

MAGNOLIA BAY SOUTH PHASE I

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA))SS COUNTY OF SARASOTA)

LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

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 SOUTH 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, 404, 405 AND 500 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 RESERVES TRACT 600 TO THE CITY OF VENICE FOR FUTURE WELL SITE.

OWNER HEREBY DEDICATES AND SETS APART TRACTS 200, 201, 202, 300, 301, 302, 400, 401, 402, 403, 404, AND 405 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:

Signature of witness: Charlotte Lakavage

Signature of witness: Jeanette Lakavage

Signature of witness: Wendy Stockel

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

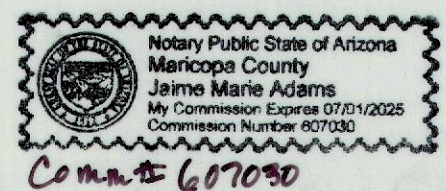
Signature of agent: Steven S. Benson, ITS MANAGER

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

Notary Public State of Florida at Large: Jaime Marie Adams



IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 2nd DAY OF September, A.D., 2022.

WITNESSES:

Signature of witness: Kaitley Kuhl

Signature of witness: Katrina De Jesus

Signature of witness: Stephanie Harris

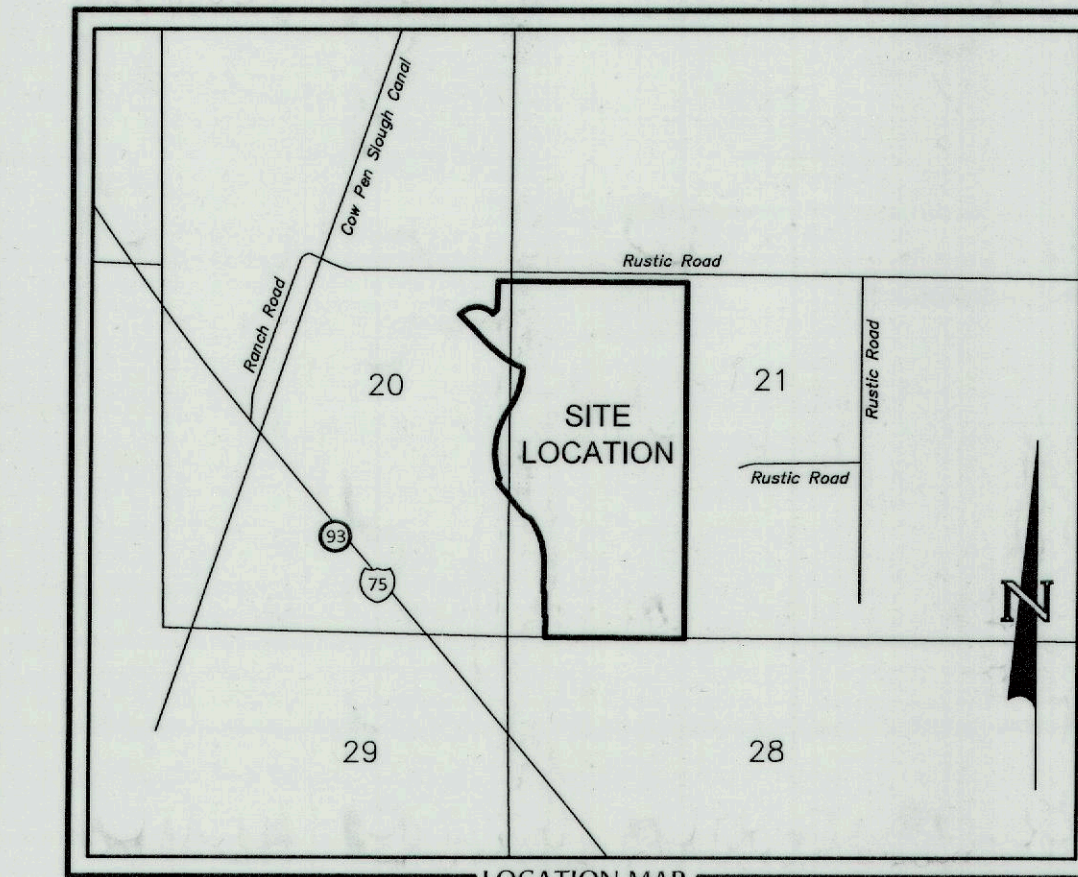
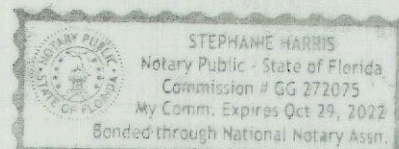
RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT, BY: Garth Noble - Chairman

STATE OF FLORIDA))SS COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Garth 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 CDD AS OF _____ AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF September, A.D., 2022

Notary Public State of Florida at Large: Stephanie Harris



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
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 & OPEN SPACE (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)
TRACT 405 - DRAINAGE EASEMENT, LAKE MAINTENANCE EASEMENT & OPEN SPACE (CDD)
TRACT 500 - AMENITY CENTER (CDD)
TRACT 600 - CITY OF VENICE FUTURE WELL SITE

LOT LINE EASEMENTS

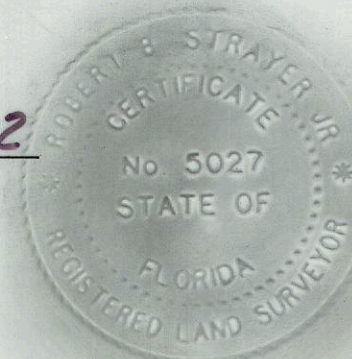
UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH, ALONG ALL FRONT AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY RESERVED AND CREATED FOR THE PURPOSE OF ACCOMMODATING UNDERGROUND UTILITIES AND PRIVATE IRRIGATION. WHEN AN AREA GREATER THAN ONE (1) LOT IS DESIGNATED AND 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.

Signature of 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 11, 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.

Signature of David W. Maxwell
DAVID W. MAXWELL
STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.: LS7311



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

GeoPoint Surveying, Inc. logo and contact information: 213 Hobbs Street, Tampa, Florida 33619, Phone: (813) 248-8888, Fax: (813) 248-2266, www.geoointsurvey.com, Licensed Business Number LB 7768

MAGNOLIA BAY SOUTH PHASE I

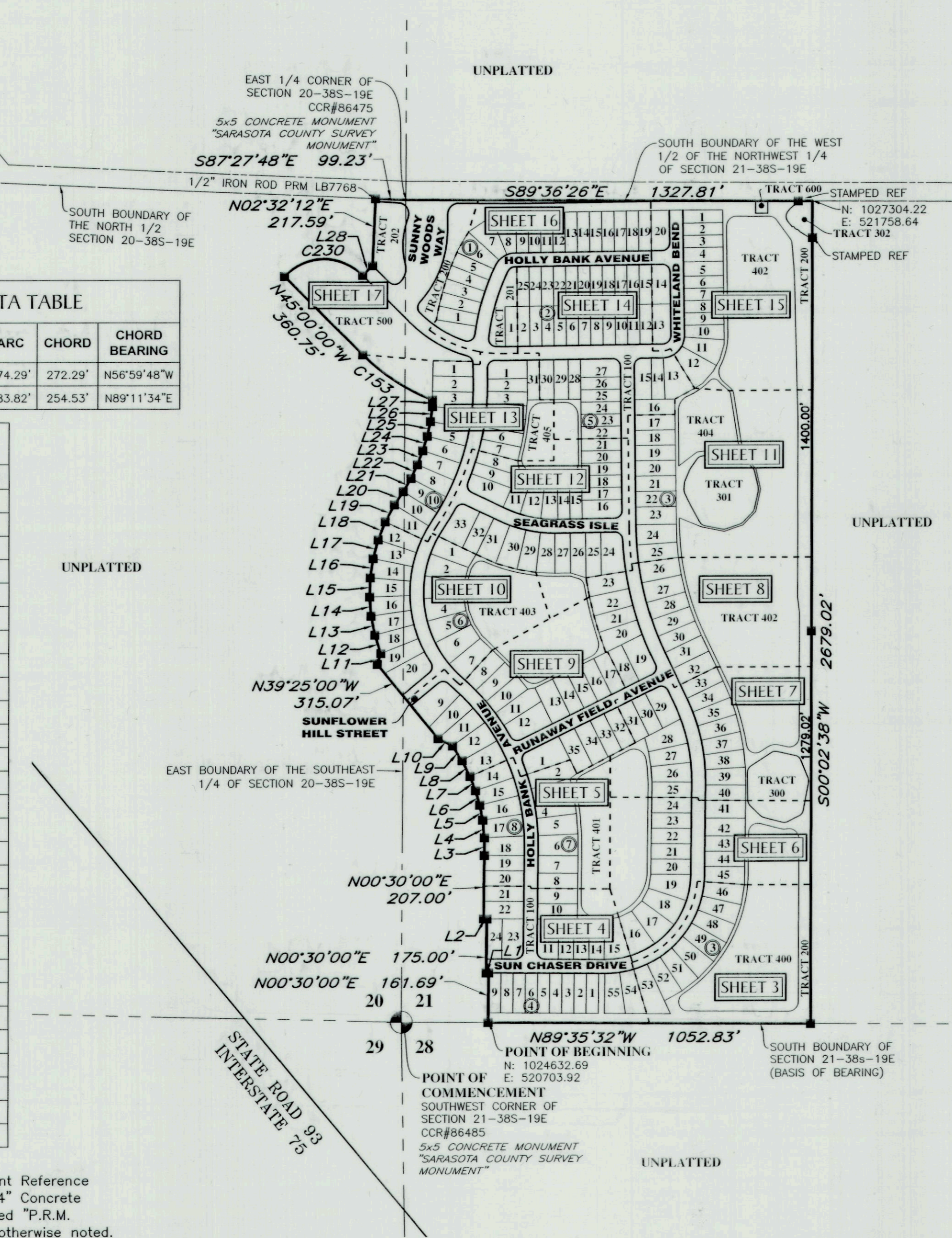
LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C153	655.00'	23°59'36"	274.29'	272.29'	N56°59'48"W
C230	177.50'	91°36'51"	283.82'	254.53'	N89°11'34"E

NO.	BEARING	LENGTH
L1	N89°30'00"W	7.72'
L2	N89°30'00"W	10.00'
L3	N00°11'10"W	57.79'
L4	N05°23'26"W	57.49'
L5	N10°59'04"W	49.38'
L6	N16°09'12"W	49.38'
L7	N21°19'20"W	49.38'
L8	N26°54'58"W	57.49'
L9	N32°56'06"W	57.49'
L10	N62°36'58"W	53.02'
L11	N18°19'10"E	37.00'
L12	N18°05'00"W	63.00'
L13	N11°27'00"W	63.00'
L14	N04°49'00"W	63.00'
L15	N01°49'00"E	63.00'
L16	N08°27'00"E	63.00'
L17	N15°05'00"E	63.00'
L18	N21°43'00"E	63.00'
L19	N28°21'00"E	63.00'
L20	N34°10'03"E	51.31'
L21	N30°55'40"E	49.31'
L22	N25°24'00"E	49.34'
L23	N21°02'00"E	49.34'
L24	N16°40'00"E	49.34'
L25	N12°18'00"E	49.34'
L26	N07°56'00"E	49.34'
L27	N00°24'01"W	21.44'
L28	N45°00'00"E	45.00'

- 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.
 - ▲----- Plat Benchmark
 - LB----- License Business
 - CCR----- Certified Corner Record
 - ③----- Block Number

NOTICE:
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.

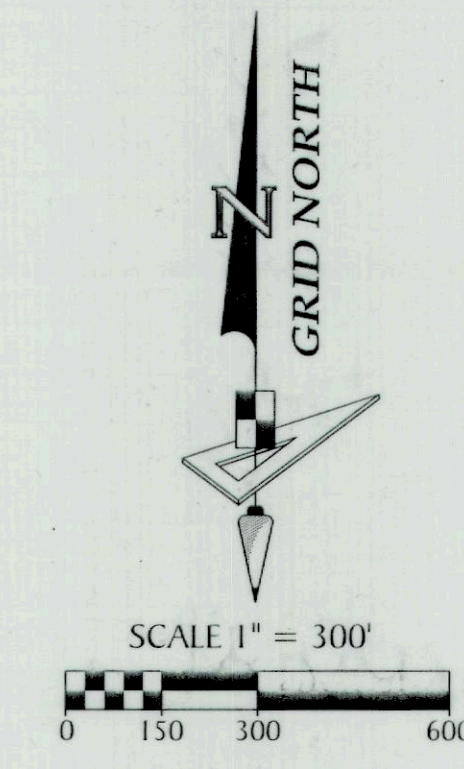


KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING. SEE SHEETS 3 - 17 FOR DETAIL SHEETS

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY SECTION OF 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. SAID LINE BEARS N.89°35'32"W.



DESCRIPTION

A parcel of land lying in Sections 20 and 21, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 21; run thence along the South boundary of said Section 21, S.89°35'32"E., a distance of 283.36 feet to the POINT OF BEGINNING; thence N.00°30'00"E., a distance of 161.69 feet; thence N.89°30'00"W., a distance of 7.72 feet; thence N.00°30'00"E., a distance of 175.00 feet; thence N.89°30'00"W., a distance of 10.00 feet; thence N.00°30'00"E., a distance of 207.00 feet; thence N.00°11'10"W., a distance of 57.79 feet; thence N.05°23'26"W., a distance of 57.49 feet; thence N.10°59'04"W., a distance of 49.38 feet; thence N.16°09'12"W., a distance of 49.38 feet; thence N.21°19'20"W., a distance of 49.38 feet; thence N.26°54'58"W., a distance of 57.49 feet; thence N.32°56'06"W., a distance of 57.49 feet; thence N.62°36'58"W., a distance of 53.02 feet; thence N.39°25'00"W., a distance of 315.07 feet; thence N.18°19'10"E., a distance of 37.00 feet; thence N.18°05'00"W., a distance of 63.00 feet; thence N.11°27'00"W., a distance of 63.00 feet; thence N.04°49'00"W., a distance of 63.00 feet; thence N.01°49'00"E., a distance of 63.00 feet; thence N.08°27'00"E., a distance of 63.00 feet; thence N.15°05'00"E., a distance of 63.00 feet; thence N.21°43'00"E., a distance of 63.00 feet; thence N.28°21'00"E., a distance of 63.00 feet; thence N.34°10'03"E., a distance of 51.31 feet; thence N.30°55'40"E., a distance of 49.31 feet; thence N.25°24'00"E., a distance of 49.34 feet; thence N.21°02'00"E., a distance of 49.34 feet; thence N.16°40'00"E., a distance of 49.34 feet; thence N.12°18'00"E., a distance of 49.34 feet; thence N.07°56'00"E., a distance of 49.34 feet; thence N.00°24'01"W., a distance of 21.44 feet; thence Northwesterly, 274.29 feet along the arc of a non-tangent curve to the right having a radius of 655.00 feet and a central angle of 23°59'36" (chord bearing N.56°59'48"W., 272.29 feet) to a point of tangency; thence N.45°00'00"W., a distance of 360.75 feet; thence Easterly, 283.82 feet along the arc of a non-tangent curve to the right having a radius of 177.50 feet and a central angle of 91°36'51" (chord bearing N.89°11'34"E., 254.53 feet); thence N.45°00'00"E., a distance of 45.00 feet; thence N.02°32'12"E., a distance of 217.59 feet to the South boundary of the North 1/2 of aforesaid Section 20; run thence along said South boundary, S.87°27'48"E., a distance of 99.23 feet to the East 1/4 corner of said Section 20; run thence along the South boundary of the North 1/2 of aforesaid Section 21, S.89°36'26"E., a distance of 1327.81 feet; thence S.00°02'38"W., a distance of 2679.02 feet to the aforesaid South boundary of Section 21; run thence along said South boundary, N.89°35'32"W., a distance of 1052.83 feet to the POINT OF BEGINNING.

Containing 79.610 acres, more or less.

SURVEYOR'S NOTES

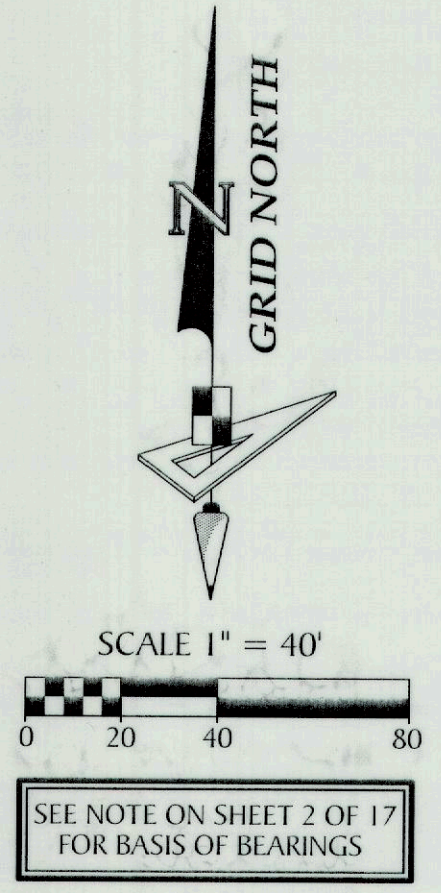
- 1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) AS ESTABLISHED FROM RTK NETWORK, AND IS REFERENCED TO NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENT "_____".
- 2) TWO BENCHMARKS HAVE BEEN SET WITHIN THIS PLAT, AS SHOWN HEREON AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988), AS ESTABLISHED FROM SARASOTA COUNTY BENCHMARK "_____". PUBLISHED IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) ELEVATION = _____ FEET. VERTICAL CONVERSION: NGVD 1929 - _____ = NAVD 1988 PER VERTCON SOFTWARE.
- 3) ALL LINES THAT INTERSECT A CURVE ARE RADIAL (R), UNLESS NOTED OTHERWISE.

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 HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

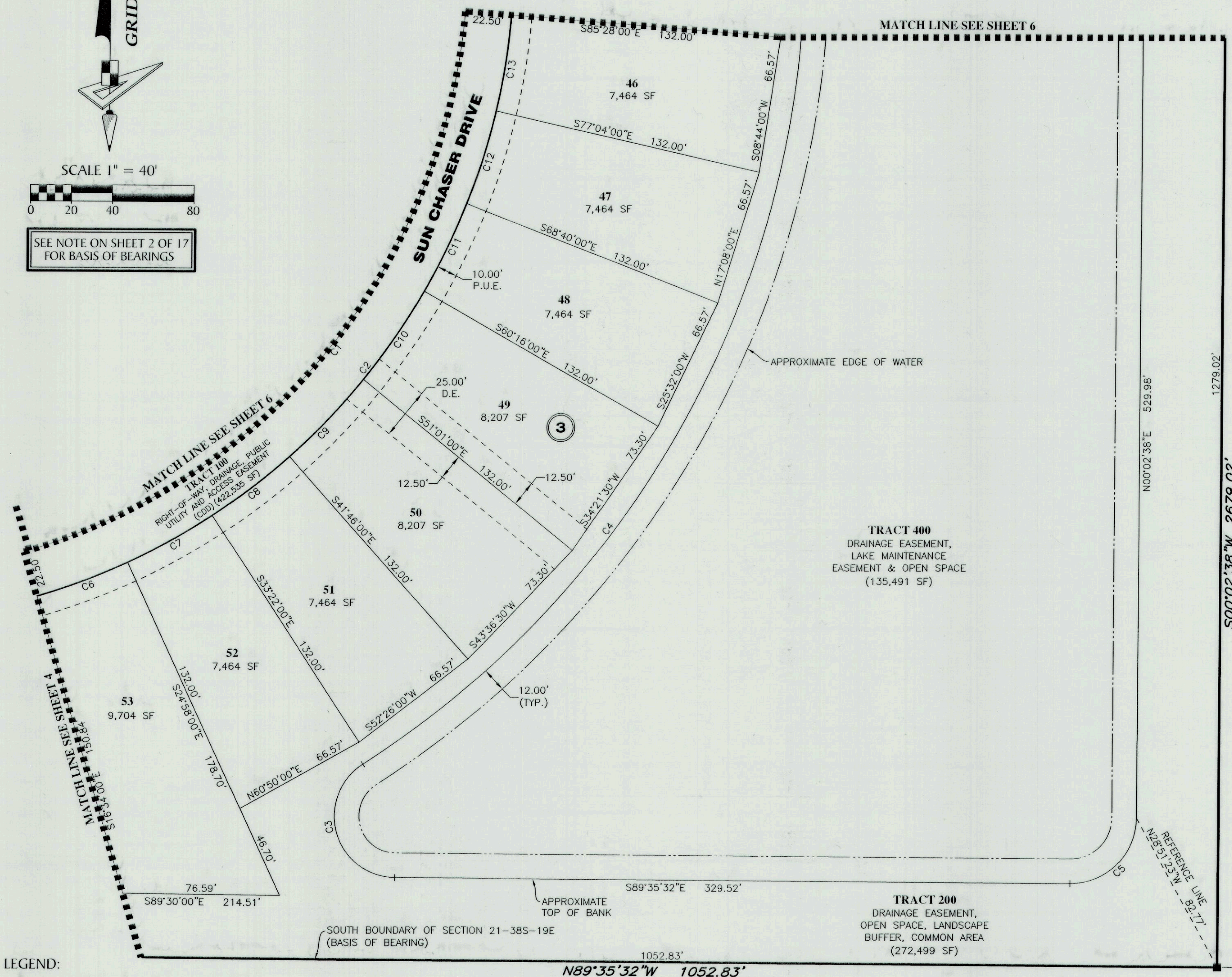
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LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	300.00'	90°00'00"	471.24'	424.26'	S45°30'00"E
C2	322.50'	90°00'00"	506.58'	456.08'	N45°30'00"E
C3	30.00'	146°45'31"	76.84'	57.49'	S16°12'47"E
C4	464.50'	56°39'59"	459.40'	440.90'	S28°49'59"W
C5	32.00'	90°21'50"	50.47'	45.40'	N45°13'33"E
C6	322.50'	8°24'00"	47.28'	47.24'	N69°14'00"E
C7	322.50'	8°24'00"	47.28'	47.24'	N60°50'00"E
C8	322.50'	8°24'00"	47.28'	47.24'	N52°26'00"E
C9	322.50'	9°15'00"	52.07'	52.01'	N43°36'30"E
C10	322.50'	9°15'00"	52.07'	52.01'	N34°21'30"E
C11	322.50'	8°24'00"	47.28'	47.24'	N25°32'00"E
C12	322.50'	8°24'00"	47.28'	47.24'	N17°08'00"E
C13	322.50'	8°24'00"	47.28'	47.24'	N08°44'00"E



UNPLATTED

UNPLATTED

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 - CCR----- Certified Corner Record
 - SF----- Square Feet
 - LB----- License Business
 - D.E----- Drainage Easement (CDD)
 - P.U.E----- Public Utility Easement
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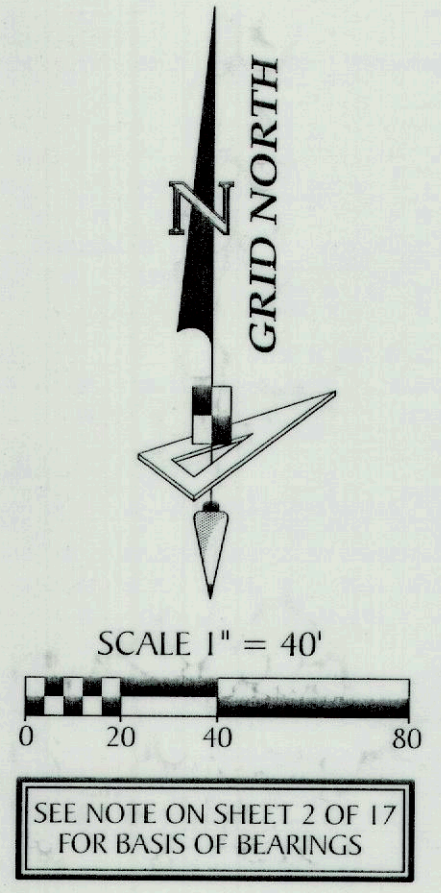
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GeoPoint
Surveying, Inc.

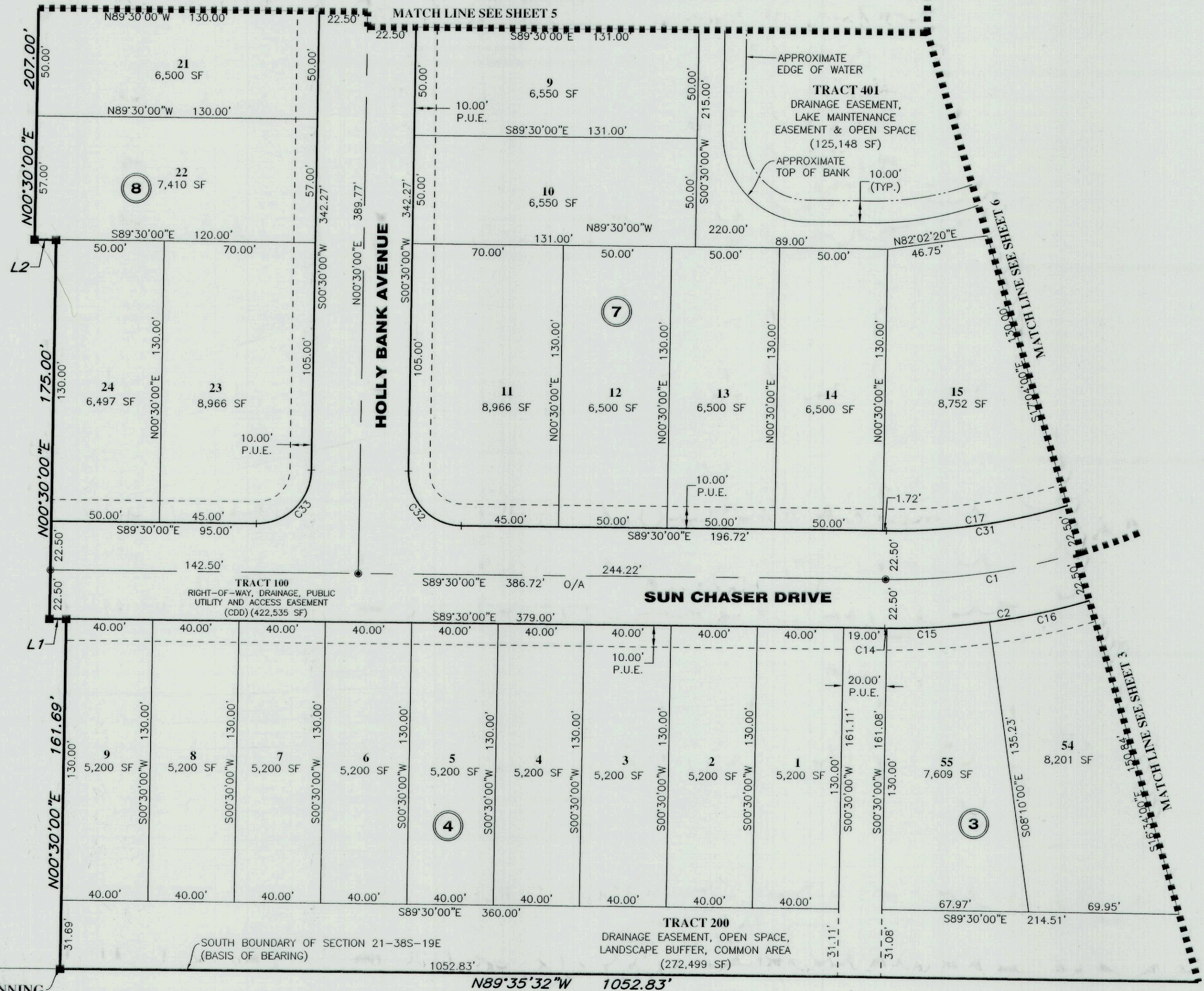
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LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



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C2	322.50'	90°00'00"	506.58'	456.08'	N45°30'00"E
C14	322.50'	0°10'40"	1.00'	1.00'	S89°35'20"E
C15	322.50'	8°29'20"	47.78'	47.74'	N86°04'40"E
C16	322.50'	8°24'00"	47.28'	47.24'	N77°38'00"E
C17	277.50'	17°34'00"	85.08'	84.75'	N81°43'00"E
C31	277.50'	90°00'00"	435.90'	392.44'	N45°30'00"E
C32	25.00'	90°00'00"	39.27'	35.36'	S44°30'00"E
C33	25.00'	90°00'00"	39.27'	35.36'	N45°30'00"E

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
L1	N89°30'00"W	7.72'
L2	N89°30'00"W	10.00'

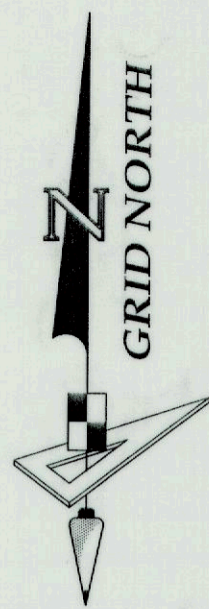
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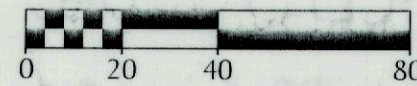
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

MAGNOLIA BAY SOUTH PHASE I

LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



SCALE 1" = 40'



SEE NOTE ON SHEET 2 OF 17 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C18	700.00'	49°31'39"	605.09'	586.43'	N24°15'50"W
C19	722.50'	22°18'27"	281.30'	279.52'	N10°39'13"W
C20	677.50'	49°31'39"	585.64'	567.58'	N24°15'50"W
C21	677.50'	2°52'52"	34.07'	34.06'	N00°56'26"W
C22	677.50'	6°01'08"	71.17'	71.14'	N05°23'26"W
C23	677.50'	5°10'08"	61.12'	61.10'	N10°59'04"W
C24	677.50'	5°10'08"	61.12'	61.10'	N16°09'12"W
C25	677.50'	5°10'08"	61.12'	61.10'	N21°19'20"W
C26	722.50'	2°46'00"	34.89'	34.88'	N00°53'00"W
C27	722.50'	4°27'00"	56.11'	56.10'	N04°29'30"W
C28	722.50'	3°53'00"	48.97'	48.96'	N08°39'30"W
C29	722.50'	3°53'00"	48.97'	48.96'	N12°32'30"W
C30	722.50'	3°53'00"	48.97'	48.96'	N16°25'30"W
C84	700.00'	25°53'47"	316.38'	313.70'	N12°26'54"W

LINE DATA TABLE

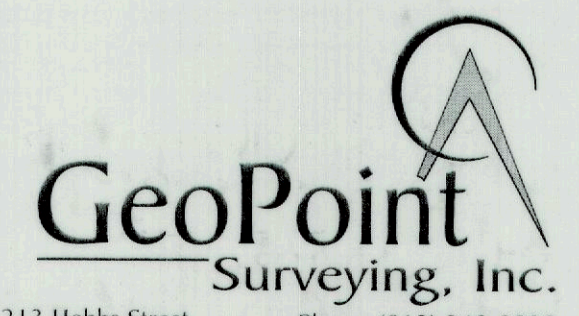
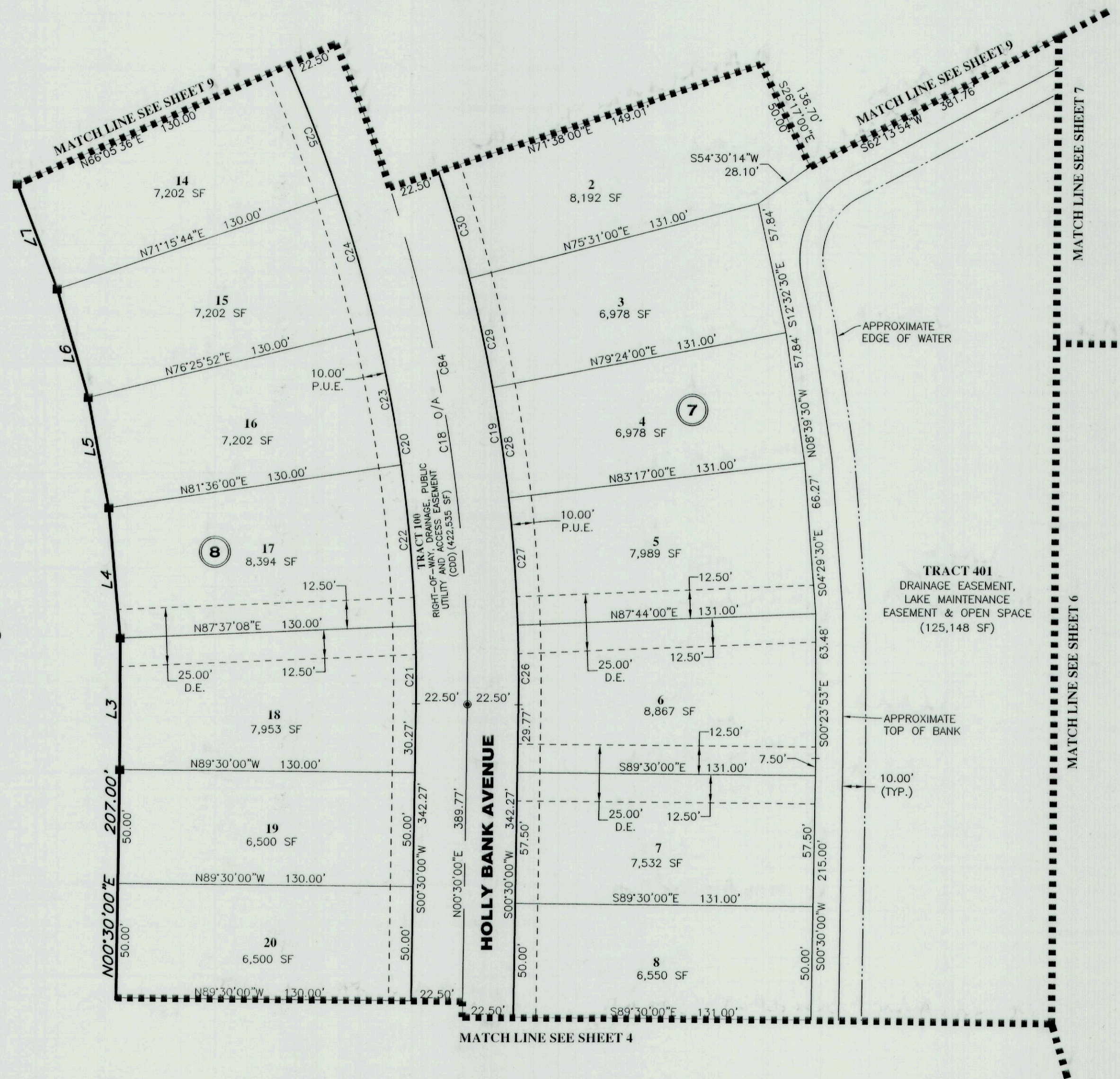
NO.	BEARING	LENGTH
L3	N00°11'10"W	57.79'
L4	N05°23'26"W	57.49'
L5	N10°59'04"W	49.38'
L6	N16°09'12"W	49.38'
L7	N21°19'20"W	49.38'

LEGEND:

- (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
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- CCR----- Certified Corner Record
- SF----- Square Feet
- LB----- License Business
- D.E----- Drainage Easement (CDD)
- P.U.E----- Public Utility Easement
- ③----- Block Number

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')

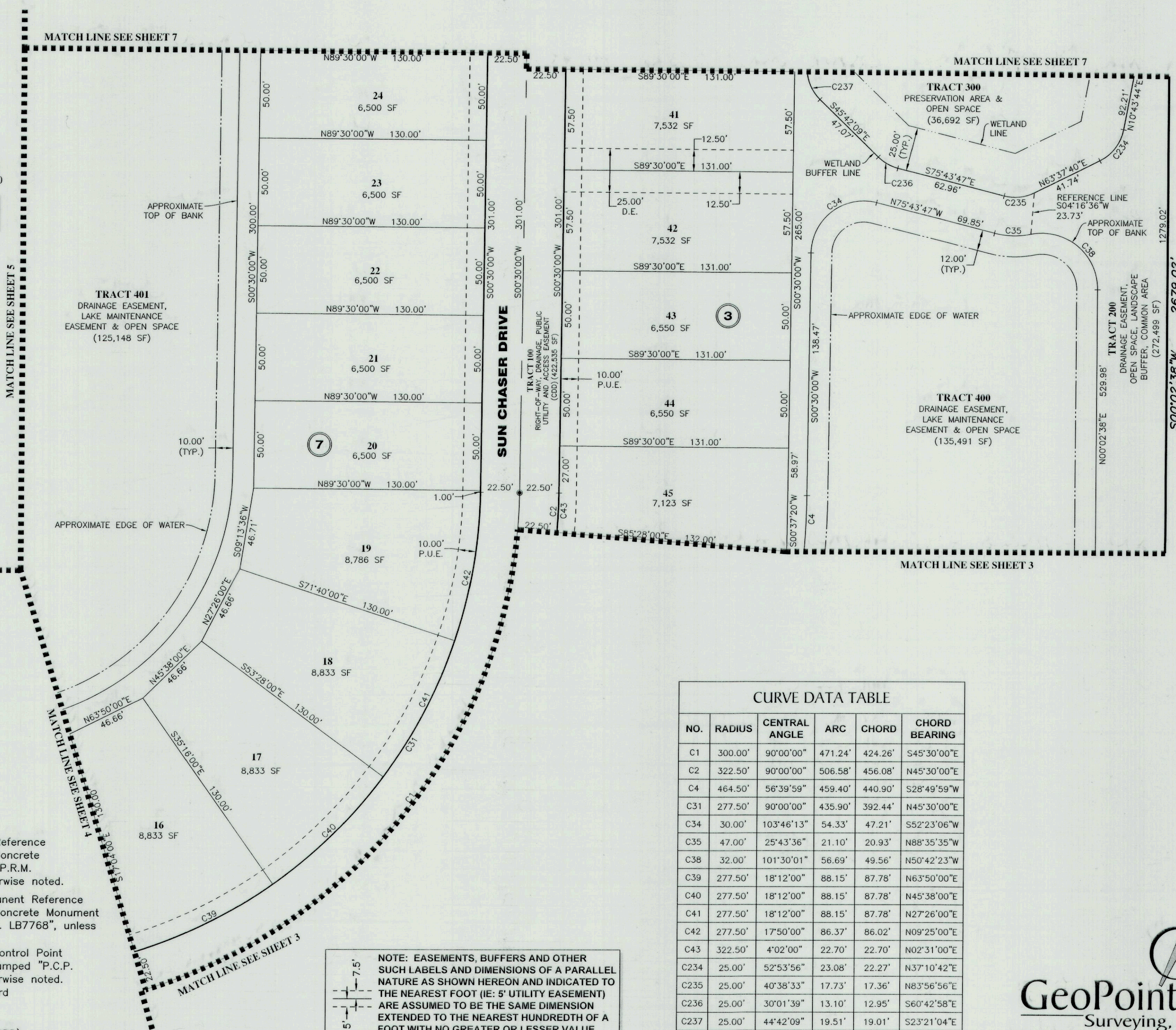
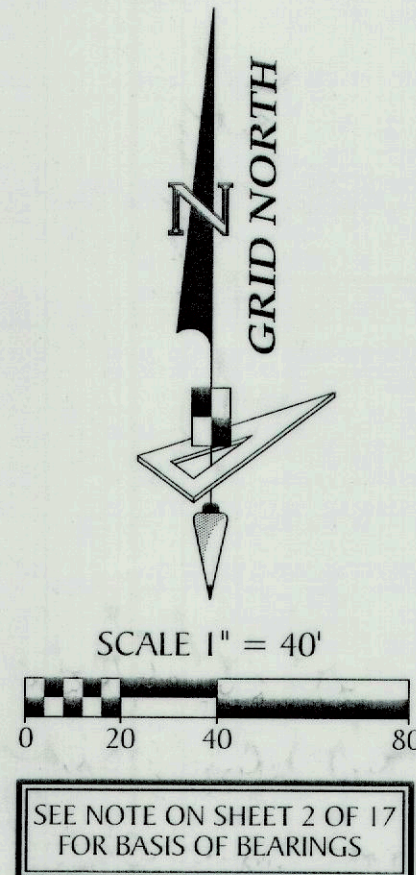
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MAGNOLIA BAY SOUTH PHASE I

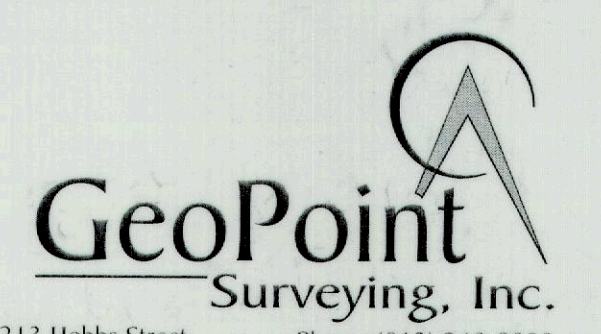
LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



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NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	300.00'	90°00'00"	471.24'	424.26'	S45°30'00"E
C2	322.50'	90°00'00"	506.58'	456.08'	N45°30'00"E
C4	464.50'	56°39'59"	459.40'	440.90'	S28°49'59"W
C31	277.50'	90°00'00"	435.90'	392.44'	N45°30'00"E
C34	30.00'	103°46'13"	54.33'	47.21'	S52°23'06"W
C35	47.00'	25°43'36"	21.10'	20.93'	N88°35'35"W
C38	32.00'	101°30'01"	56.69'	49.56'	N50°42'23"W
C39	277.50'	18°12'00"	88.15'	87.78'	N63°50'00"E
C40	277.50'	18°12'00"	88.15'	87.78'	N45°38'00"E
C41	277.50'	18°12'00"	88.15'	87.78'	N27°26'00"E
C42	277.50'	17°50'00"	86.37'	86.02'	N09°25'00"E
C43	322.50'	4°02'00"	22.70'	22.70'	N02°31'00"E
C234	25.00'	52°53'56"	23.08'	22.27'	N37°10'42"E
C235	25.00'	40°38'33"	17.73'	17.36'	N83°56'56"E
C236	25.00'	30°01'39"	13.10'	12.95'	S60°42'58"E
C237	25.00'	44°42'09"	19.51'	19.01'	S23°21'04"E

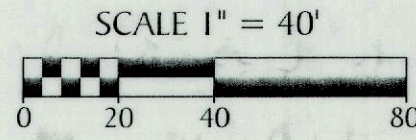
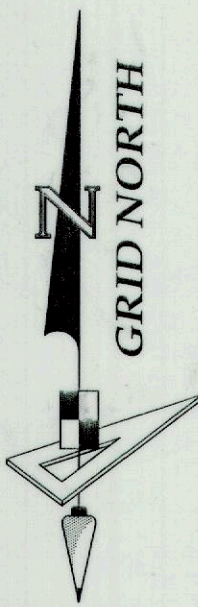


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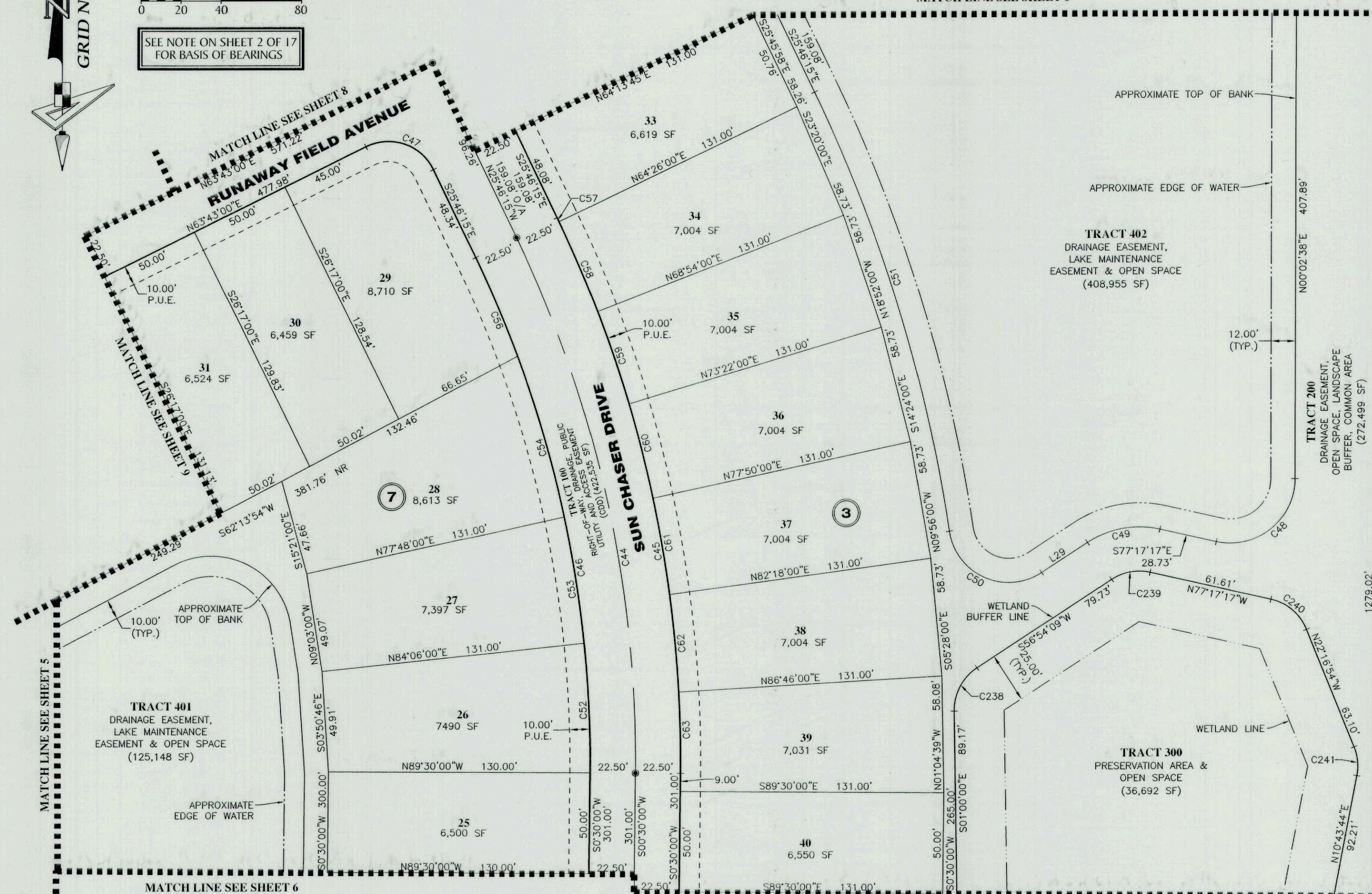
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MAGNOLIA BAY SOUTH PHASE I

LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 17 FOR BASIS OF BEARINGS



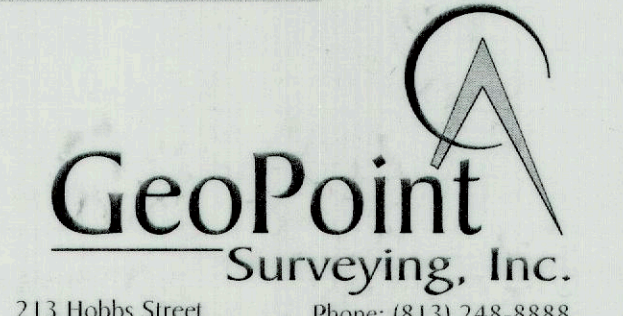
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NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C44	600.00'	26°16'15"	275.11'	272.70'	S12°38'07"W
C45	622.50'	26°16'15"	285.42'	282.93'	N12°38'07"W
C46	577.50'	26°16'15"	264.79'	262.48'	N12°38'07"W
C47	25.00'	90°30'45"	39.49'	35.51'	N71°01'37"W
C48	32.00'	102°40'05"	57.34'	49.97'	N51°22'40"E
C49	47.00'	45°48'34"	37.58'	36.58'	N79°48'26"E
C50	30.00'	114°29'58"	59.95'	50.46'	S65°50'52"E
C51	764.50'	17°10'22"	229.14'	228.28'	S17°11'04"E
C52	577.50'	6°24'00"	64.51'	64.47'	N02°42'00"W
C53	577.50'	6°18'00"	63.50'	63.47'	N09°03'00"W
C54	577.50'	8°16'40"	83.43'	83.36'	N16°20'20"W
C56	577.50'	5°17'35"	53.35'	53.33'	N23°07'27"W

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C57	622.50'	0°12'15"	2.22'	2.22'	N25°40'07"W
C58	622.50'	4°28'00"	48.53'	48.52'	N23°20'00"W
C59	622.50'	4°28'00"	48.53'	48.52'	N18°52'00"W
C60	622.50'	4°28'00"	48.53'	48.52'	N14°24'00"W
C61	622.50'	4°28'00"	48.53'	48.52'	N09°56'00"W
C62	622.50'	4°28'00"	48.53'	48.52'	N05°28'00"W
C63	622.50'	3°44'00"	40.56'	40.55'	N01°22'00"W
C238	25.00'	57°54'09"	25.26'	24.20'	S27°57'05"W
C239	25.00'	45°48'34"	19.99'	19.46'	S79°48'26"W
C240	25.00'	55°00'22"	24.00'	23.09'	N49°47'06"W
C241	25.00'	33°00'38"	14.40'	14.21'	N05°46'35"W

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NO.	BEARING	LENGTH
L29	N56°54'09"E	27.02'

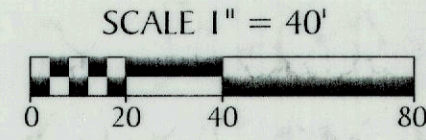
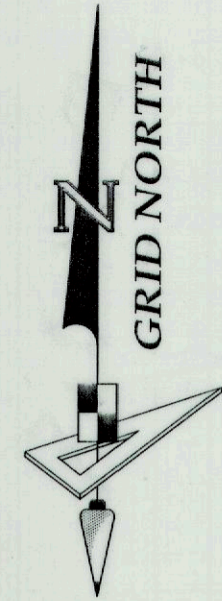


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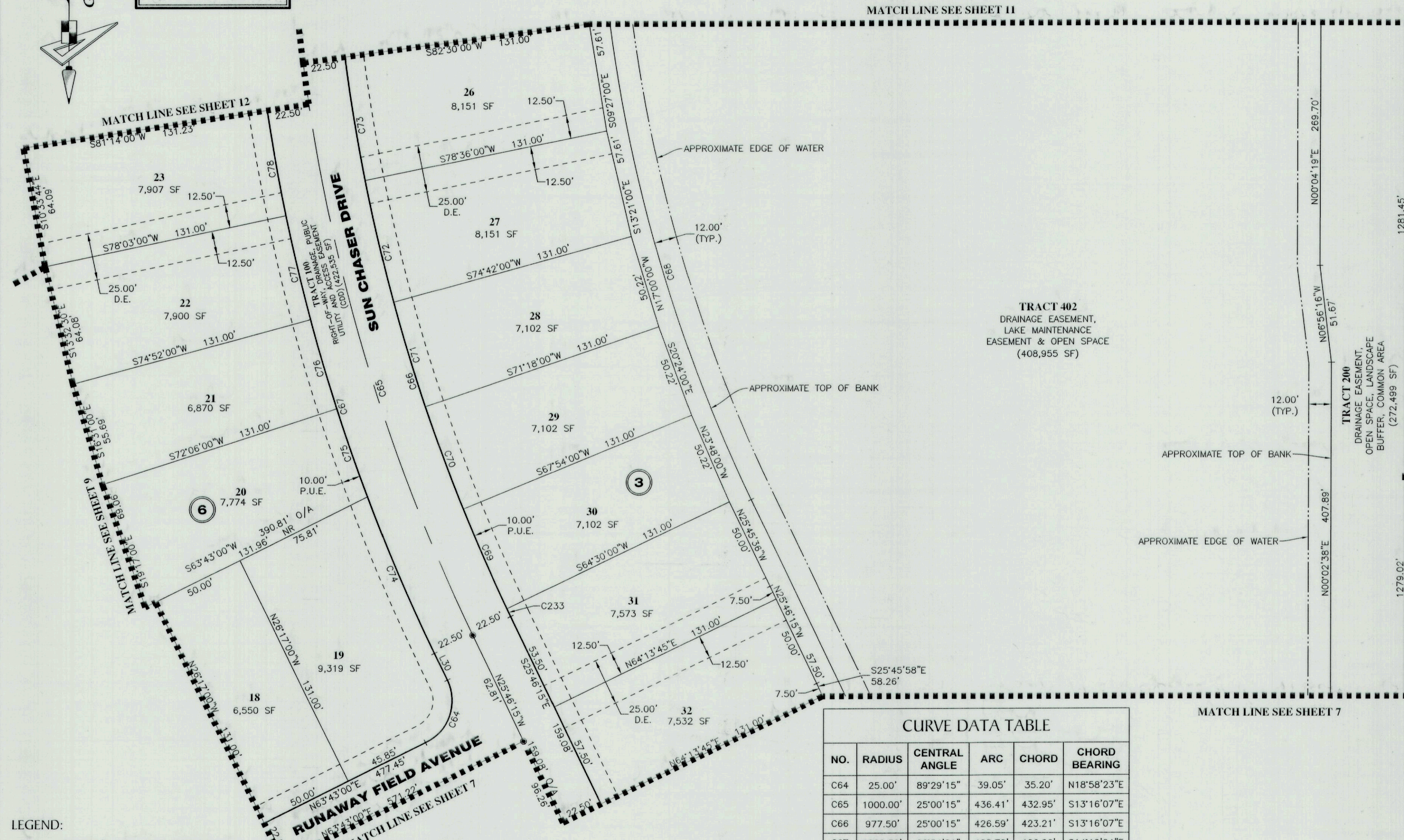
Phone: (813) 248-8888
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Licensed Business Number LB 7768

MAGNOLIA BAY SOUTH PHASE I

LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 17 FOR BASIS OF BEARINGS



TRACT 402
DRAINAGE EASEMENT,
LAKE MAINTENANCE
EASEMENT & OPEN SPACE
(408,955 SF)

TRACT 200
DRAINAGE EASEMENT,
OPEN SPACE, LANDSCAPE
BUFFER, COMMON AREA
(272,499 SF)

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CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C64	25.00'	89°29'15"	39.05'	35.20'	N18°58'23"E
C65	1000.00'	25°00'15"	436.41'	432.95'	S13°16'07"E
C66	977.50'	25°00'15"	426.59'	423.21'	S13°16'07"E
C67	1022.50'	22°54'21"	408.78'	406.06'	S14°19'04"E
C68	835.50'	23°14'21"	338.88'	336.56'	S14°09'04"E
C69	977.50'	3°24'00"	58.01'	58.00'	S23°48'00"E
C70	977.50'	3°24'00"	58.01'	58.00'	S20°24'00"E
C71	977.50'	3°24'00"	58.01'	58.00'	S17°00'00"E
C72	977.50'	3°54'00"	66.54'	66.52'	S13°21'00"E
C73	977.50'	3°54'00"	66.54'	66.52'	S09°27'00"E
C74	1022.50'	5°04'46"	90.65'	90.62'	S23°13'52"E
C75	1022.50'	2°47'29"	49.82'	49.81'	S19°17'45"E
C76	1022.50'	2°46'00"	49.37'	49.37'	S16°31'00"E
C77	1022.50'	3°11'00"	56.81'	56.80'	S13°32'30"E
C78	1022.50'	3°11'00"	56.81'	56.80'	S10°21'30"E
C233	977.50'	0°16'15"	4.62'	4.62'	S25°38'07"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L30	S25°46'15"E	15.74'

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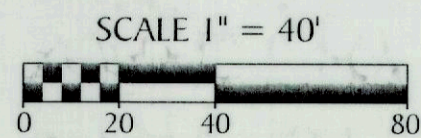
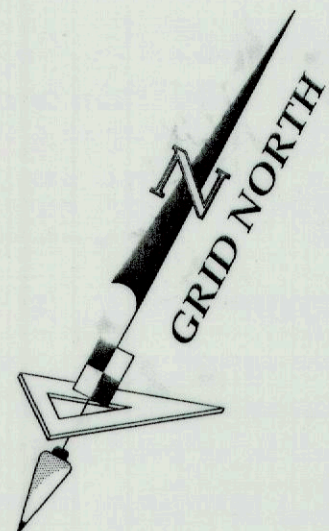
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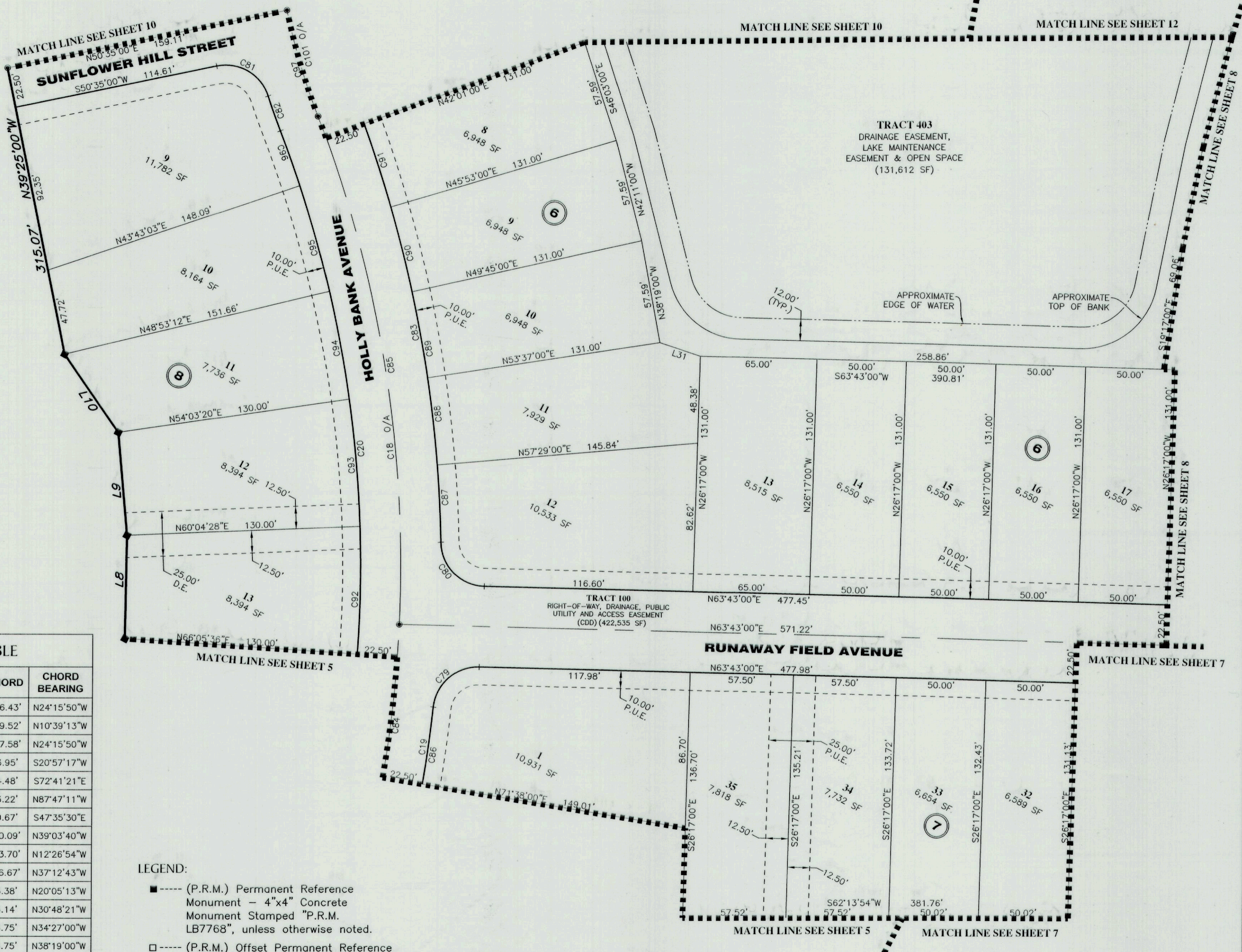
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MAGNOLIA BAY SOUTH PHASE I

LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



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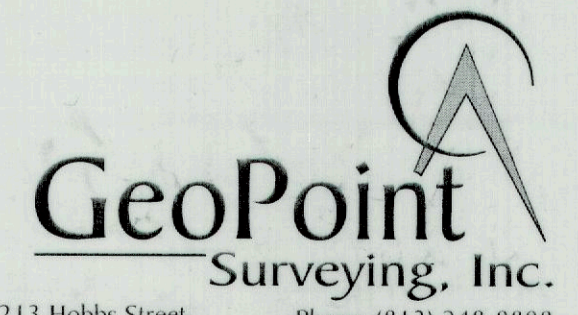


CURVE DATA TABLE					
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C18	700.00'	49°31'39"	605.09'	586.43'	N24°15'50"W
C19	722.50'	22°18'27"	281.30'	279.52'	N10°39'13"W
C20	677.50'	49°31'39"	585.64'	567.58'	N24°15'50"W
C79	25.00'	85°31'27"	37.32'	33.95'	S20°57'17"W
C80	25.00'	87°11'19"	38.04'	34.48'	S72°41'21"E
C81	25.00'	83°15'38"	36.33'	33.22'	N87°47'11"W
C82	412.50'	2°52'17"	20.67'	20.67'	S47°35'30"E
C83	722.50'	19°55'58"	251.35'	250.09'	N39°03'40"W
C84	700.00'	25°53'47"	316.38'	313.70'	N12°26'54"W
C85	700.00'	23°37'52"	288.71'	286.67'	N37°12'43"W
C86	722.50'	3°26'27"	43.39'	43.38'	N20°05'13"W
C87	722.50'	3°25'19"	43.15'	43.14'	N30°48'21"W
C88	722.50'	3°52'00"	48.76'	48.75'	N34°27'00"W
C89	722.50'	3°52'00"	48.76'	48.75'	N38°19'00"W
C90	722.50'	3°52'00"	48.76'	48.75'	N42°11'00"W
C91	722.50'	3°52'00"	48.76'	48.75'	N46°03'00"W
C92	677.50'	6°01'08"	71.17'	71.14'	N26°54'58"W
C93	677.50'	6°01'08"	71.17'	71.14'	N32°56'06"W
C94	677.50'	5°10'08"	61.12'	61.10'	N38°31'44"W
C95	677.50'	5°10'08"	61.12'	61.10'	N43°41'52"W
C96	677.50'	2°44'43"	32.46'	32.46'	N47°39'18"W
C97	390.00'	9°02'47"	61.58'	61.51'	S44°30'16"E
C101	390.00'	83°19'02"	567.12'	518.46'	N07°22'08"E

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LINE DATA TABLE		
NO.	BEARING	LENGTH
L8	N26°54'58"W	57.49'
L9	N32°56'06"W	57.49'
L10	N62°36'58"W	53.02'
L31	S80°43'07"W	23.98'

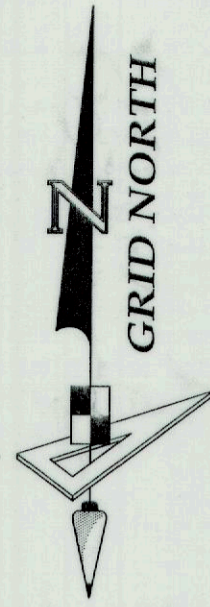
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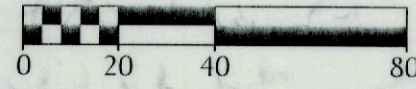
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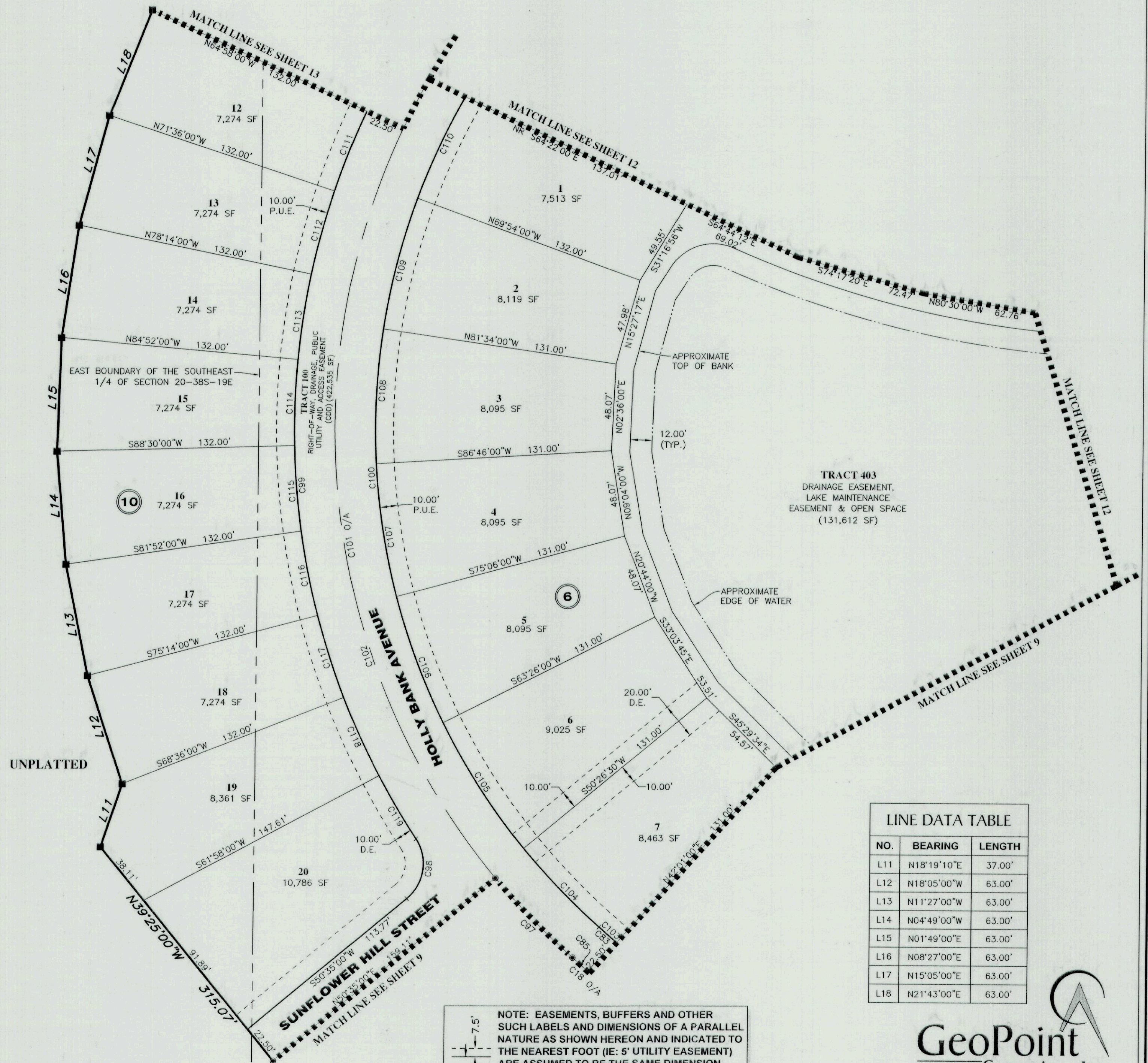
SEE NOTE ON SHEET 2 OF 17 FOR BASIS OF BEARINGS

CURVE DATA TABLE

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C83	722.50'	19°55'58"	251.35'	250.09'	N39°03'40"W
C85	700.00'	23°37'52"	288.71'	286.67'	N37°12'43"W
C97	390.00'	9°02'47"	61.58'	61.51'	S44°30'16"E
C98	25.00'	84°16'23"	36.77'	33.54'	N08°26'49"E
C99	412.50'	67°58'46"	489.42'	461.21'	S00°18'00"W
C100	367.50'	83°19'02"	534.40'	488.55'	S07°22'08"E
C101	390.00'	83°19'02"	567.12'	518.46'	N07°22'08"E
C102	390.00'	74°16'15"	505.55'	470.89'	S02°50'45"E
C103	722.50'	1°02'39"	13.17'	13.17'	N48°30'20"W
C104	367.50'	9°28'09"	60.74'	60.67'	S44°17'35"E
C105	367.50'	12°59'30"	83.33'	83.15'	S33°03'45"E
C106	367.50'	11°40'00"	74.83'	74.70'	S20°44'00"E
C107	367.50'	11°40'00"	74.83'	74.70'	S09°04'00"E
C108	367.50'	11°40'00"	74.83'	74.70'	S02°36'00"W
C109	367.50'	11°40'00"	74.83'	74.70'	S14°16'00"W
C110	367.50'	9°41'05"	62.12'	62.05'	S24°56'33"W
C111	412.50'	6°38'00"	47.76'	47.73'	S21°43'00"W
C112	412.50'	6°38'00"	47.76'	47.73'	S15°05'00"W
C113	412.50'	6°38'00"	47.76'	47.73'	S08°27'00"W
C114	412.50'	6°38'00"	47.76'	47.73'	S01°49'00"W
C115	412.50'	6°38'00"	47.76'	47.73'	S04°49'00"E
C116	412.50'	6°38'00"	47.76'	47.73'	S11°27'00"E
C117	412.50'	6°38'00"	47.76'	47.73'	S18°05'00"E
C118	412.50'	7°48'04"	56.16'	56.12'	S25°18'02"E
C119	412.50'	5°39'23"	40.72'	40.71'	S30°51'41"E

LEGEND:

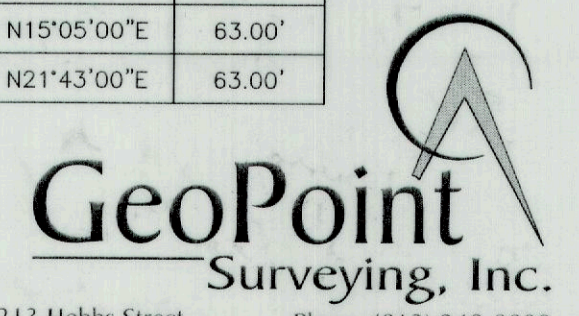
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- P.U.E.----- Public Utility Easement
- ⑩----- Block Number



LINE DATA TABLE

NO.	BEARING	LENGTH
L11	N18°19'10"E	37.00'
L12	N18°05'00"W	63.00'
L13	N11°27'00"W	63.00'
L14	N04°49'00"W	63.00'
L15	N01°49'00"E	63.00'
L16	N08°27'00"E	63.00'
L17	N15°05'00"E	63.00'
L18	N21°43'00"E	63.00'

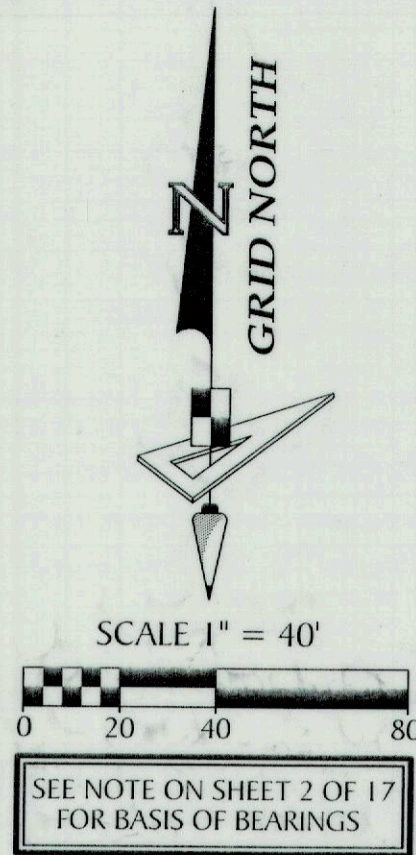
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213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

MAGNOLIA BAY SOUTH PHASE I

LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



CURVE DATA TABLE

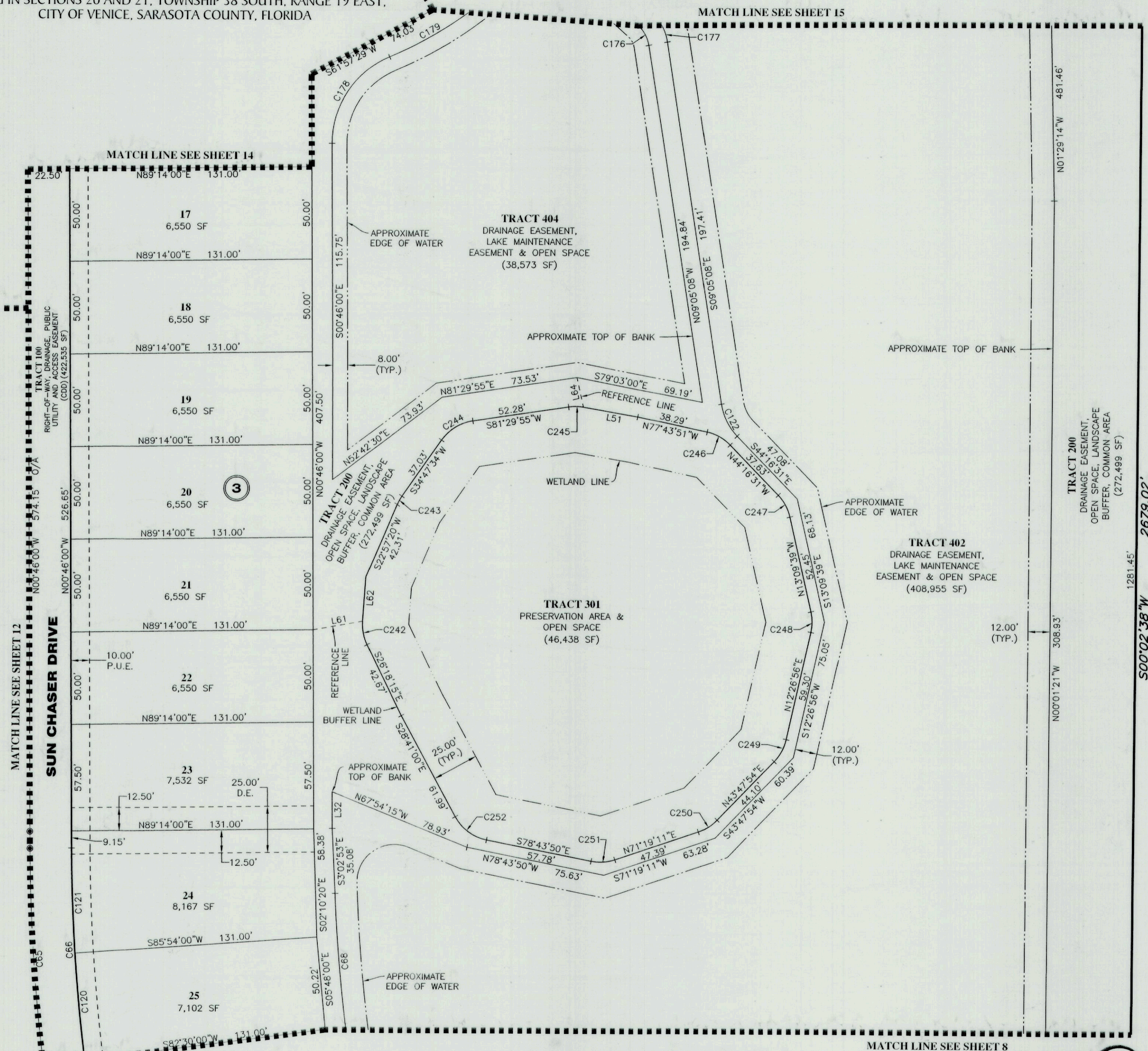
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C65	1000.00'	25°00'15"	436.41'	432.95'	S13°16'07"E
C66	977.50'	25°00'15"	426.59'	423.21'	S13°16'07"E
C68	835.50'	23°14'21"	338.88'	336.56'	S14°09'04"E
C120	977.50'	3°24'00"	58.01'	58.00'	S05°48'00"E
C121	977.50'	3°20'00"	56.87'	56.86'	S02°26'00"E
C122	32.00'	35°11'23"	19.65'	19.35'	S26°40'50"E
C176	18.00'	39°34'52"	12.43'	12.19'	N28°52'34"W
C177	28.00'	39°34'52"	19.34'	18.96'	S28°52'34"E
C178	50.00'	67°54'10"	59.26'	55.85'	S33°11'05"W
C179	214.50'	23°21'04"	87.42'	86.82'	N55°27'37"E
C242	25.00'	29°56'54"	13.07'	12.92'	S11°19'48"E
C243	25.00'	11°50'15"	5.17'	5.16'	S28°52'27"W
C244	25.00'	46°42'21"	20.38'	19.82'	S58°08'45"W
C245	25.00'	18°22'41"	8.02'	7.98'	N89°18'44"W
C246	25.00'	33°27'19"	14.60'	14.39'	N61°00'11"W
C247	25.00'	31°06'52"	13.58'	13.41'	N28°43'05"W
C248	25.00'	25°36'35"	11.17'	11.08'	N00°21'21"W
C249	25.00'	31°20'57"	13.68'	13.51'	N28°07'25"E
C250	25.00'	27°31'17"	12.01'	11.89'	N57°33'32"E
C251	25.00'	29°56'59"	13.07'	12.92'	N86°17'40"E
C252	25.00'	50°02'50"	21.84'	21.15'	S53°42'25"E

LINE DATA TABLE

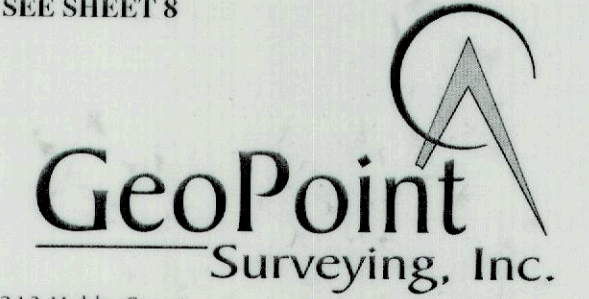
NO.	BEARING	LENGTH
L32	S00°46'00"E	19.81'
L51	N80°07'24"W	29.96'
L61	N79°50'16"E	27.03'
L62	S03°38'38"W	24.11'
L64	S12°57'10"E	16.32'

LEGEND:

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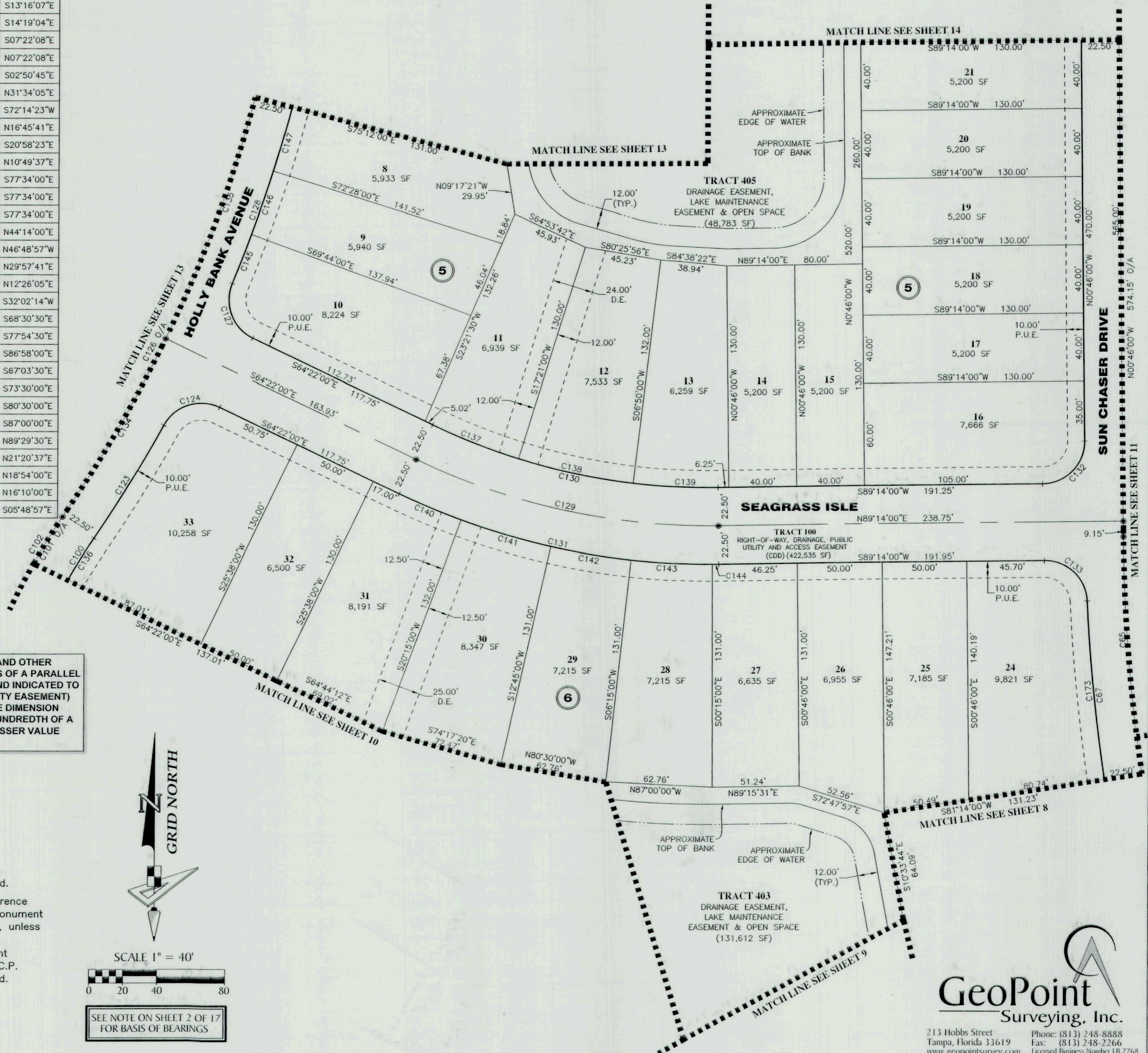
213 Hobbs Street Phone: (813) 248-8888
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MAGNOLIA BAY SOUTH PHASE I

LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

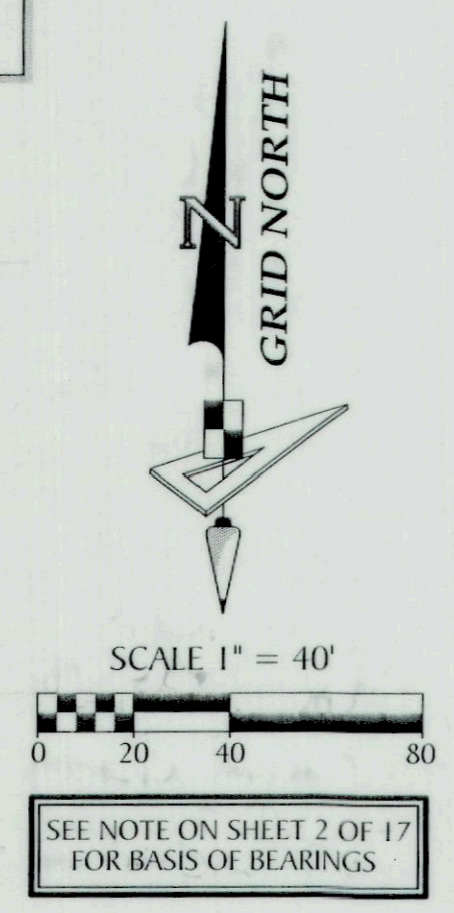
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C65	1000.00'	25°00'15"	436.41'	432.95'	S13°16'07"E
C67	1022.50'	22°54'21"	408.78'	406.06'	S14°19'04"E
C100	367.50'	83°19'02"	534.40'	488.55'	S07°22'08"E
C101	390.00'	83°19'02"	567.12'	518.46'	N07°22'08"E
C102	390.00'	74°16'15"	505.55'	470.89'	S02°50'45"E
C123	822.50'	5°26'36"	78.14'	78.11'	N31°34'05"E
C124	25.00'	86°47'13"	37.87'	34.35'	S72°14'23"W
C126	800.00'	35°03'23"	489.48'	481.88'	N16°45'41"E
C127	25.00'	86°47'13"	37.87'	34.35'	S20°58'23"E
C128	822.50'	23°11'13"	332.86'	330.59'	N10°49'37"E
C129	400.00'	26°24'00"	184.31'	182.68'	S77°34'00"E
C130	377.50'	26°24'00"	173.94'	172.40'	S77°34'00"E
C131	422.50'	26°24'00"	194.67'	192.96'	S77°34'00"E
C132	25.00'	90°00'00"	39.27'	35.36'	N44°14'00"E
C133	25.00'	87°54'06"	38.35'	34.70'	N46°48'57"W
C134	800.00'	8°39'23"	120.87'	120.75'	N29°57'41"E
C135	799.81'	26°24'22"	368.61'	365.36'	N12°26'05"E
C136	367.50'	4°30'18"	28.89'	28.89'	S32°02'14"W
C137	377.50'	8°17'00"	54.58'	54.53'	S68°30'30"E
C138	377.50'	10°31'00"	69.29'	69.19'	S77°54'30"E
C139	377.50'	7°36'00"	50.07'	50.04'	S86°58'00"E
C140	422.50'	5°23'00"	39.70'	39.68'	S67°03'30"E
C141	422.50'	7°30'00"	55.31'	55.27'	S73°30'00"E
C142	422.50'	6°30'00"	47.93'	47.91'	S80°30'00"E
C143	422.50'	6°30'00"	47.93'	47.91'	S87°00'00"E
C144	422.50'	0°31'00"	3.81'	3.81'	N89°29'30"E
C145	822.50'	2°09'13"	30.92'	30.92'	N21°20'37"E
C146	822.50'	2°44'00"	39.24'	39.23'	N18°54'00"E
C147	822.50'	2°44'00"	39.24'	39.23'	N16°10'00"E
C173	1022.50'	5°54'06"	105.32'	105.27'	S05°48'57"E



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GeoPoint
Surveying, Inc.

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P:\Ranch Road\Plat\Rustic Road South\Rustic Road South Ph 1-PLATMAS.dwg

MAGNOLIA BAY SOUTH PHASE I

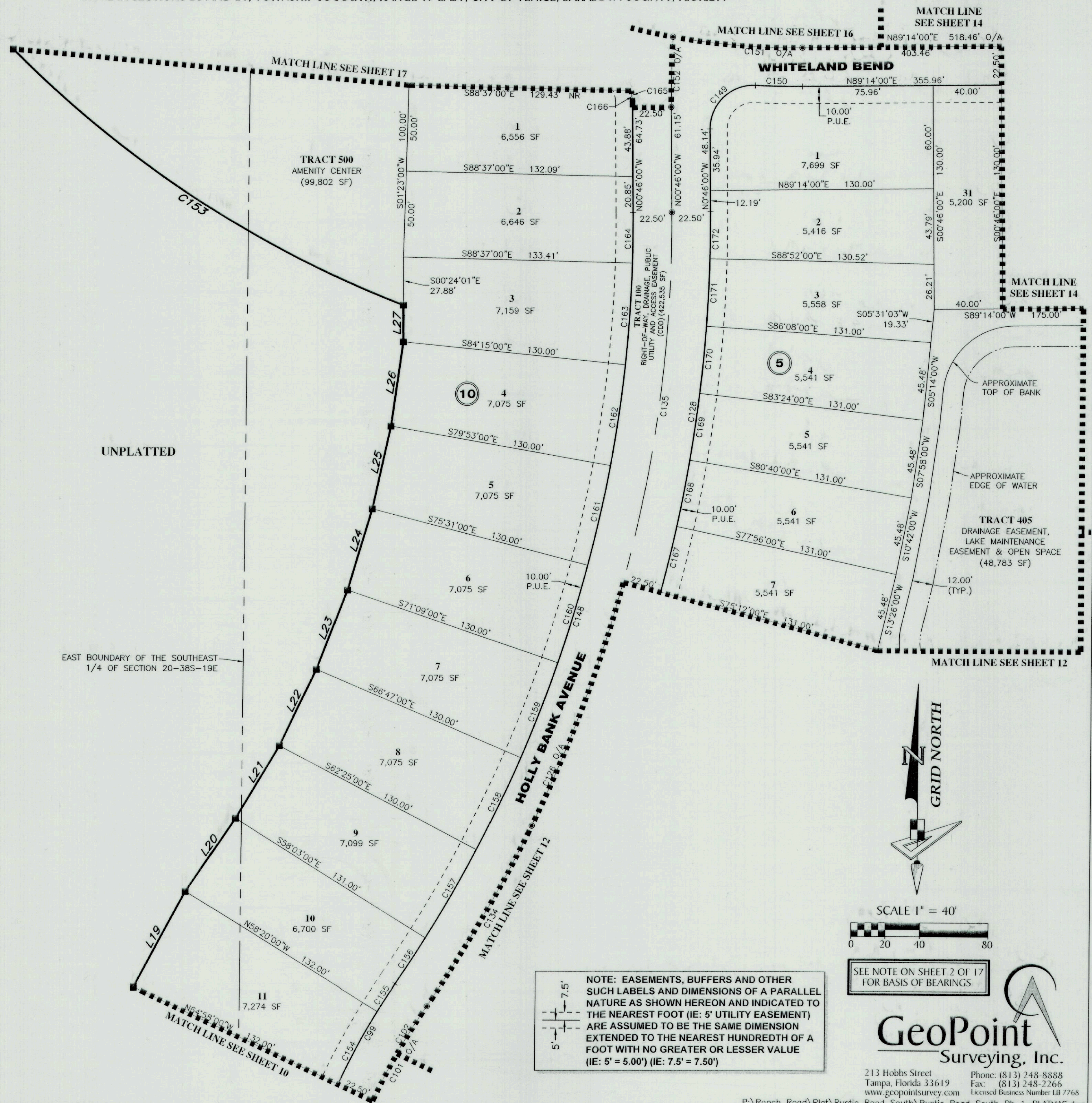
LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L19	N28°21'00"E	63.00'
L20	N34°10'03"E	51.31'
L21	N30°55'40"E	49.31'
L22	N25°24'00"E	49.34'
L23	N21°02'00"E	49.34'
L24	N16°40'00"E	49.34'
L25	N12°18'00"E	49.34'
L26	N07°56'00"E	49.34'
L27	N00°24'01"W	21.44'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C99	412.50'	67°58'46"	489.42'	461.21'	S00°18'00"W
C101	390.00'	83°19'02"	567.12'	518.46'	N07°22'08"E
C102	390.00'	74°16'15"	505.55'	470.89'	S02°50'45"E
C126	800.00'	35°03'23"	489.48'	481.88'	N16°45'41"E
C128	822.50'	23°11'13"	332.86'	330.59'	N10°49'37"E
C134	800.00'	8°39'23"	120.87'	120.75'	N29°57'41"E
C135	799.81'	26°24'22"	368.61'	365.36'	N12°26'05"E
C148	777.50'	35°03'23"	475.71'	468.33'	N16°45'41"E
C149	25.00'	93°43'16"	40.89'	36.48'	S46°05'38"W
C150	422.50'	3°43'16"	27.44'	27.43'	S88°54'22"E
C151	400.00'	45°46'00"	319.51'	311.08'	S67°53'00"E
C152	700.00'	26°21'14"	321.97'	319.14'	N12°24'37"W
C153	655.00'	23°59'36"	274.29'	272.29'	N56°59'48"W
C154	412.50'	6°38'00"	47.76'	47.73'	S28°21'00"W
C155	412.50'	2°37'23"	18.88'	18.88'	S32°58'41"W
C156	777.50'	2°20'23"	31.75'	31.75'	N33°07'11"E
C157	777.50'	4°22'00"	59.26'	59.24'	N29°46'00"E
C158	777.50'	4°22'00"	59.26'	59.24'	N25°24'00"E
C159	777.50'	4°22'00"	59.26'	59.24'	N21°02'00"E
C160	777.50'	4°22'00"	59.26'	59.24'	N16°40'00"E
C161	777.50'	4°22'00"	59.26'	59.24'	N12°18'00"E
C162	777.50'	4°22'00"	59.26'	59.24'	N07°56'00"E
C163	777.50'	4°22'00"	59.26'	59.24'	N03°34'00"E
C164	777.50'	2°09'00"	29.18'	29.17'	N00°18'30"E
C165	25.00'	73°54'27"	32.25'	30.06'	N37°43'14"W
C166	25.00'	14°19'11"	6.25'	6.23'	N07°55'35"W
C167	822.50'	2°44'00"	39.24'	39.23'	N13°26'00"E
C168	822.50'	2°44'00"	39.24'	39.23'	N10°42'00"E
C169	822.50'	2°44'00"	39.24'	39.23'	N07°58'00"E
C170	822.50'	2°44'00"	39.24'	39.23'	N05°14'00"E
C171	822.50'	2°44'00"	39.24'	39.23'	N02°30'00"E
C172	822.50'	1°54'00"	27.28'	27.27'	N00°11'00"E

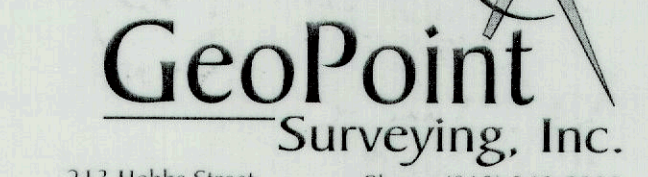
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SEE NOTE ON SHEET 2 OF 17 FOR BASIS OF BEARINGS



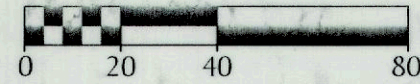
213 Hobbs Street Phone: (813) 248-8888
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MAGNOLIA BAY SOUTH PHASE I

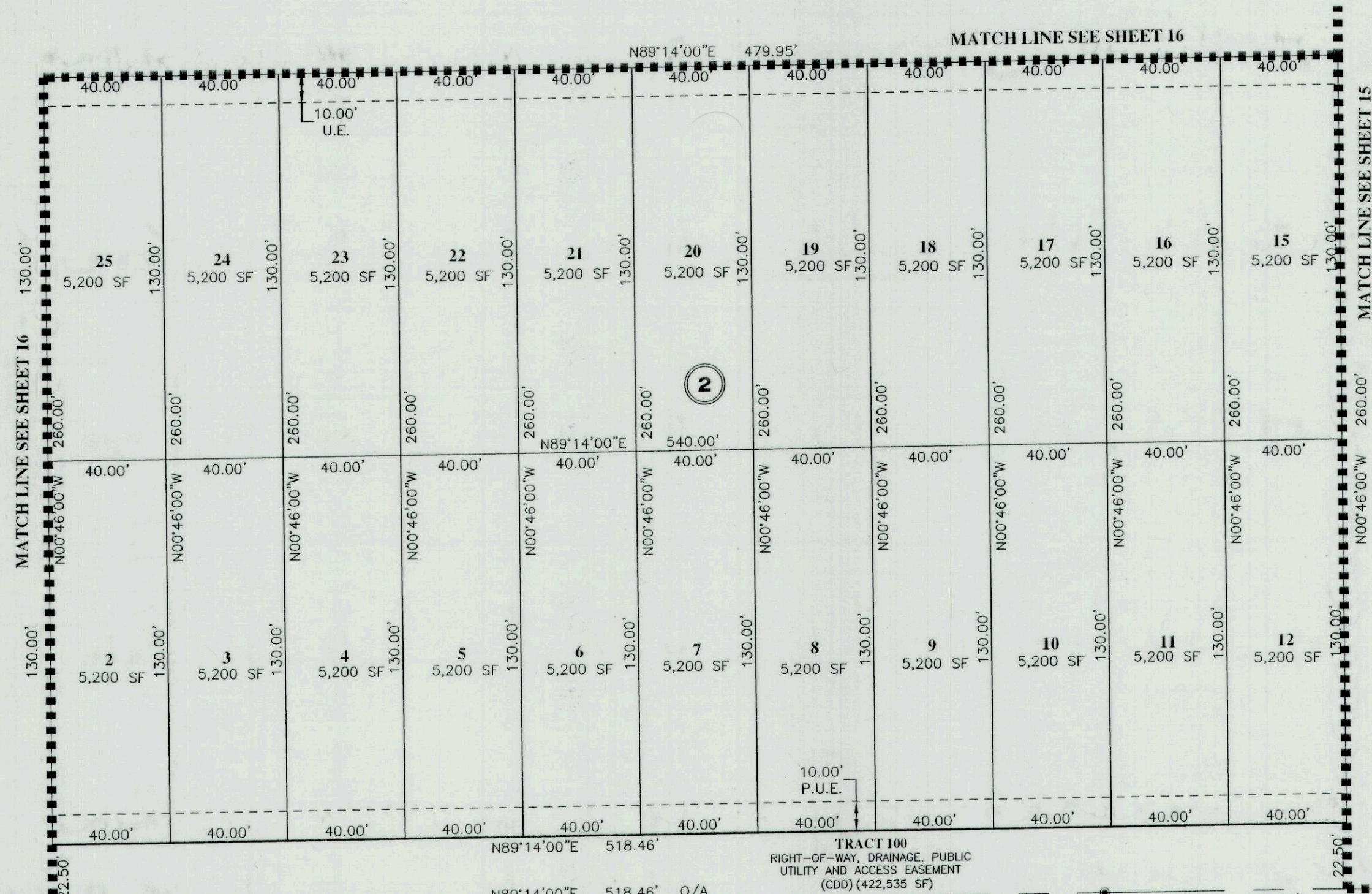
LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



SCALE 1" = 40'



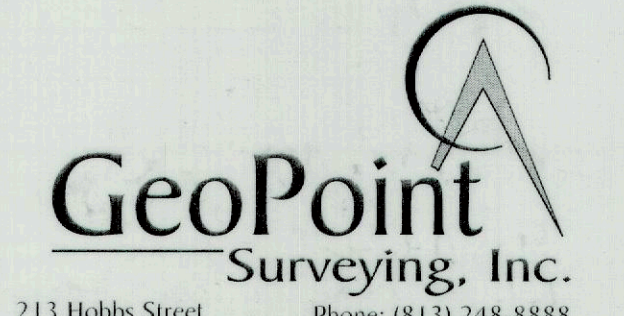
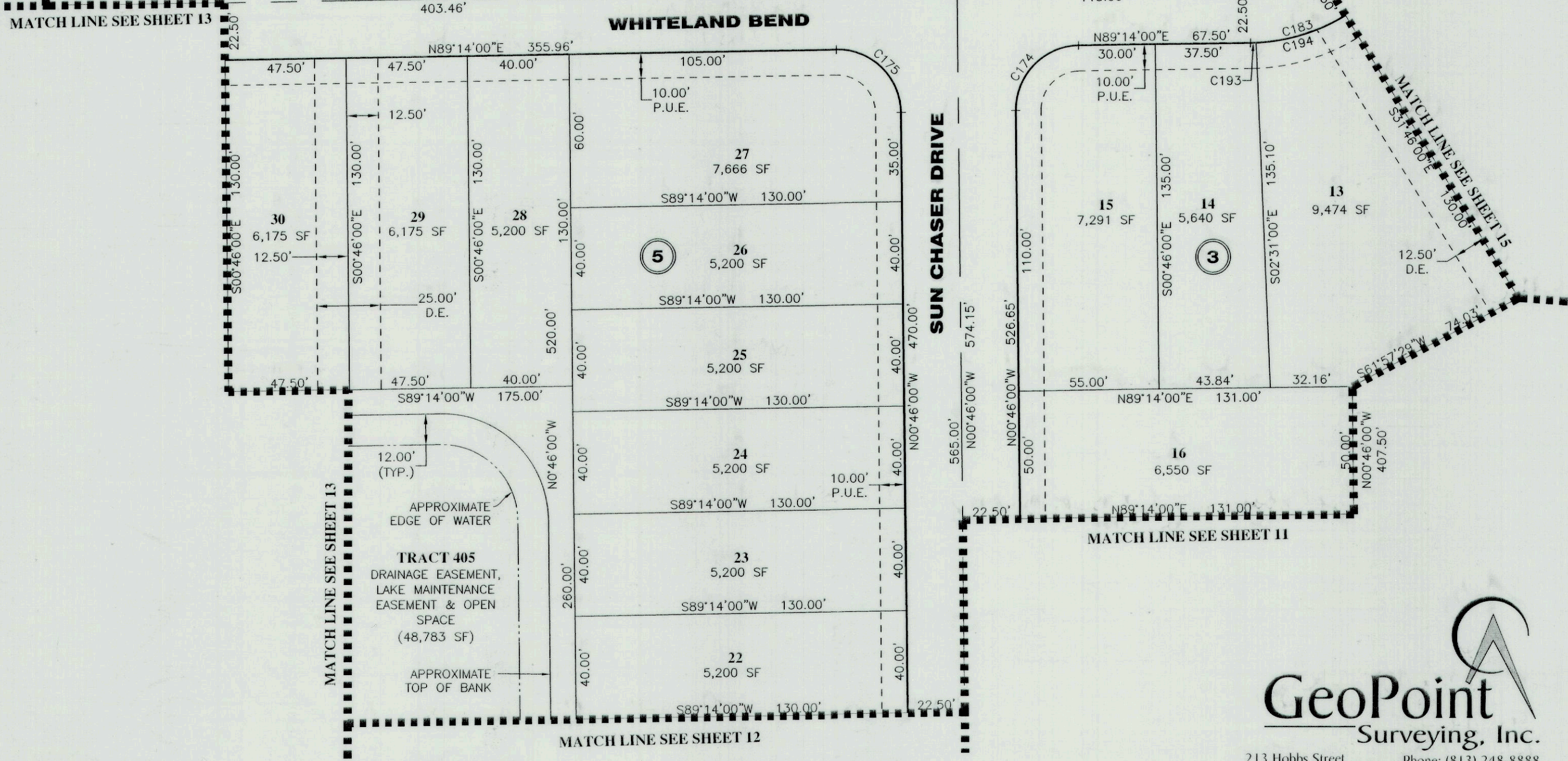
SEE NOTE ON SHEET 2 OF 17 FOR BASIS OF BEARINGS



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NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C174	25.00'	90°00'00"	39.27'	35.36'	S44°14'00"W
C175	25.00'	90°00'00"	39.27'	35.36'	N45°46'00"W
C182	50.00'	90°00'00"	78.54'	70.71'	N44°14'00"E
C183	72.50'	90°00'00"	113.88'	102.53'	N44°14'00"E
C193	72.50'	1°45'00"	2.21'	2.21'	N88°21'30"E
C194	72.50'	29°15'00"	37.01'	36.61'	N72°51'30"E

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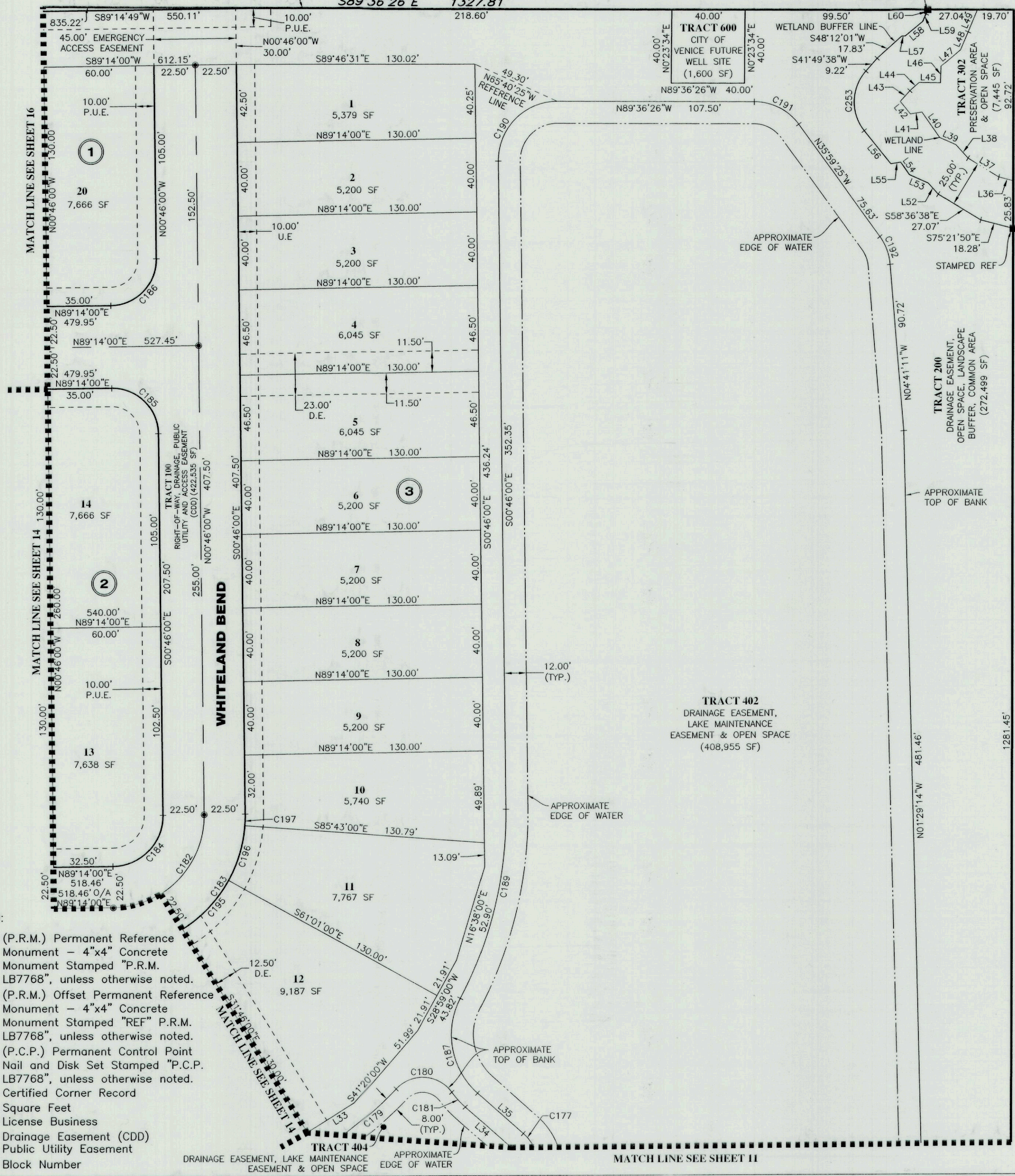
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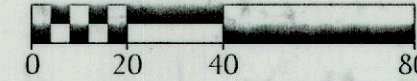
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S89°36'26"E 1327.81'

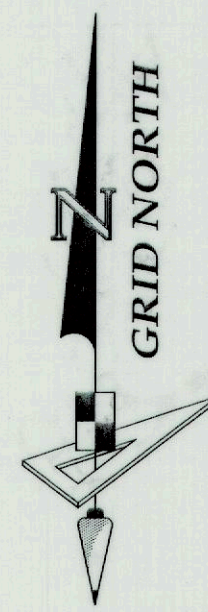


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SCALE 1" = 40'



SEE NOTE ON SHEET 2 OF 17 FOR BASIS OF BEARINGS



LINE DATA TABLE

NO.	BEARING	LENGTH
L33	S58°14'00"W	30.08'
L34	N48°40'00"W	33.24'
L35	S48°40'00"E	33.24'
L36	S75°21'50"E	8.09'
L37	S58°36'38"E	19.74'
L38	S41°59'30"E	9.82'
L39	S66°02'22"E	9.68'
L40	S34°56'56"E	16.99'
L41	N80°58'39"E	6.38'
L42	S38°51'35"E	8.77'
L43	S41°49'38"W	7.83'
L44	S48°12'01"W	6.67'
L45	N89°08'20"W	11.71'
L46	S01°38'25"W	9.01'
L47	S50°42'08"W	13.68'
L48	S23°23'03"W	10.50'
L49	S22°48'27"W	13.14'
L52	S41°59'30"E	8.15'
L53	S66°02'22"E	11.31'
L54	S34°56'56"E	8.30'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C177	28.00'	39°34'52"	19.34'	18.96'	S28°52'34"E
C179	214.50'	23°21'04"	87.42'	86.82'	N55°27'37"E
C180	20.00'	99°34'37"	34.76'	30.55'	N86°25'37"W
C181	52.00'	12°01'42"	10.92'	10.90'	S42°39'09"E
C182	50.00'	90°00'00"	78.54'	70.71'	N44°14'00"E
C183	72.50'	90°00'00"	113.88'	102.53'	N44°14'00"E
C184	27.50'	90°00'00"	43.20'	38.89'	N44°14'00"E
C185	25.00'	90°00'00"	39.27'	35.36'	N45°46'00"W
C186	25.00'	90°00'00"	39.27'	35.36'	N44°14'00"E
C187	42.00'	76°22'58"	55.99'	51.94'	S10°28'31"E
C189	214.50'	28°28'58"	106.63'	105.54'	S13°28'29"W
C190	32.00'	91°09'34"	50.91'	45.71'	S44°48'47"W
C191	30.00'	53°37'01"	28.07'	27.06'	N62°47'55"W
C192	30.00'	31°18'14"	16.39'	16.19'	N20°20'18"W
C195	72.50'	29°15'00"	37.01'	36.61'	N43°36'30"E
C196	72.50'	24°42'00"	31.25'	31.01'	N16°38'00"E
C197	72.50'	5°03'00"	6.39'	6.39'	N01°45'30"E
C253	25.00'	80°41'13"	35.21'	32.37'	S01°29'02"W

- LEGEND:
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 - SF----- Square Feet
 - LB----- License Business
 - D.E----- Drainage Easement (CDD)
 - P.U.E----- Public Utility Easement
 - ③----- Block Number

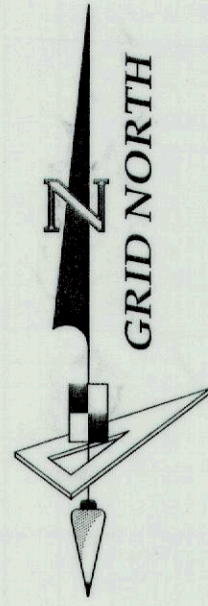
GeoPoint
Surveying, Inc.

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

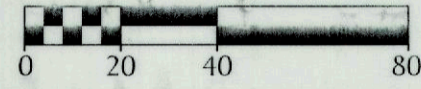
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

MAGNOLIA BAY SOUTH PHASE I

LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

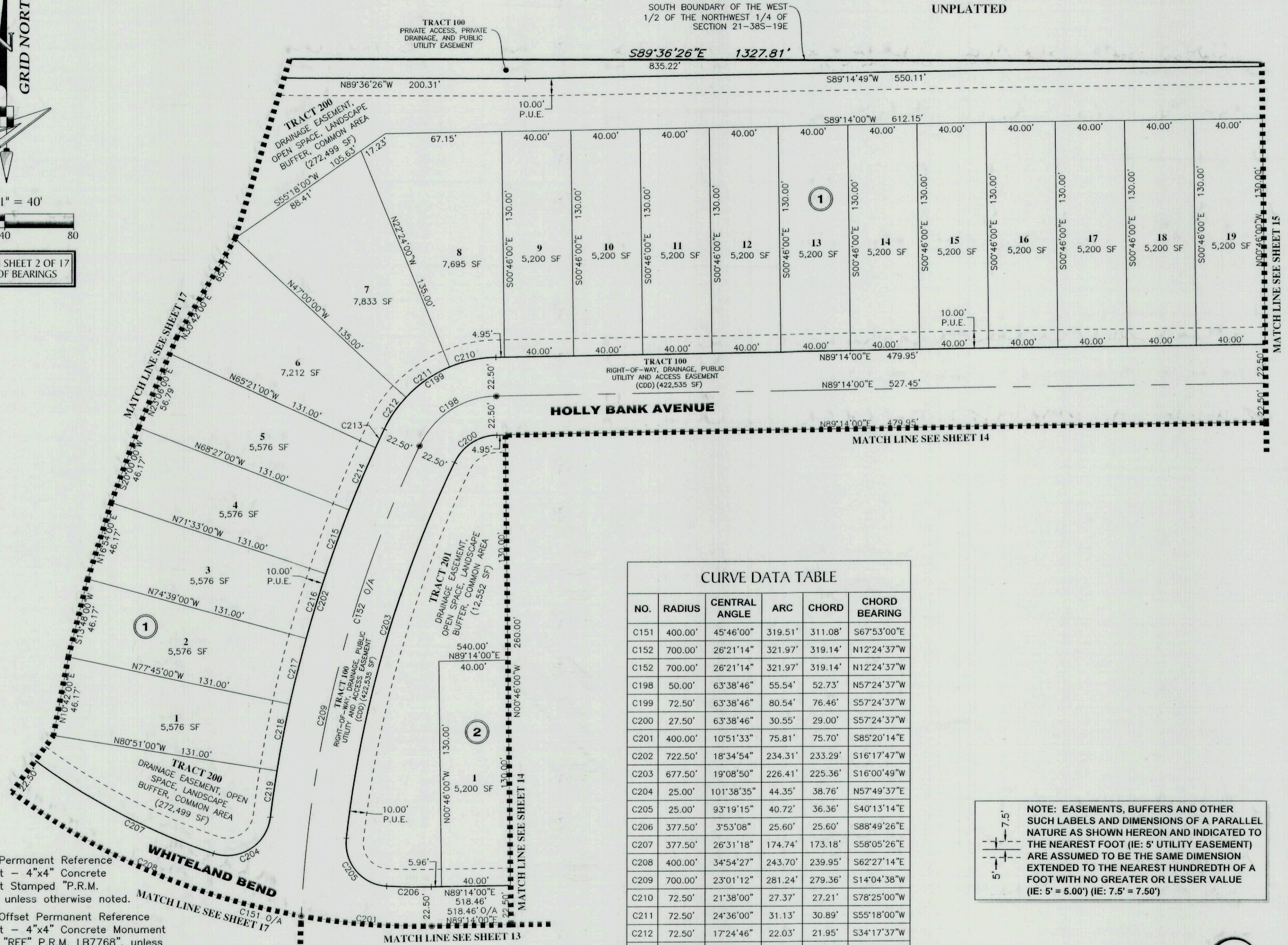


SCALE 1" = 40'



SEE NOTE ON SHEET 2 OF 17 FOR BASIS OF BEARINGS

UNPLATTED



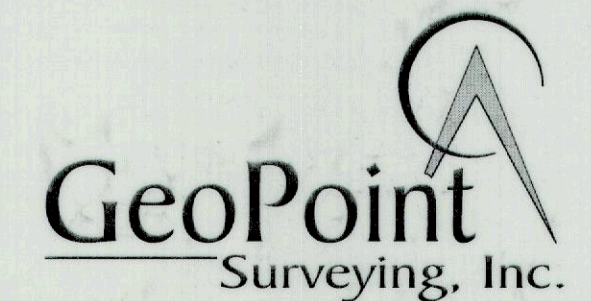
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C151	400.00'	45°46'00"	319.51'	311.08'	S67°53'00"E
C152	700.00'	26°21'14"	321.97'	319.14'	N12°24'37"W
C152	700.00'	26°21'14"	321.97'	319.14'	N12°24'37"W
C198	50.00'	63°38'46"	55.54'	52.73'	N57°24'37"W
C199	72.50'	63°38'46"	80.54'	76.46'	S57°24'37"W
C200	27.50'	63°38'46"	30.55'	29.00'	S57°24'37"W
C201	400.00'	10°51'33"	75.81'	75.70'	S85°20'14"E
C202	722.50'	18°34'54"	234.31'	233.29'	S16°17'47"W
C203	677.50'	19°08'50"	226.41'	225.36'	S16°00'49"W
C204	25.00'	101°38'35"	44.35'	38.76'	N57°49'37"E
C205	25.00'	93°19'15"	40.72'	36.36'	S40°13'14"E
C206	377.50'	3°53'08"	25.60'	25.60'	S88°49'26"E
C207	377.50'	26°31'18"	174.74'	173.18'	S58°05'26"E
C208	400.00'	34°54'27"	243.70'	239.95'	S62°27'14"E
C209	700.00'	23°01'12"	281.24'	279.36'	S14°04'38"W
C210	72.50'	21°38'00"	27.37'	27.21'	S78°25'00"W
C212	72.50'	17°24'46"	22.03'	21.95'	S34°17'37"W
C213	722.50'	0°56'14"	11.82'	11.82'	S25°07'07"W
C214	722.50'	3°06'00"	39.09'	39.09'	S23°06'00"W
C215	722.50'	3°06'00"	39.09'	39.09'	S20°00'00"W
C216	722.50'	3°06'00"	39.09'	39.09'	S16°54'00"W
C217	722.50'	3°06'00"	39.09'	39.09'	S13°48'00"W
C218	722.50'	3°06'00"	39.09'	39.09'	S10°42'00"W
C219	722.50'	2°08'40"	27.04'	27.04'	S08°04'40"W

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")

LEGEND:

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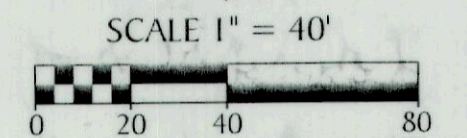
213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

MAGNOLIA BAY SOUTH PHASE I

LYING IN SECTIONS 20 AND 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

LINE DATA TABLE

NO.	BEARING	LENGTH
L28	N45°00'00"E	45.00'
L50	S45°00'00"W	30.02'



SEE NOTE ON SHEET 2 OF 17 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C151	400.00'	45°46'00"	319.51'	311.08'	S67°53'00"E
C152	700.00'	26°21'14"	321.97'	319.14'	N12°24'37"W
C165	25.00'	73°54'27"	32.25'	30.06'	N37°43'14"W
C207	377.50'	26°31'18"	174.74'	173.18'	S58°05'26"E
C208	400.00'	34°54'27"	243.70'	239.95'	S62°27'14"E
C220	422.50'	29°40'27"	218.82'	216.38'	S59°50'14"E
C221	300.00'	44°30'00"	233.00'	227.19'	N22°45'00"E
C222	25.00'	87°09'30"	38.03'	34.47'	S01°15'03"E
C223	350.00'	41°49'42"	255.52'	249.88'	N21°24'51"E
C224	35.00'	89°53'34"	54.91'	49.45'	S45°26'47"W
C225	35.00'	108°05'26"	66.03'	56.66'	N32°15'41"W
C226	240.00'	36°40'36"	153.63'	151.02'	S03°26'43"W
C227	59.00'	54°03'50"	55.67'	53.63'	N12°08'20"E
C228	25.00'	94°18'07"	41.15'	36.66'	N87°50'57"E
C229	258.00'	1°31'38"	6.88'	6.88'	N39°56'04"E
C230	177.50'	91°36'51"	283.82'	254.53'	N89°11'34"E
C231	700.00'	3°20'01"	40.73'	40.72'	S00°54'01"W
C232	25.00'	59°35'16"	26.00'	24.84'	N44°52'49"W

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')

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