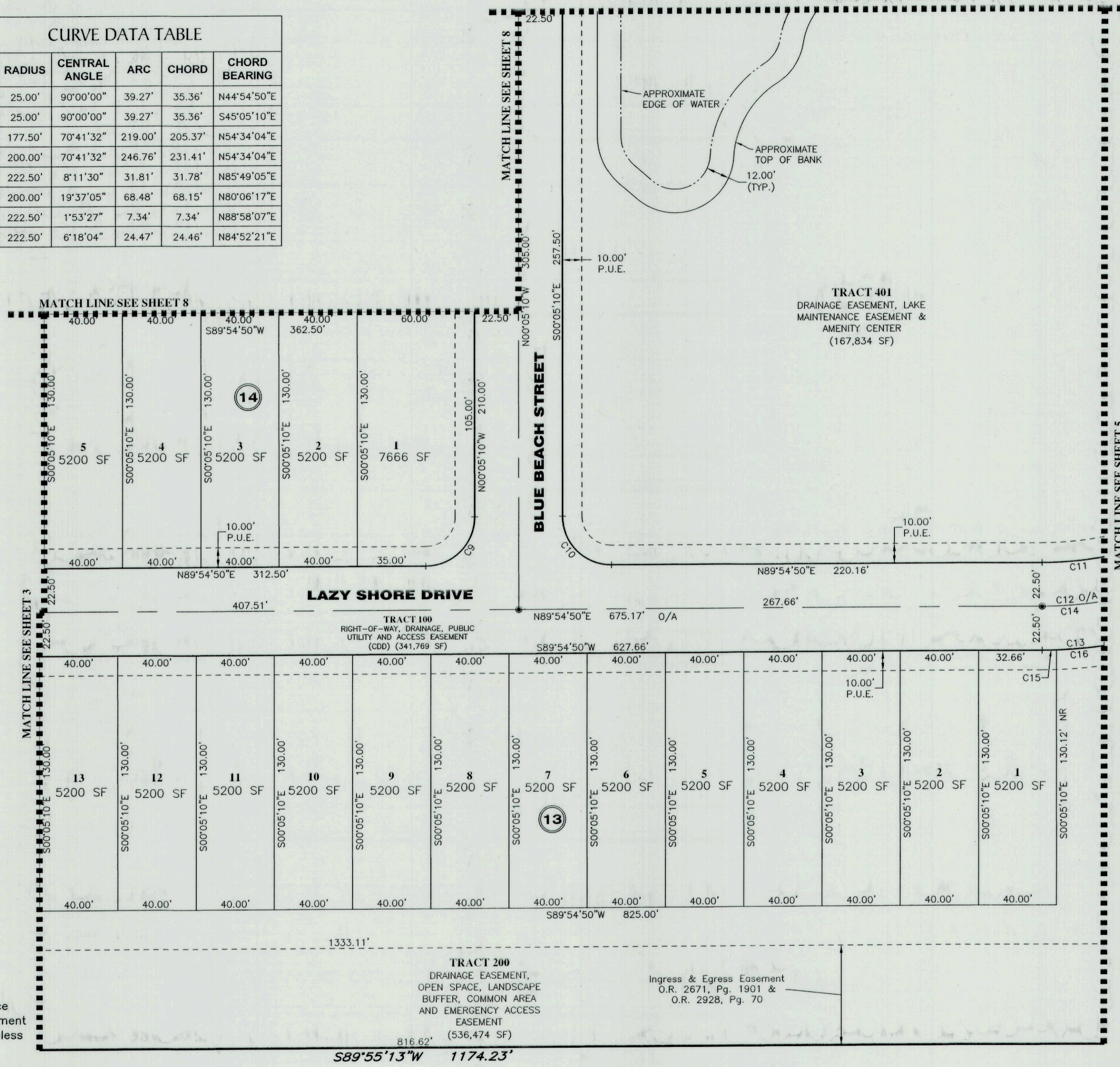


SCALE 1" = 40'



SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C9	25.00'	90°00'00"	39.27'	35.36'	N44°54'50"E
C10	25.00'	90°00'00"	39.27'	35.36'	S45°05'10"E
C11	177.50'	70°41'32"	219.00'	205.37'	N54°34'04"E
C12	200.00'	70°41'32"	246.76'	231.41'	N54°34'04"E
C13	222.50'	8°11'30"	31.81'	31.78'	N85°49'05"E
C14	200.00'	19°37'05"	68.48'	68.15'	N80°06'17"E
C15	222.50'	1°53'27"	7.34'	7.34'	N88°58'07"E
C16	222.50'	6°18'04"	24.47'	24.46'	N84°52'21"E



LEGEND:

- (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
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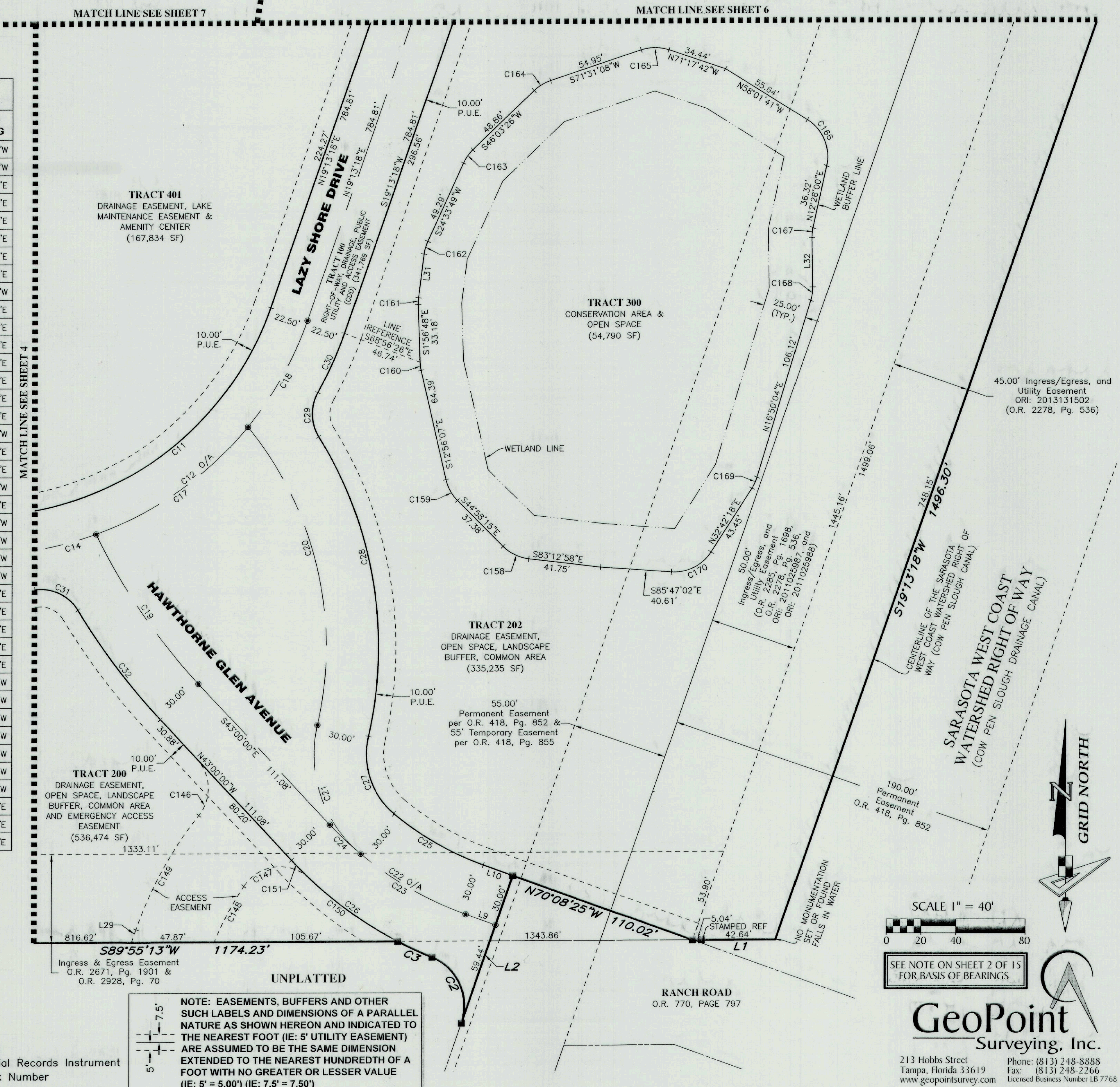
MAGNOLIA BAY NORTH PHASE I

LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

NO.	BEARING	LENGTH
L1	S89°55'13"W	47.68'
L2	S19°13'17"W	89.44'
L9	S70°08'25"E	18.41'
L10	S70°08'25"E	18.07'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	30.00'	86°57'07"	45.53'	41.28'	N24°15'17"W
C3	230.00'	5°25'52"	21.80'	21.79'	N65°00'54"W
C11	177.50'	70°41'32"	219.00'	205.37'	N54°34'04"E
C12	200.00'	70°41'32"	246.76'	231.41'	N54°34'04"E
C14	200.00'	19°37'05"	68.48'	68.15'	N80°06'17"E
C17	200.00'	30°55'27"	107.95'	106.64'	N54°50'01"E
C18	200.00'	20°09'00"	70.34'	69.97'	N29°17'48"E
C19	350.00'	17°10'22"	104.90'	104.51'	S34°24'49"E
C20	200.00'	52°16'59"	182.50'	176.24'	N13°16'14"W
C21	75.00'	62°52'15"	82.30'	78.23'	S18°33'52"E
C22	200.00'	27°08'25"	94.74'	93.85'	S56°34'12"E
C23	200.00'	20°08'25"	70.30'	69.94'	S60°04'12"E
C24	200.00'	7°00'00"	24.43'	24.42'	S46°30'00"E
C25	170.00'	20°08'25"	59.76'	59.45'	S60°04'12"E
C26	230.00'	19°17'58"	77.47'	77.11'	S52°38'59"E
C27	45.00'	62°52'15"	49.38'	46.94'	S18°33'52"E
C28	230.00'	44°41'03"	179.37'	174.86'	N09°28'16"W
C29	25.00'	60°39'49"	26.47'	25.25'	S01°28'53"E
C30	222.50'	9°37'43"	37.39'	37.35'	N24°02'10"E
C31	25.00'	67°11'30"	29.32'	27.67'	N64°40'55"W
C32	380.00'	11°54'50"	79.02'	78.87'	S37°02'35"E
C146	25.00'	81°35'59"	35.60'	32.67'	N02°12'00"W
C147	25.00'	99°49'57"	43.56'	38.26'	S83°24'16"W
C148	177.50'	11°42'09"	36.25'	36.19'	S27°38'13"W
C149	222.50'	19°22'43"	75.25'	74.90'	S28°54'38"W
C150	230.00'	15°37'12"	62.70'	62.51'	S54°29'22"E
C151	230.00'	3°40'46"	14.77'	14.77'	S44°50'23"E
C158	25.00'	38°14'43"	16.69'	16.38'	S64°05'36"E
C159	25.00'	32°02'08"	13.98'	13.80'	S28°57'11"E
C160	25.00'	10°59'19"	4.79'	4.79'	S07°26'27"E
C161	25.00'	9°04'16"	3.96'	3.95'	S02°35'20"W
C162	25.00'	17°26'21"	7.61'	7.58'	S15°50'39"W
C163	25.00'	21°29'37"	9.38'	9.32'	S35°18'38"W
C164	25.00'	25°27'42"	11.11'	11.02'	S58°47'17"W
C165	25.00'	37°11'10"	16.23'	15.94'	N89°53'17"W
C166	25.00'	70°27'41"	30.74'	28.84'	N22°47'50"W
C167	25.00'	13°23'28"	5.84'	5.83'	S05°44'16"W
C168	25.00'	17°47'32"	7.76'	7.73'	N07°56'18"E
C169	25.00'	15°52'14"	6.92'	6.90'	N24°46'11"E
C170	25.00'	61°30'39"	26.84'	25.57'	N63°27'38"E

- LEGEND:**
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SCALE 1" = 40'

SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

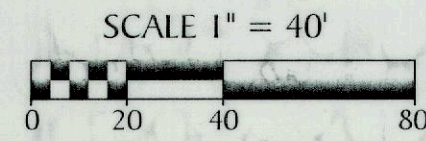
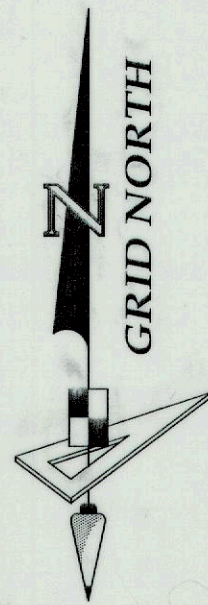
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Surveying, Inc.

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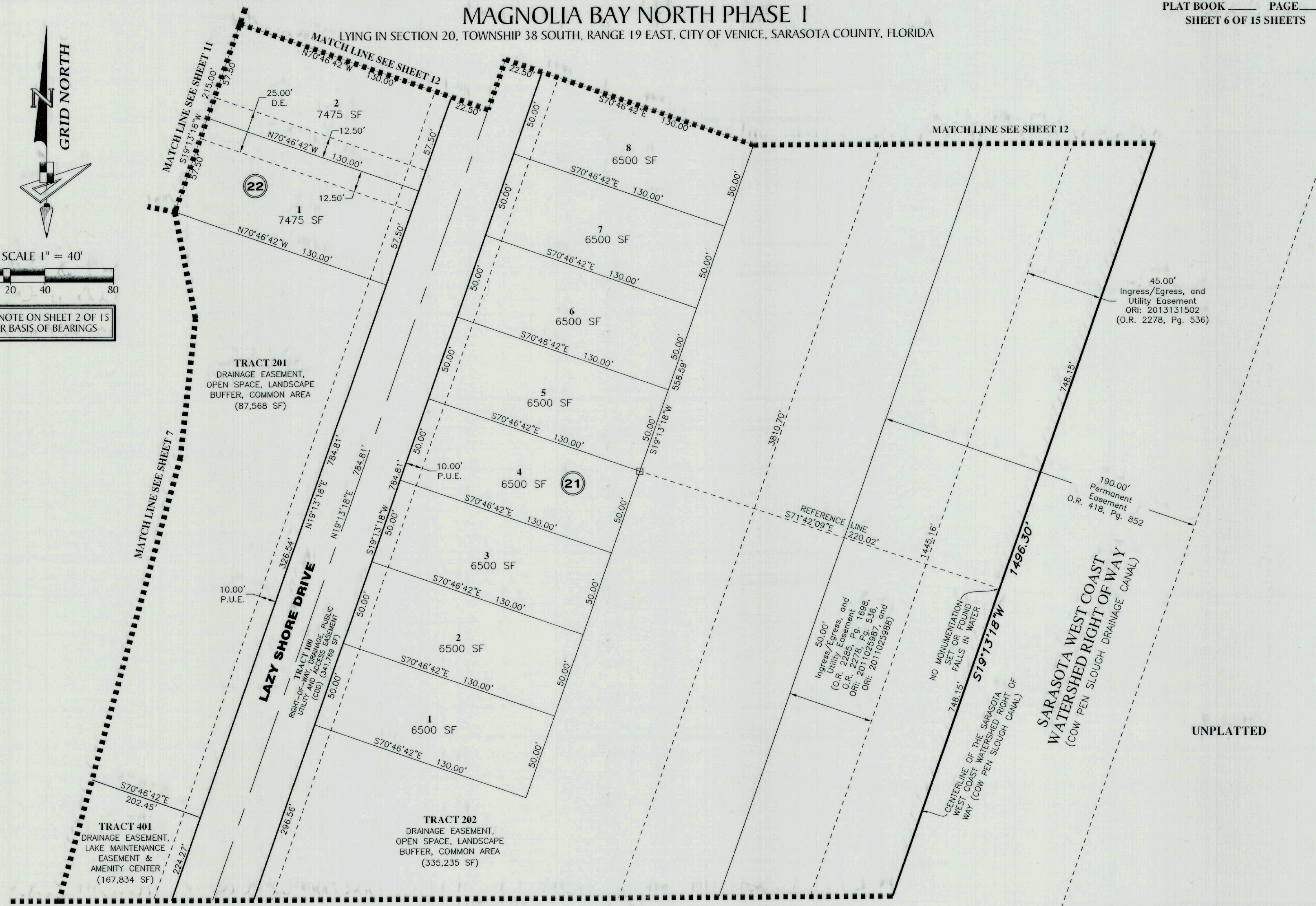
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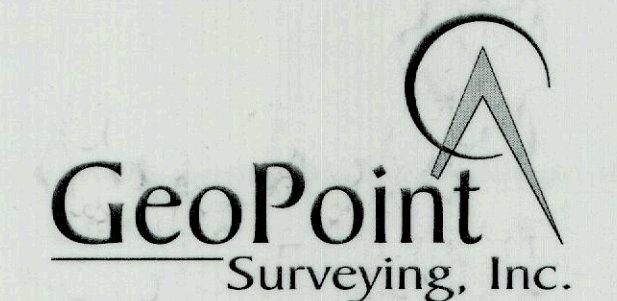
SEE NOTE ON SHEET 2 OF 15
FOR BASIS OF BEARINGS



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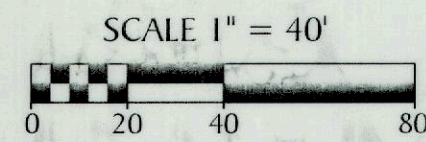
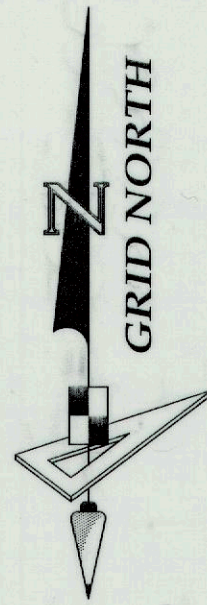
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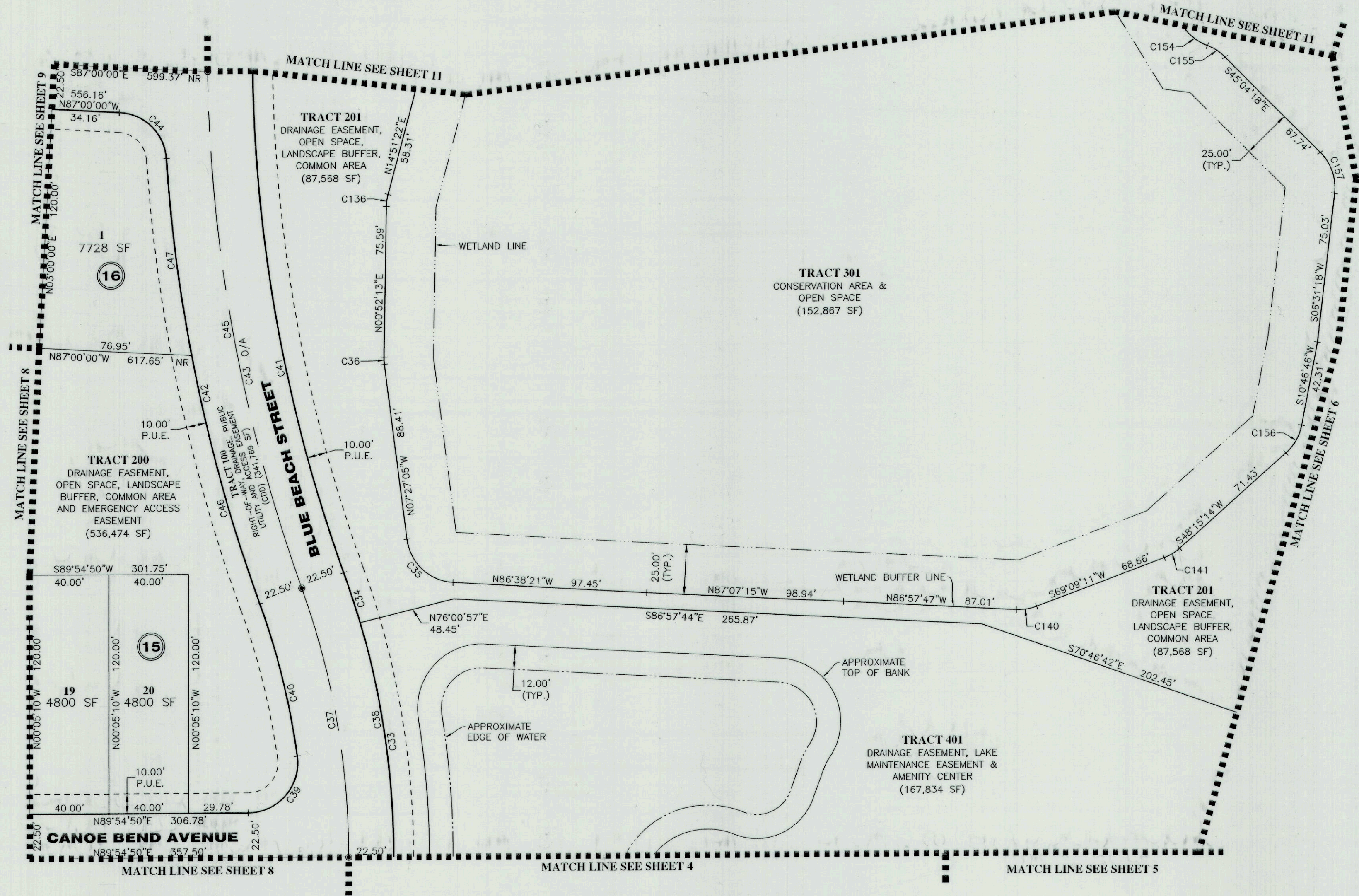
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SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS



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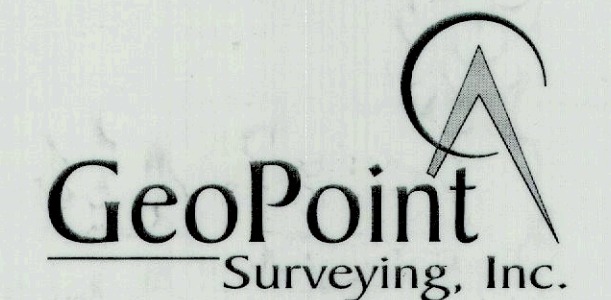
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CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C33	422.50'	16°11'01"	119.34'	118.94'	N08°10'40"W
C34	422.50'	3°35'24"	26.47'	26.47'	N18°03'52"W
C35	25.00'	79°11'16"	34.55'	31.87'	S47°02'43"E
C36	25.00'	8°19'18"	3.63'	3.63'	S03°17'26"E
C37	400.00'	19°46'24"	138.04'	137.36'	N09°58'22"W
C38	422.50'	19°46'24"	145.81'	145.09'	N09°58'22"W
C39	25.00'	97°44'39"	42.65'	37.66'	N41°02'30"E
C40	377.50'	12°01'45"	79.25'	79.11'	N13°50'42"W
C41	777.50'	22°51'34"	310.20'	308.15'	S08°25'47"E
C42	822.50'	15°56'42"	228.90'	228.16'	S11°53'13"E
C43	800.00'	22°51'34"	319.18'	317.07'	N08°25'47"E
C44	25.00'	83°05'09"	36.25'	33.16'	N45°27'26"W
C45	799.99'	18°57'04"	264.61'	263.40'	S10°23'02"E

CURVE DATA TABLE

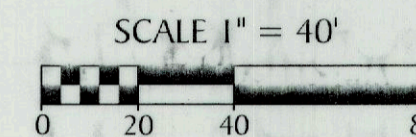
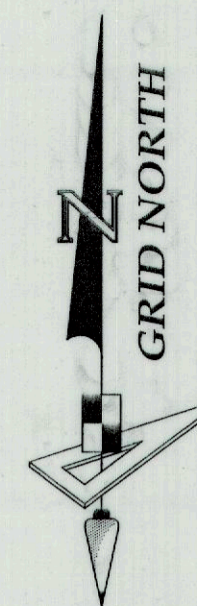
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C46	822.50'	8°59'59"	129.19'	129.06'	S15°21'34"E
C47	822.50'	6°56'43"	99.70'	99.64'	S07°23'13"E
C136	25.00'	13°59'09"	6.10'	6.09'	S07°51'47"W
C140	25.00'	23°53'02"	10.42'	10.35'	N81°05'42"E
C141	25.00'	20°53'57"	9.12'	9.07'	N58°42'13"E
C154	25.00'	37°47'28"	16.49'	16.19'	S50°45'29"E
C155	25.00'	24°34'55"	10.73'	10.64'	N57°21'46"W
C156	25.00'	37°28'28"	16.35'	16.06'	N29°31'00"E
C157	25.00'	51°35'36"	22.51'	21.76'	N19°16'30"W



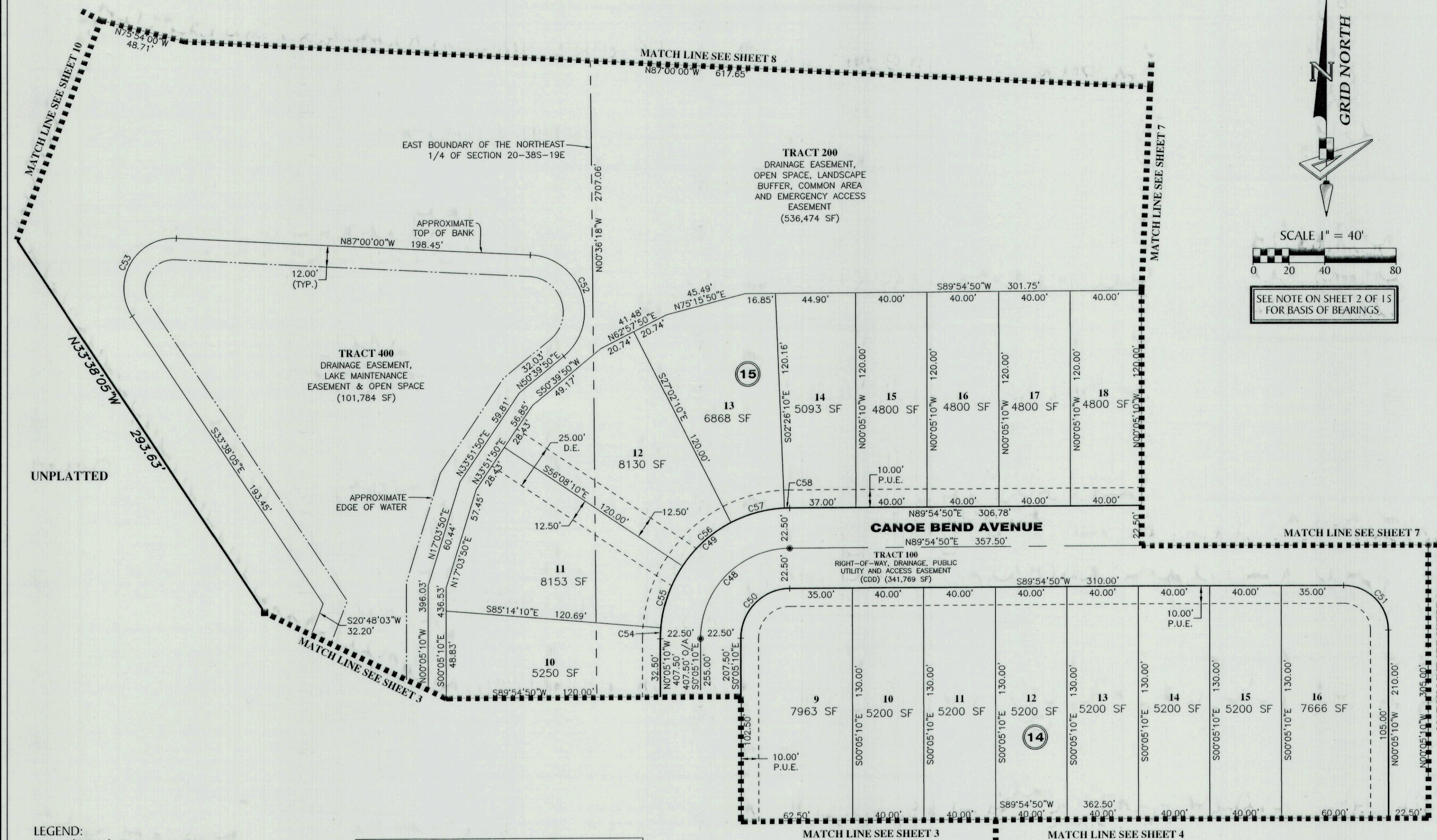
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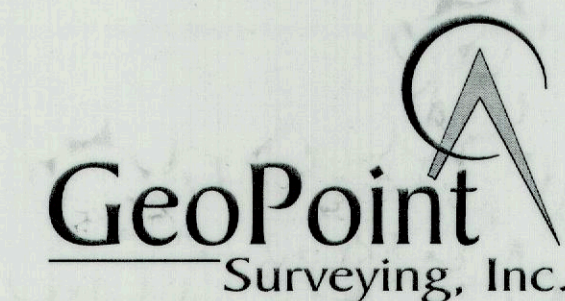
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CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C48	50.00'	90°00'00"	78.54'	70.71'	S44°54'50"W
C49	72.50'	90°00'00"	113.88'	102.53'	S44°54'50"W
C50	27.50'	90°00'00"	43.20'	38.89'	S44°54'50"W
C51	25.00'	90°00'00"	39.27'	35.36'	N45°05'10"W
C52	32.00'	137°39'50"	76.89'	59.68'	N18°10'05"W
C53	28.00'	126°38'05"	61.89'	50.04'	S29°40'58"W
C54	72.50'	4°51'00"	6.14'	6.14'	S02°20'20"W
C55	72.50'	29°06'00"	36.82'	36.43'	S19°18'50"W
C56	72.50'	29°06'00"	36.82'	36.43'	S48°24'50"W
C57	72.50'	24°36'00"	31.13'	30.89'	S75°15'50"W
C58	72.50'	2°21'00"	2.97'	2.97'	S88°44'20"W

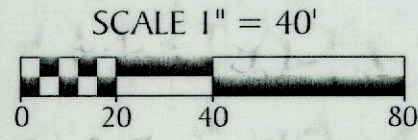
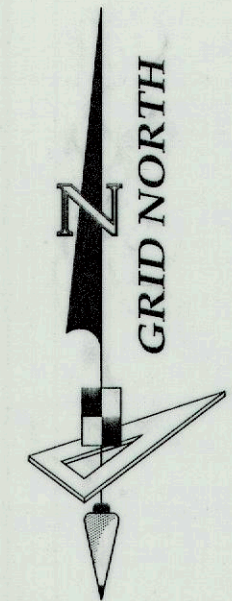
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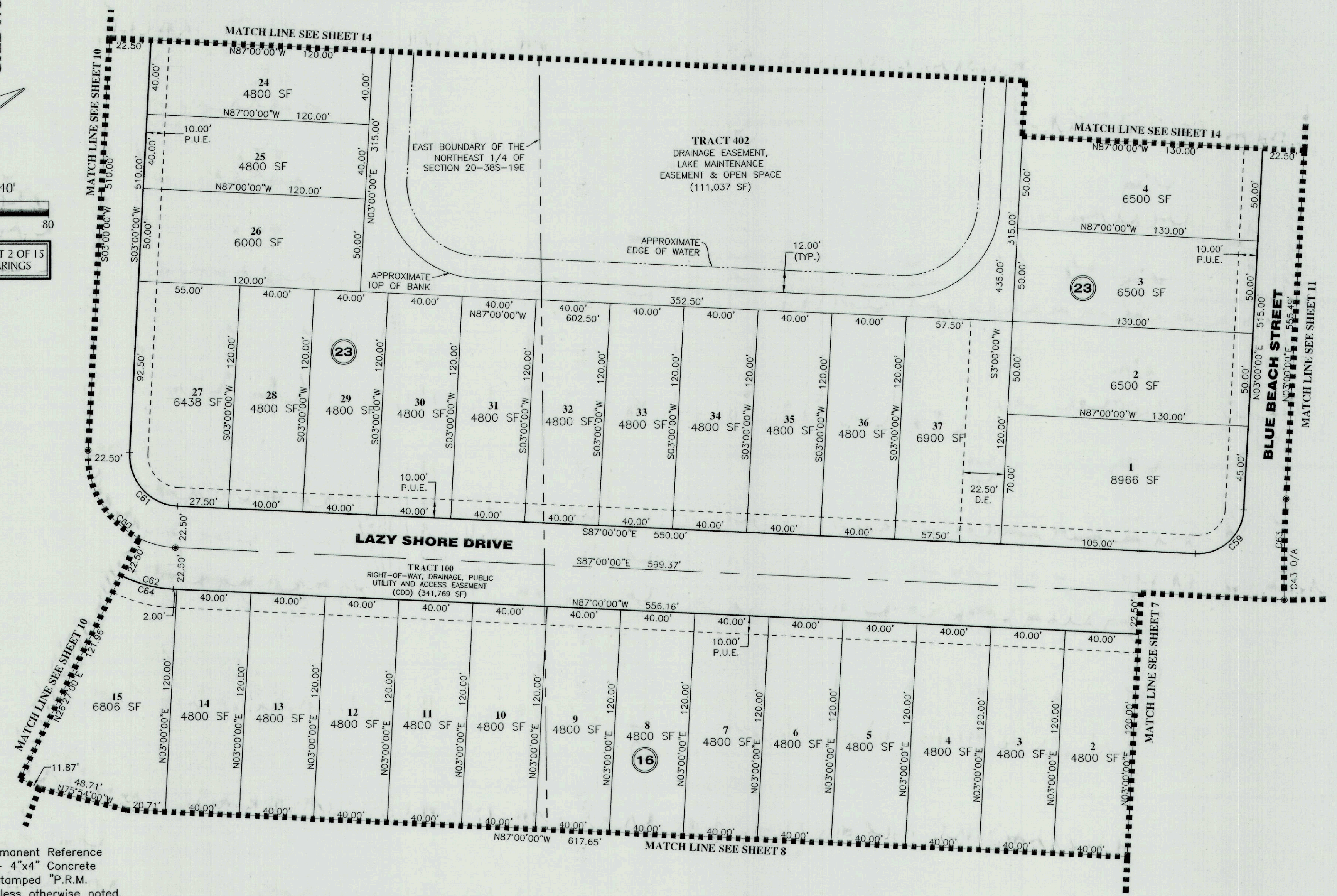
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NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C43	800.00'	22°51'34"	319.18'	317.07'	N08°25'47"E
C59	25.00'	90°00'00"	39.27'	35.36'	N48°00'00"E
C60	50.00'	90°00'00"	78.54'	70.71'	S42°00'00"E
C61	27.50'	90°00'00"	43.20'	38.89'	S42°00'00"E
C62	72.50'	90°00'00"	113.88'	102.53'	S42°00'00"E
C63	800.00'	3°54'29"	54.57'	54.56'	S01°02'45"W
C64	72.50'	23°27'00"	29.67'	29.47'	S75°16'30"E

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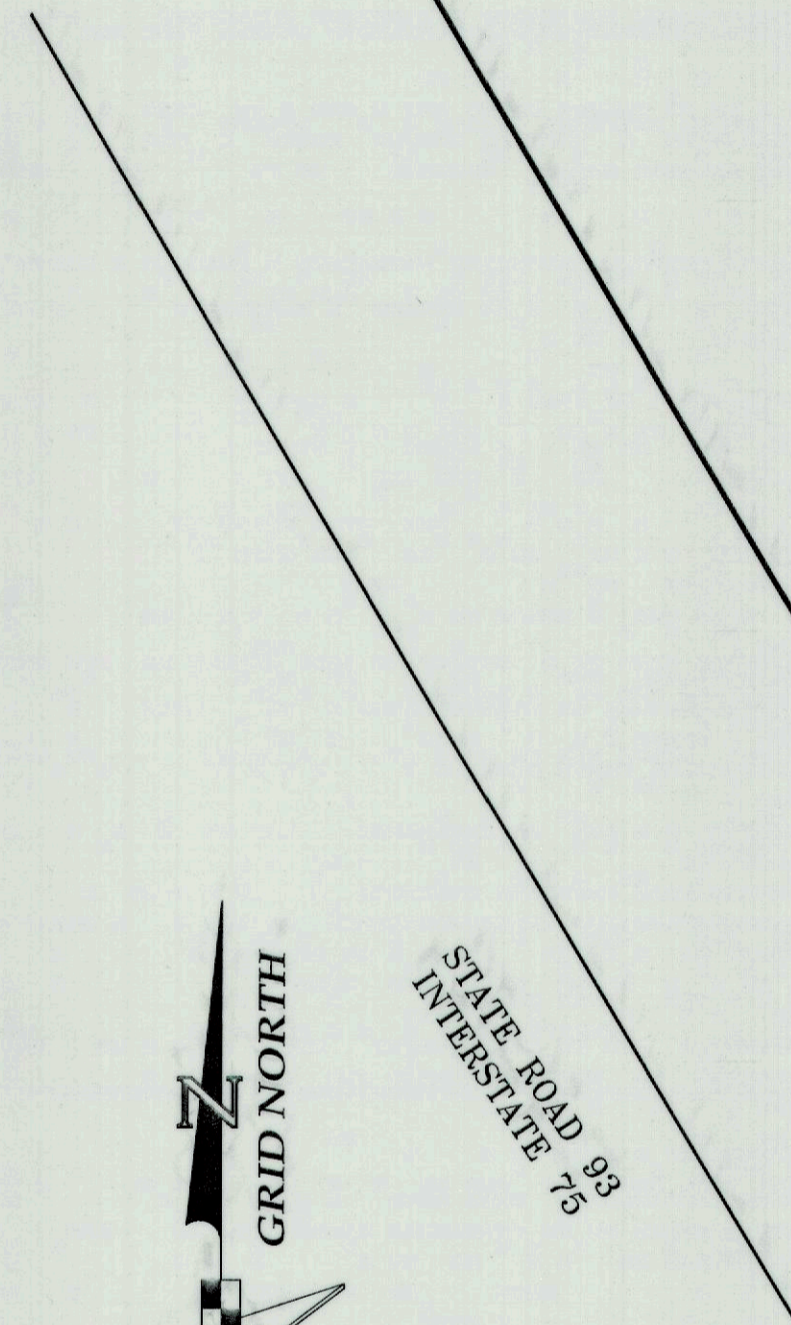
LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

MATCH LINE SEE SHEET 2

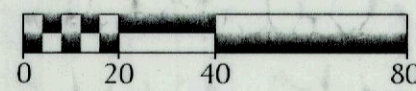
MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 14



SCALE 1" = 40'



SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

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C60	50.00'	90°00'00"	78.54'	70.71'	S42°00'00"E
C62	72.50'	90°00'00"	113.88'	102.53'	S42°00'00"E
C65	72.50'	24°42'00"	31.25'	31.01'	S51°12'00"E
C66	72.50'	24°42'00"	31.25'	31.01'	S26°30'00"E
C67	72.50'	17°09'00"	21.70'	21.62'	S05°34'30"E
C70	16108.54'	1°50'44"	518.85'	518.83'	S30°52'23"E
C71	42.00'	55°05'06"	40.38'	38.84'	S59°20'18"E
C72	28.00'	119°37'09"	58.46'	48.40'	N33°18'35"E
C138	16231.54'	2°48'13"	794.26'	794.18'	N30°40'51"W

TRACT 403
DRAINAGE EASEMENT,
LAKE MAINTENANCE
EASEMENT & OPEN SPACE
(305,553 SF)

TRACT 200
DRAINAGE EASEMENT,
OPEN SPACE, LANDSCAPE
BUFFER, COMMON AREA
AND EMERGENCY ACCESS
EASEMENT
(536,474 SF)

APPROXIMATE
EDGE OF WATER

APPROXIMATE
TOP OF BANK

N86°52'51"W 255.98'

N33°38'05"W
293.63'

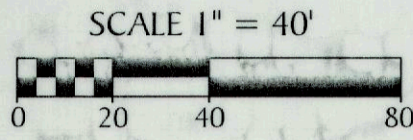
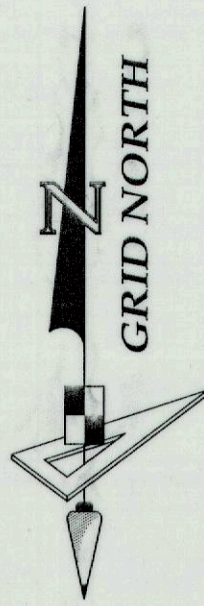
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213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

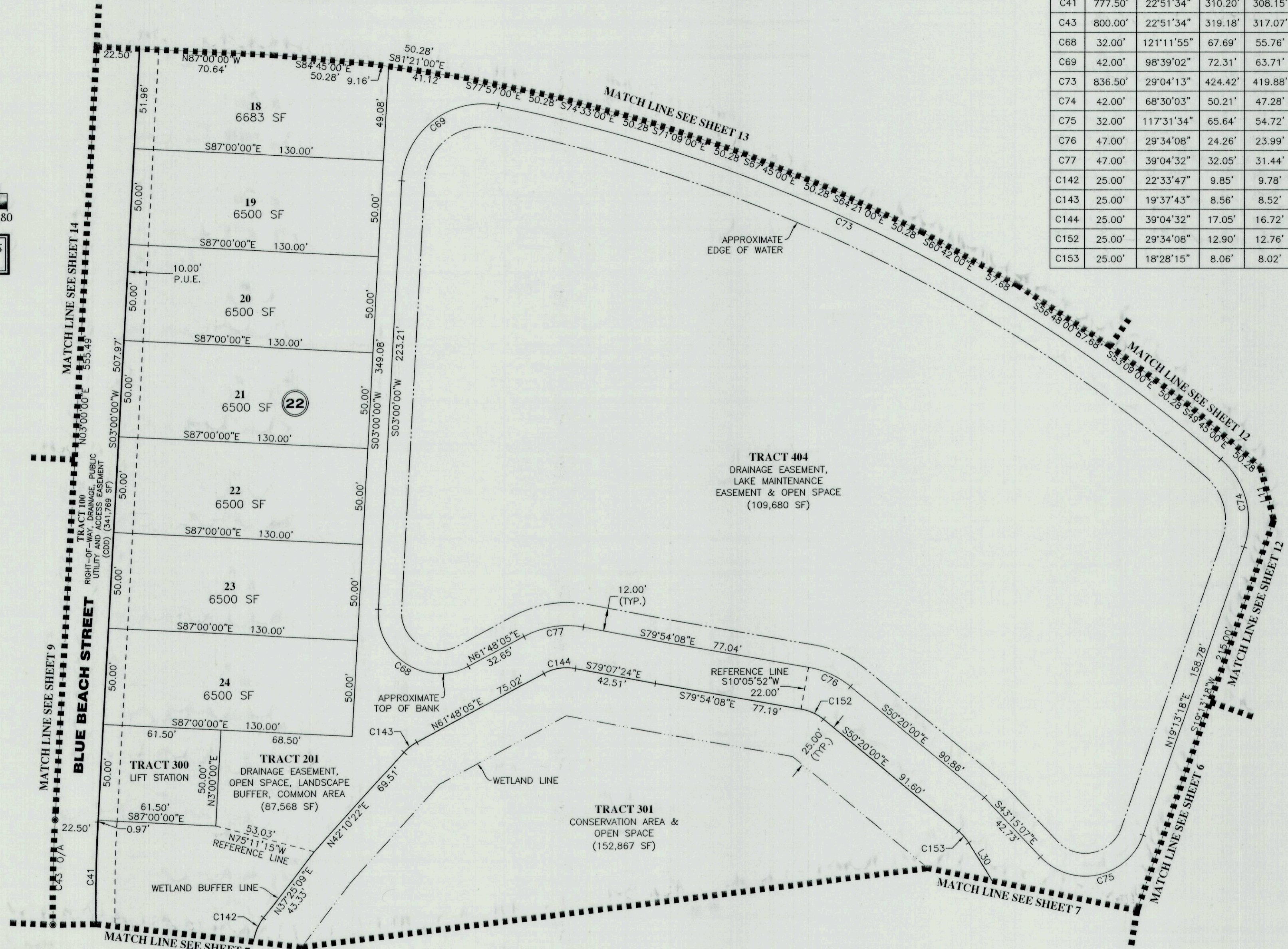
MAGNOLIA BAY NORTH PHASE I

LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C41	777.50'	22°51'34"	310.20'	308.15'	S08°25'47"E
C43	800.00'	22°51'34"	319.18'	317.07'	N08°25'47"E
C68	32.00'	121°11'55"	67.69'	55.76'	S57°35'58"E
C69	42.00'	98°39'02"	72.31'	63.71'	S52°19'31"W
C73	836.50'	29°04'13"	424.42'	419.88'	N63°48'51"W
C74	42.00'	68°30'03"	50.21'	47.28'	N15°01'43"W
C75	32.00'	117°31'34"	65.64'	54.72'	N77°59'05"E
C76	47.00'	29°34'08"	24.26'	23.99'	N65°07'04"W
C77	47.00'	39°04'32"	32.05'	31.44'	S81°20'21"W
C142	25.00'	22°33'47"	9.85'	9.78'	S26°08'15"W
C143	25.00'	19°37'43"	8.56'	8.52'	S51°59'13"W
C144	25.00'	39°04'32"	17.05'	16.72'	S81°20'21"W
C152	25.00'	29°34'08"	12.90'	12.76'	N65°07'04"W
C153	25.00'	18°28'15"	8.06'	8.02'	N41°05'53"W



- LEGEND:**
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 - (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument Stamped "REF" P.R.M. LB7768", unless otherwise noted.
 - (P.C.P.) Permanent Control Point Nail and Disk Set Stamped "P.C.P. LB7768", unless otherwise noted.
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NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

NO.	BEARING	LENGTH
L11	N13°51'27"W	28.82'
L30	S31°51'45"E	23.55'

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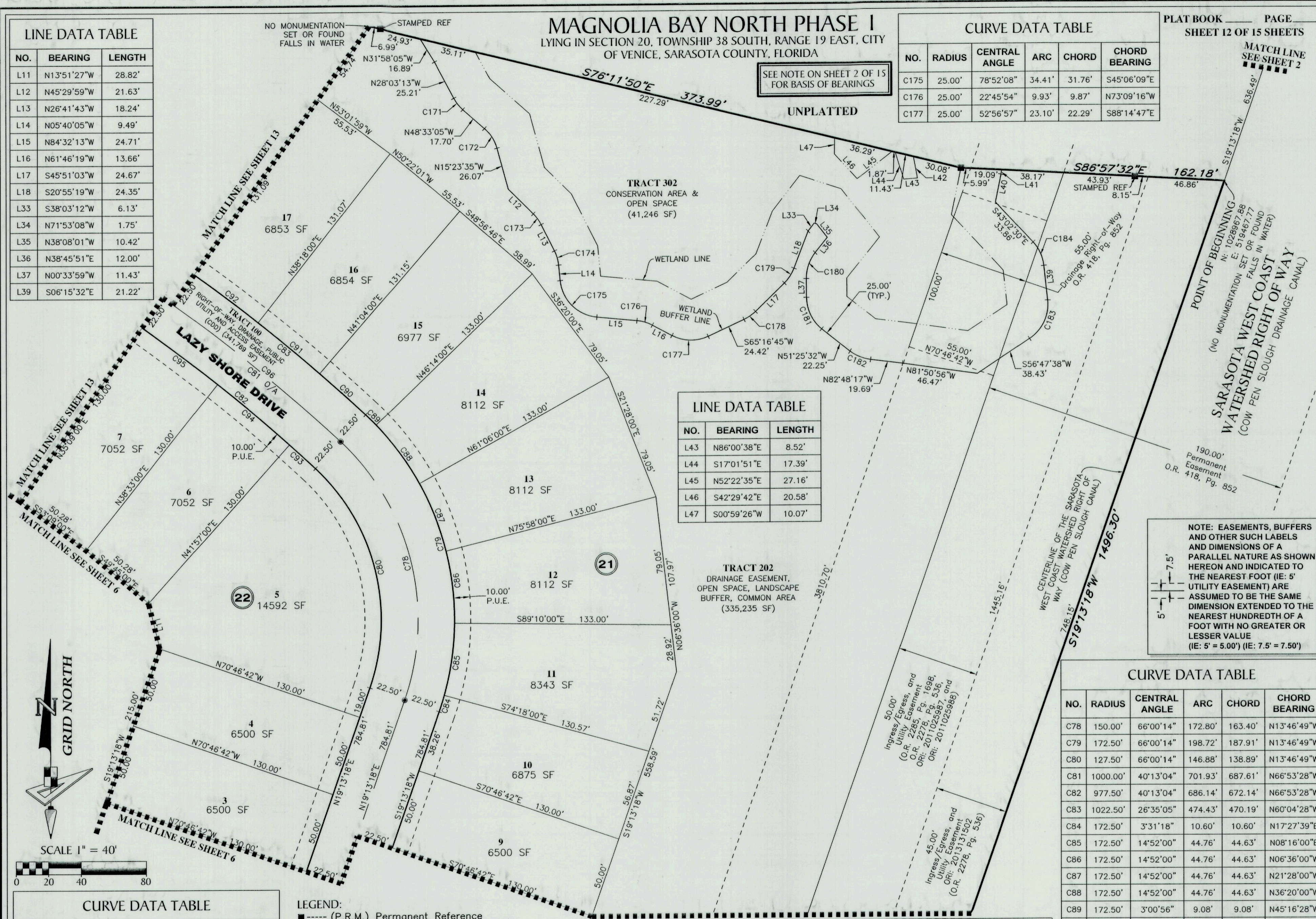
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LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

NO.	BEARING	LENGTH
L11	N13°51'27"W	28.82'
L12	N45°29'59"W	21.63'
L13	N26°41'43"W	18.24'
L14	N05°40'05"W	9.49'
L15	N84°32'13"W	24.71'
L16	N61°46'19"W	13.66'
L17	S45°51'03"W	24.67'
L18	S20°55'19"W	24.35'
L33	S38°03'12"W	6.13'
L34	N71°53'08"W	1.75'
L35	N38°08'01"W	10.42'
L36	N38°45'51"E	12.00'
L37	N00°33'59"W	11.43'
L39	S06°15'32"E	21.22'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C175	25.00'	78°52'08"	34.41'	31.76'	S45°06'09"E
C176	25.00'	22°45'54"	9.93'	9.87'	N73°09'16"W
C177	25.00'	52°56'57"	23.10'	22.29'	S88°14'47"E



NO.	BEARING	LENGTH
L43	N86°00'38"E	8.52'
L44	S17°01'51"E	17.39'
L45	N52°22'35"E	27.16'
L46	S42°29'42"E	20.58'
L47	S00°59'26"W	10.07'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C78	150.00'	66°00'14"	172.80'	163.40'	N13°46'49"W
C79	172.50'	66°00'14"	198.72'	187.91'	N13°46'49"W
C80	127.50'	66°00'14"	146.88'	138.89'	N13°46'49"W
C81	1000.00'	40°13'04"	701.93'	687.61'	N66°53'28"W
C82	977.50'	40°13'04"	686.14'	672.14'	N66°53'28"W
C83	1022.50'	26°35'05"	474.43'	470.19'	N60°04'28"W
C84	172.50'	3°31'18"	10.60'	10.60'	N17°27'39"E
C85	172.50'	14°52'00"	44.76'	44.63'	N08°16'00"E
C86	172.50'	14°52'00"	44.76'	44.63'	N06°36'00"W
C87	172.50'	14°52'00"	44.76'	44.63'	N21°28'00"W
C88	172.50'	14°52'00"	44.76'	44.63'	N36°20'00"W
C89	172.50'	3°00'56"	9.08'	9.08'	N45°16'28"W
C90	1022.50'	2°07'38"	37.96'	37.96'	N47°50'45"W
C91	1022.50'	2°45'26"	49.20'	49.20'	N50°17'17"W

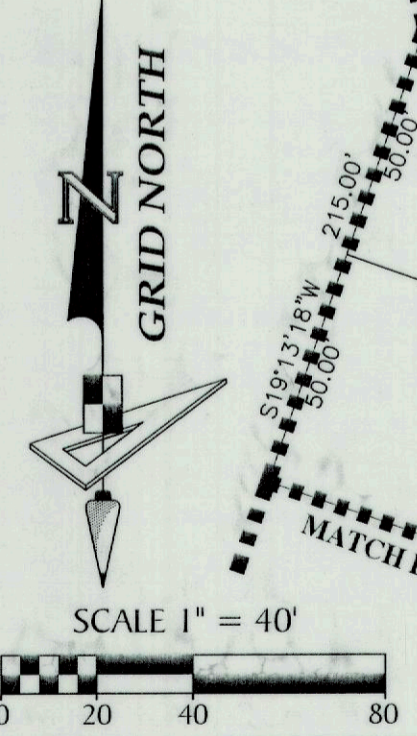
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C92	1022.50'	2°45'26"	49.21'	49.20'	N53°02'43"W
C93	977.50'	1°16'04"	21.63'	21.63'	N47°24'58"W
C94	977.50'	3°24'00"	58.01'	58.00'	N49°45'00"W
C95	977.50'	3°24'00"	58.01'	58.00'	N53°09'00"W
C96	1000.00'	29°11'02"	509.35'	503.87'	N61°22'27"W
C171	25.00'	20°29'53"	8.94'	8.90'	S38°18'09"E
C172	25.00'	33°09'31"	14.47'	14.27'	N31°58'20"W
C173	25.00'	18°48'16"	8.21'	8.17'	N36°05'51"W
C174	25.00'	21°01'38"	9.17'	9.12'	N16°10'54"W

LEGEND:

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NO.	BEARING	LENGTH
L40	S11°30'22"W	17.42'
L41	S07°42'56"W	2.87'
L42	N10°37'50"W	13.54'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C178	25.00'	19°25'42"	8.48'	8.44'	N55°33'54"E
C179	25.00'	24°55'44"	10.88'	10.79'	N33°23'11"E
C180	25.00'	39°19'50"	17.16'	16.83'	S19°05'56"W
C181	25.00'	50°51'33"	22.19'	21.47'	S25°59'45"E
C182	25.00'	31°22'45"	13.69'	13.52'	S67°06'54"E
C183	25.00'	63°03'10"	27.51'	26.14'	N25°16'03"E
C184	25.00'	36°46'59"	16.05'	15.78'	N24°39'01"W

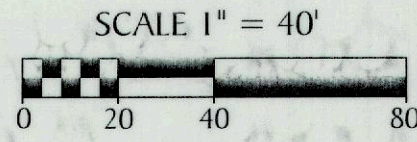
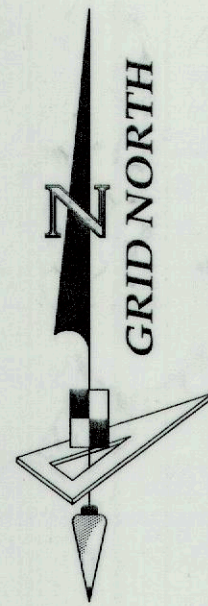


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LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

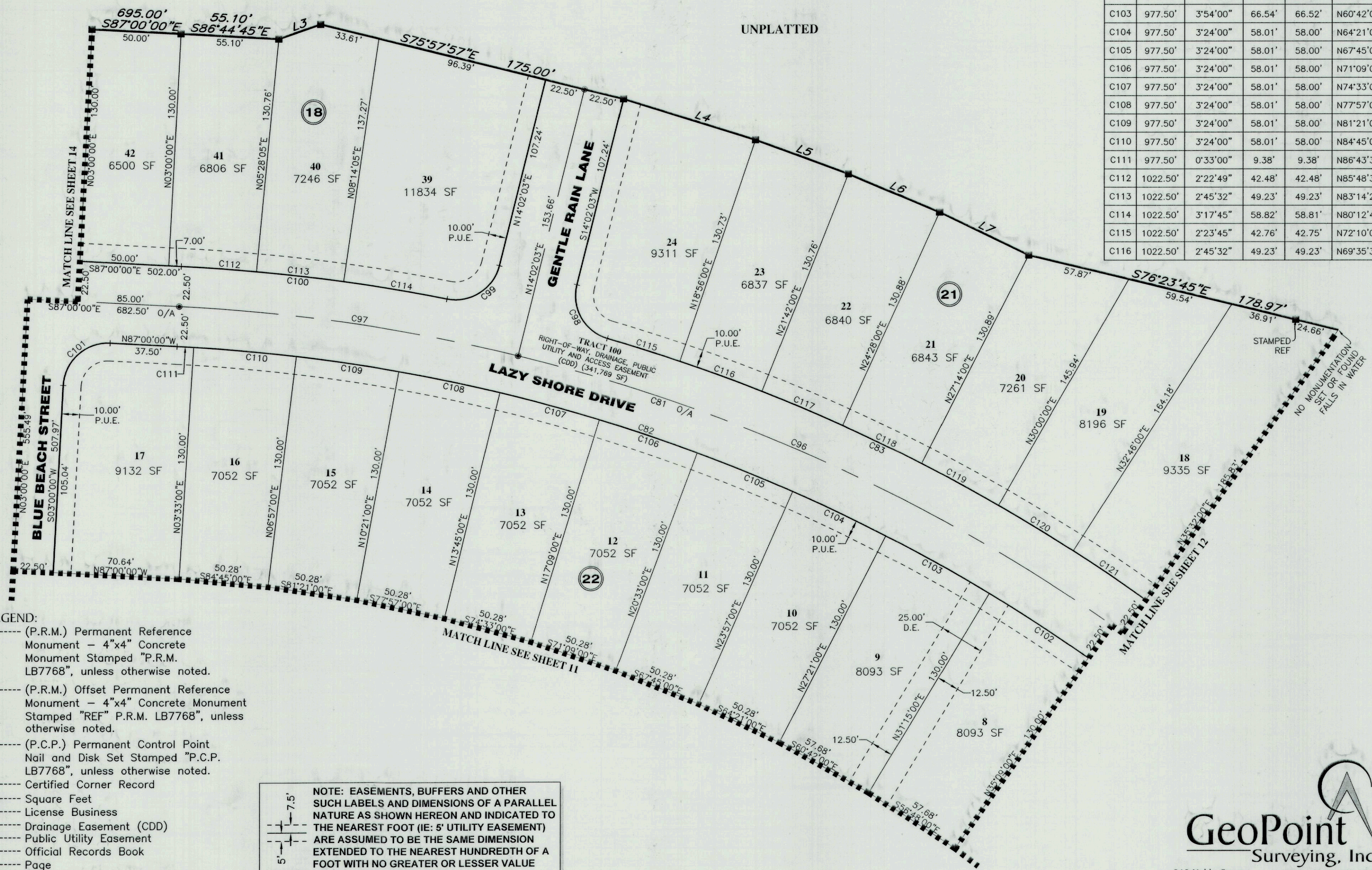


SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L3	N71°04'37"E	24.82'
L4	S72°26'08"E	77.84'
L5	S69°37'59"E	55.54'
L6	S66°58'01"E	55.53'
L7	S64°05'59"E	55.53'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C117	1022.50'	2°45'29"	49.22'	49.21'	N66°50'00"W
C118	1022.50'	2°45'28"	49.22'	49.21'	N64°04'31"W
C119	1022.50'	2°45'28"	49.21'	49.21'	N61°19'03"W
C120	1022.50'	2°45'27"	49.21'	49.21'	N58°33'36"W
C121	1022.50'	2°45'27"	49.21'	49.20'	N55°48'09"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C81	1000.00'	40°13'04"	701.93'	687.61'	N66°53'28"W
C82	977.50'	40°13'04"	686.14'	672.14'	N66°53'28"W
C83	1022.50'	26°35'05"	474.43'	470.19'	N60°04'28"W
C96	1000.00'	29°11'02"	509.35'	503.87'	N61°22'27"W
C97	1000.00'	11°02'03"	192.58'	192.28'	N81°28'59"W
C98	25.00'	87°24'03"	38.14'	34.54'	S29°39'59"E
C99	25.00'	87°24'03"	38.14'	34.54'	N57°44'04"E
C100	1022.50'	8°26'06"	150.53'	150.40'	N82°46'57"W
C101	25.00'	90°00'00"	39.27'	35.36'	S48°00'00"W
C102	977.50'	3°54'00"	66.54'	66.52'	N56°48'00"W
C103	977.50'	3°54'00"	66.54'	66.52'	N60°42'00"W
C104	977.50'	3°24'00"	58.01'	58.00'	N64°21'00"W
C105	977.50'	3°24'00"	58.01'	58.00'	N67°45'00"W
C106	977.50'	3°24'00"	58.01'	58.00'	N71°09'00"W
C107	977.50'	3°24'00"	58.01'	58.00'	N74°33'00"W
C108	977.50'	3°24'00"	58.01'	58.00'	N77°57'00"W
C109	977.50'	3°24'00"	58.01'	58.00'	N81°21'00"W
C110	977.50'	3°24'00"	58.01'	58.00'	N84°45'00"W
C111	977.50'	0°33'00"	9.38'	9.38'	N86°43'30"W
C112	1022.50'	2°22'49"	42.48'	42.48'	N85°48'35"W
C113	1022.50'	2°45'32"	49.23'	49.23'	N83°14'25"W
C114	1022.50'	3°17'45"	58.82'	58.81'	N80°12'47"W
C115	1022.50'	2°23'45"	42.76'	42.75'	N72°10'08"W
C116	1022.50'	2°45'32"	49.23'	49.23'	N69°35'30"W



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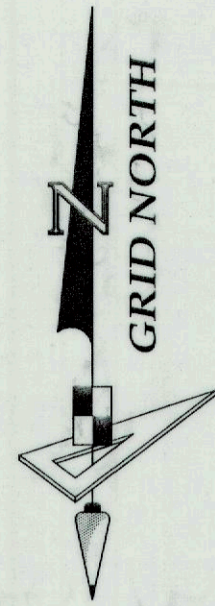
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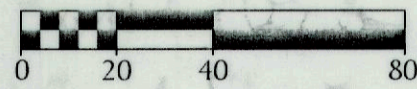
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SCALE 1" = 40'



SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

LINE DATA TABLE

NO.	BEARING	LENGTH
L19	N87°00'00"W	18.95'

LEGEND:
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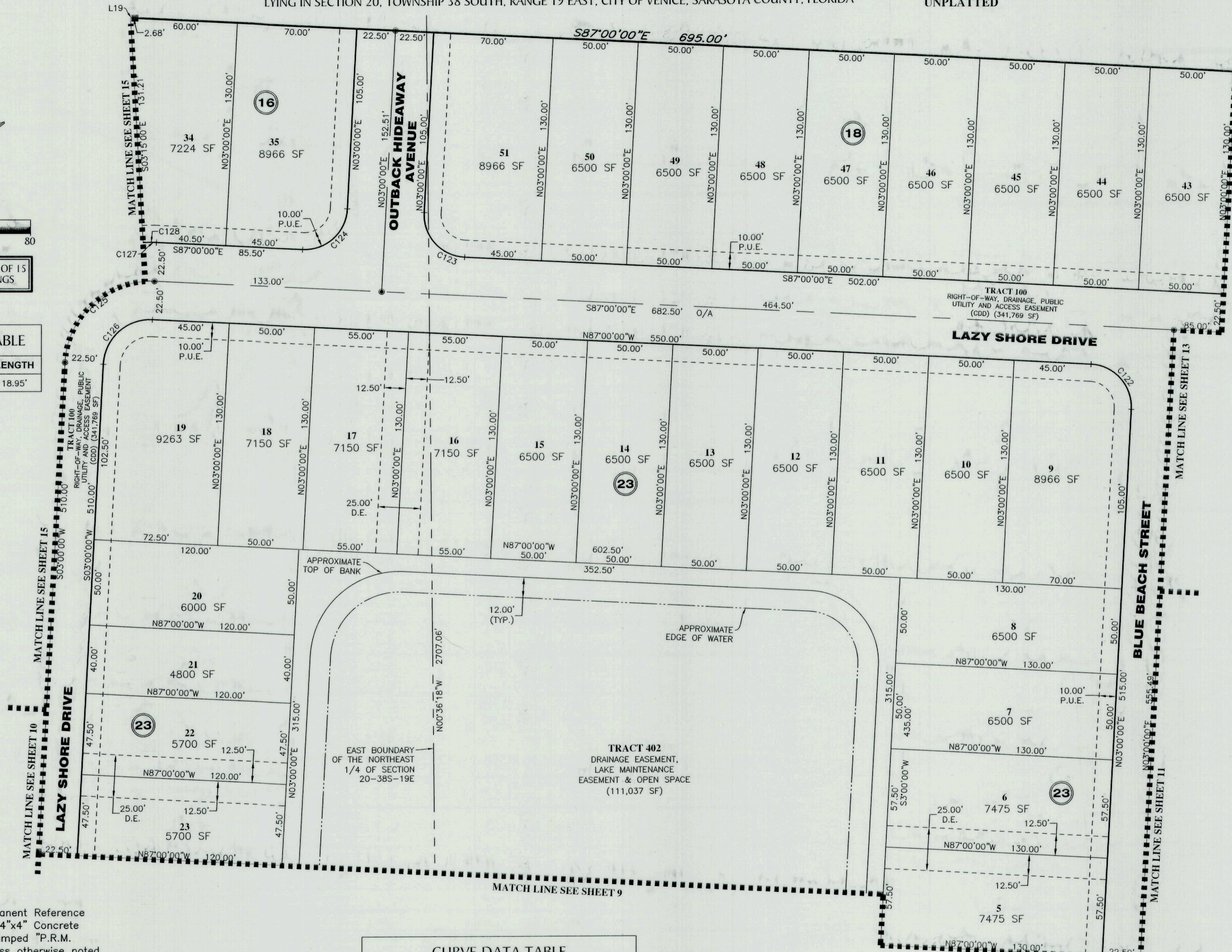
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CURVE DATA TABLE

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C122	25.00'	90°00'00"	39.27'	35.36'	N42°00'00"W
C123	25.00'	90°00'00"	39.27'	35.36'	S42°00'00"E
C124	25.00'	90°00'00"	39.27'	35.36'	N48°00'00"E
C125	50.00'	90°00'00"	78.54'	70.71'	S48°00'00"W
C126	27.50'	90°00'00"	43.20'	38.89'	S48°00'00"W

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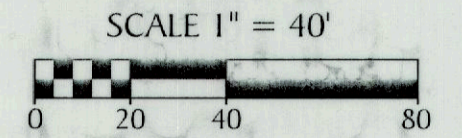
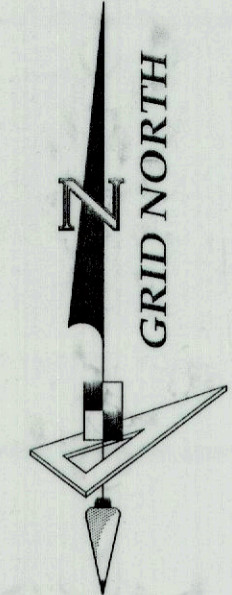
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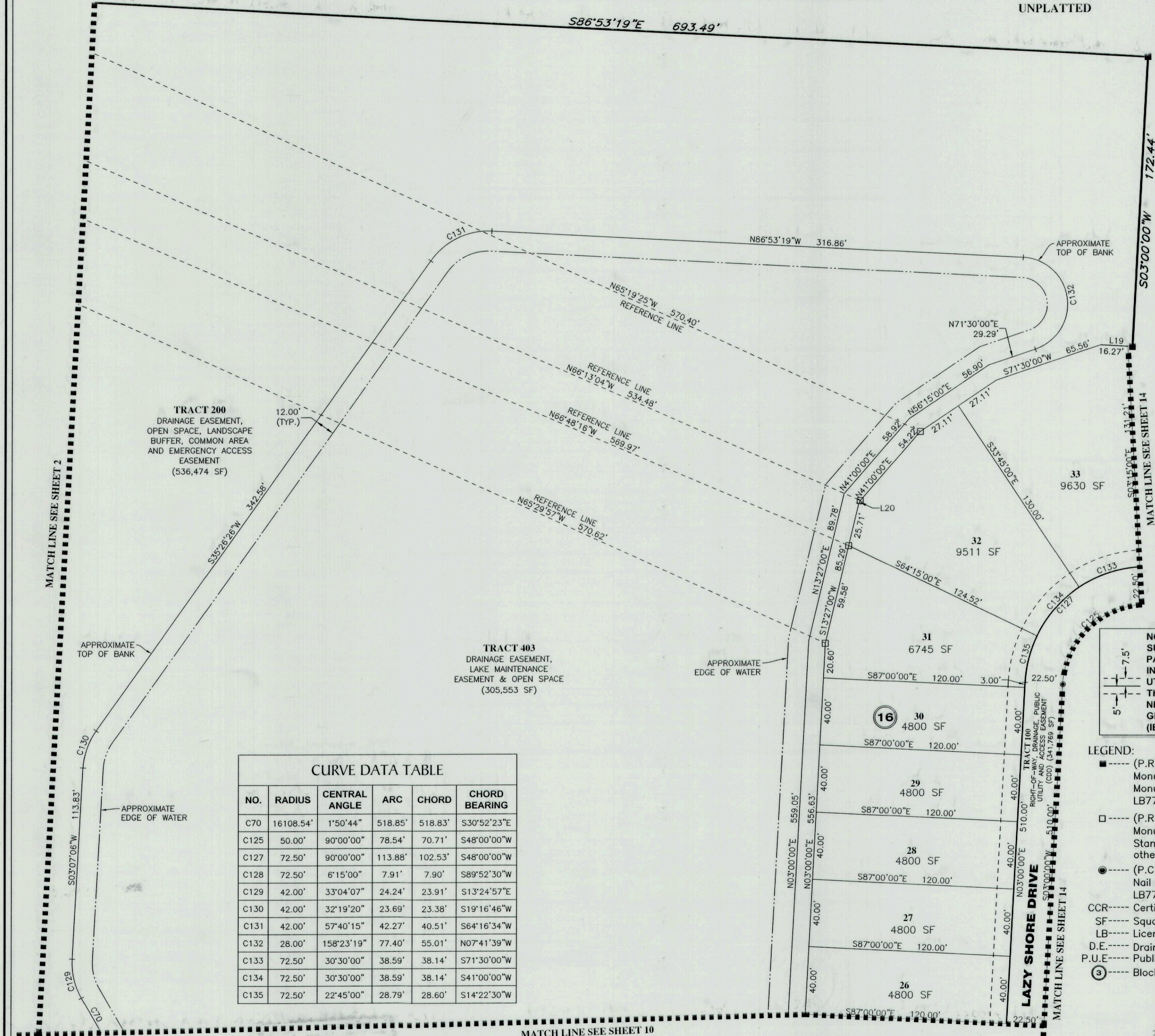
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L19	N87°00'00"W	18.95'



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C70	16108.54'	1°50'44"	518.85'	518.83'	S30°52'23"E
C125	50.00'	90°00'00"	78.54'	70.71'	S48°00'00"W
C127	72.50'	90°00'00"	113.88'	102.53'	S48°00'00"W
C128	72.50'	6°15'00"	7.91'	7.90'	S89°52'30"W
C129	42.00'	33°04'07"	24.24'	23.91'	S13°24'57"E
C130	42.00'	32°19'20"	23.69'	23.38'	S19°16'46"W
C131	42.00'	57°40'15"	42.27'	40.51'	S64°16'34"W
C132	28.00'	158°23'19"	77.40'	55.01'	N07°41'39"W
C133	72.50'	30°30'00"	38.59'	38.14'	S71°30'00"W
C134	72.50'	30°30'00"	38.59'	38.14'	S41°00'00"W
C135	72.50'	22°45'00"	28.79'	28.60'	S14°22'30"W

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