

Recording Fees: \$



Prepared by and return to:  
Stephen D. Rees, Jr., Esq.  
8470 Enterprise Circle, Suite 201  
Lakewood Ranch, FL 34202  
Tel: (941) 907-0006

FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
CASSATA LAKES

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CASSATA LAKES (“**First Amendment**”) is made by Cassata Properties, LLC, a Florida Limited Liability Company (“**Declarant**”) and joined by FCMMMD, LLC, a Florida limited liability company (“**Developer**”) and CASSATA LAKES OWNERS ASSOCIATION, INC., a Florida corporation not for profit (“**Association**”).

RECITALS

- A. Whereas, Article VIII of the original Declaration of Covenants, Conditions and Restrictions for Cassata Lakes Phase I, recorded as ORI# 2022187245, Public Records of Sarasota County, Florida (“Declaration”), Reservation of Rights By Developer, Section 8.1(f) provides that the Developer reserves the following right(s): (f) To amend this Declaration without joinders from any other person or entity, provided that no amendment shall be made which substantially alters the nature of the development contemplated herein;
- B. Whereas, Article IX of the Declaration, Miscellaneous, Section 9.1 Term and Amendment, provides, in part, This Declaration may be amended during the first thirty (30) year period or any subsequent (10) year period by an instrument sign either by (i) the Developer as provided in Section 8.1;
- C. Whereas, Article I of the Declaration, Definitions, Section 1.13, provides that the property subject to the terms and conditions of the Declaration shall mean that certain real property herein above described, and such additions thereto as may hereafter be brought within the jurisdictions of the Association, if any, including as set forth in the recorded plat thereof in Plat Book 56, Page 493, Public Records of Sarasota County, Florida, and,
- D. Whereas, the Developer, joined by the Owner, desires to subject the Property and all parts thereof to the terms and conditions set forth in the Declaration.

E. Developer desires to further supplement, amend, and otherwise modify the Declaration as hereinafter set forth for the purpose of facilitating and regulating development of the Property.

NOW THEREFORE, Declarant hereby amends the Declaration as set forth herein.

1. The foregoing recitals are true and correct and are incorporated into and form a part of this First Amendment. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration. Words in the text which are lined through (———) indicate deletions from the present text; words in the text which are double-underlined indicate additions to the present text.

2. In the event there is a conflict between this First Amendment and the Declaration, this First Amendment shall control. Whenever possible, this First Amendment and the Declaration shall be construed as a single document. Except as modified herein, the Declaration shall remain in full force and effect.

3. The Parties declare that the Property (commonly known as Cassata Lakes, Phase II and as described in Exhibit "A" hereof) and all parts thereof, are subject to the restrictions set forth in the Declaration, which shall be deemed to be covenants running with the land, and imposed on and intended to benefit and burden each Lot within the Property in order to maintain within the Property, and the original property subjected to the Declaration, a residential area of high standard.

4. The provisions of Article I of the Declaration are hereby amended by adding the following language to Section 1.13:

1.13 "Property" shall mean that certain real property herein before described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association, if any, including as set forth in the recorded plat of Cassata Lakes Phase I thereof in Plat Book 56, Page 493, Public Records of Sarasota County, Florida, and as set forth on the plat of Cassata Lakes Phase II in Plat Book , Page , Public Records of Sarasota County, Florida.

5. The provisions of Article I of the Declaration are hereby amended by adding the following language to Section 1.15:

1.15 "Subdivision", "Development", or "Plat" shall mean Cassata Lakes, a subdivision, a single family residence project as set forth in the recorded plat of Cassata Lakes Phase I thereof in Plat Book 56, Page 493, Public Records of Sarasota County, Florida, and as set forth on the plat of Cassata Lakes Phase II in Plat Book , Page , Public Records of Sarasota County, Florida

6. The provisions of Article VII of the Declaration are hereby amended by adding the following language to Section 7.8(d):

(d) All garages shall be of a minimum of a two (2) car capacity, and shall be equipped with automatic door openers. All lots that are 100' wide shall have side entry garages with the garage facing south. The minimum driveway width shall be twelve feet (12'). All driveways aprons and subdivision sidewalks on or adjacent to a Lot shall be constructed with a minimum of 3,000 PSI concrete, or as approved by Developer, with each drive extending to its intersection with a paved street, and shall be completed at the time of original construction of improvements and prior to issuance of a certificate of occupancy for the Dwelling served by such drive. All driveways and sidewalks, excluding including the driveway apron, and that portion of the subdivision sidewalks crossing over, upon and through the driveway, unless otherwise approved by the Developer, shall be concrete brick pavers. All concrete brick pavers, upon architectural review approval, shall be installed over one inch (1") minimum to one and one-half inches (1-1/2") maximum sand bedding over eight inches (8") of crushed concrete aggregate (CCA) base. All pavers must be traffic bearing. All subdivision sidewalks shall be constructed in accordance with building code specifications promulgated from time to time by City of Venice, including but not limited to the current requirement for an expansion joint at the boundary between the sidewalk and driveway/driveway apron connection to the adjacent street. Notwithstanding the requirements for concrete brick pavers contained in this Section 7.8(d) above, all driveway, parking area and walkway design, location, materials and coloring shall be subject to Association's Architectural Control Committee approval. Each Owner shall be responsible for all maintenance, repairs, and replacement of the concrete brick pavers within the driveway, driveway apron and sidewalk within or immediately adjacent to said Owner's Lot and each Owner shall hold harmless the Association for any liability and/or damage caused or a result of said concrete brick pavers.

7. The provisions of Article VII of the Declaration are hereby amended by adding the following language to Section 7.18:

7.18 Sidewalks; Curbs. Sidewalks shall be installed in all neighborhoods where required by the building code requirements of the City of Venice, in accordance with the building code specifications promulgated from time to time by the City of Venice, at the expense of the Owner of the portion of the Property where such sidewalk is required. No Owner shall paint or otherwise deface the sidewalk, curb or any other

part of the Common Area. All sidewalks shall comply with requirements contained in Section 7.8(d) for that portion thereof crossing a driveway.

7. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specially amended hereinabove, is hereby ratified and confirmed in its entirety.

8. This Amendment shall be a covenant running with the land and shall be effective immediately upon its recording in Sarasota County, Florida.

[Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned has duly executed this First Amendment on the date first written above.

WITNESSES:

“DECLARANT”

*[Signature]*  
Print Name: MARIE W. JORDAN

CASSATA PROPERTIES, LLC,  
a Florida limited liability company  
By: *[Signature]*  
Michael W. Miller, its Manager

*[Signature]*  
Print Name: Jayne E Parrish

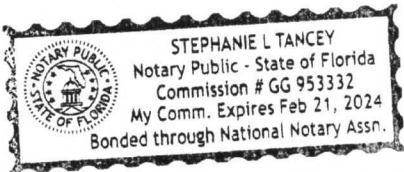
[Company Seal]

STATE OF FLORIDA                    )  
COUNTY OF SARASOTA            )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 18 day of October, 2023, Michael W. Miller, as Manager of CASSATA PROPERTIES, LLC, a Florida limited liability company, on behalf of such company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

My commission expires:

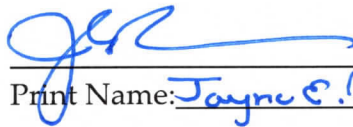
*[Signature]*  
NOTARY PUBLIC, State of Florida at Large  
Print Name: \_\_\_\_\_

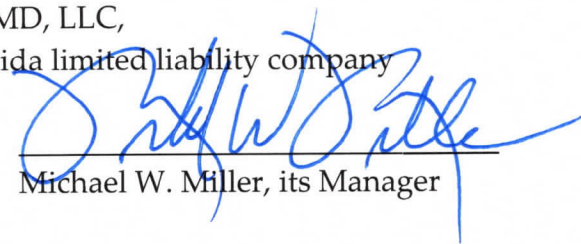


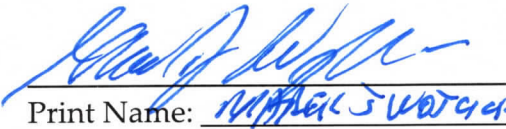
IN WITNESS WHEREOF, the undersigned has duly executed this First Amendment on the date first written above.

WITNESSES:

"DEVELOPER"

  
Print Name: Jayne E. Parrish

FCMMD, LLC,  
a Florida limited liability company  
By:   
Michael W. Miller, its Manager

  
Print Name: Michael W. Miller

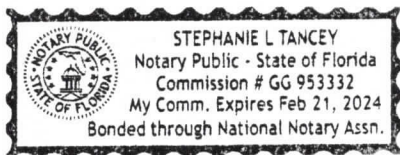
[Company Seal]

STATE OF FLORIDA                    )  
COUNTY OF SARASOTA            )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 18 day of October, 2023, Michael W. Miller, as Manager of FCMMD, LLC, a Florida limited liability company, on behalf of such company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

My commission expires:

  
NOTARY PUBLIC, State of Florida at Large  
Print Name: \_\_\_\_\_



IN WITNESS WHEREOF, the undersigned has duly executed this First Amendment on the date first written above.

WITNESSES:

“ASSOCIATION”

CASSATA LAKES OWNERS ASSOCIATION, INC, a Florida not-for-profit corporation

[Signature]  
Print Name: Robert W. [unclear]

By: [Signature]  
Jayne E. Parrish, its President

[Signature]  
Print Name: Michael W. Miller

[Company Seal]

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 18 day of October, 2023, Jayne E. Parrish, as President of CASSATA LAKES OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of such corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification.

My commission expires:

[Signature]  
NOTARY PUBLIC, State of Florida at Large  
Print Name: \_\_\_\_\_



IN WITNESS WHEREOF, the undersigned, being the holder of a mortgage, which encumbers the property described in the Declaration of Covenants, Conditions and Restrictions for Cassata Lakes to which this Consent is attached, hereby consents to the Declaration and agrees to the terms and provisions of the Declaration, and agrees that any mortgage held by the undersigned encumbering the property described in the Declaration is subject and subordinate to the terms and provisions of the Declaration.

WITNESSES:

“CASSATA FUNDING”

*Deborah K. Martin*  
Print Name: **Deborah K. Martin**

CASSATA FUNDING, LLC,  
a Florida limited liability company  
By: *J. Geoffrey Pflugner*  
J. Geoffrey Pflugner, its Manager

*Stephen D. Rees, Jr.*  
Print Name: **STEPHEN D. REES, JR.**

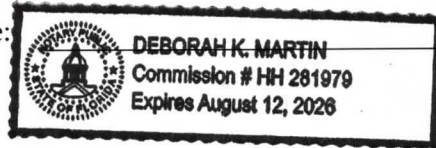
[Company Seal]

STATE OF FLORIDA )  
COUNTY OF ~~SARASOTA~~ )  
**MANATEE**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 18<sup>th</sup> day of October, 2023, J. Geoffrey Pflugner, as Manager of Cassata Funding, LLC a Florida Limited Liability Company, on behalf of such company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

My commission expires:

*Deborah K. Martin*  
NOTARY PUBLIC, State of Florida at Large  
Print Name:





**EXHIBIT "A"**  
**Cassata Lakes, Phase II**

**CASSATA LAKES PHASE 2**  
A SUBDIVISION

A TRACT OF LAND LYING IN SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST,  
CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 6

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

CASSATA PROPERTIES, LLC, a Florida Limited Liability Company, hereby certifies ownership of CASSATA LAKES PHASE 2, shown herein,  
CITY OF VENICE

CASSATA PROPERTIES, LLC does hereby dedicate and set apart all Public Utility Easements, of 5' wide Side Lot Line Utility Easements, shown hereon to the City of Venice Florida forever.

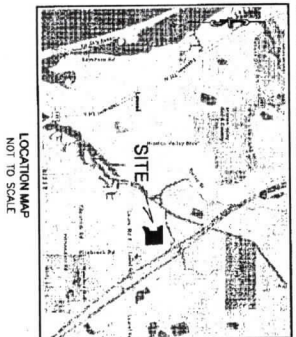
**PRIVATE:**  
CASSATA PROPERTIES, LLC does hereby dedicate and set apart Tract "D" (Private Egress-Drainage, Utility, Drainage, Landscaping, and Signage Easements); Tract "C" (Private Egress-Drainage, Utility, Drainage, Landscaping, and Signage Easements); Tract "B" (Private Egress-Drainage, Utility, Drainage, Landscaping, and Signage Easements); Tract "A" (Private Egress-Drainage, Utility, Drainage, Landscaping, and Signage Easements); and other easements for road uses and purposes to the CASSATA LAKES OWNERS ASSOCIATION, Inc., including but not limited to, but not restricted to, easements for utility lines, water lines, sewer lines, telephone lines, and other services 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 Liability Company has caused these presents to be executed by its Manager, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.  
CASSATA PROPERTIES, LLC

Witnesses:  
By: \_\_\_\_\_  
Michael W. Miller, Manager  
Signature of Witness \_\_\_\_\_  
Print Name of Witness \_\_\_\_\_  
Signature of Witness \_\_\_\_\_  
Print Name of Witness \_\_\_\_\_

**NOTIARY ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS  
I, \_\_\_\_\_, Notary Public,  
do hereby certify that \_\_\_\_\_, \_\_\_\_\_,  
Manager of CASSATA PROPERTIES, LLC, a  
Florida Limited Liability Company, on behalf of the company, who is \_\_\_\_\_ personally known  
to me or \_\_\_\_\_ provided the following identification:  
Notary Seal/Stamp \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



TRACT	DESCRIPTION
D	Private Egress-Drainage, Utility, Drainage, Landscaping, and Signage Easement
J	Private Egress-Drainage, Utility, Drainage, Landscaping, and Signage Easement
K	Common Area, Paved Road, Landscaping, and Drainage Easements
M	Private Drainage Easement

**LOT LINE EASEMENTS:**

Unless otherwise indicated, easements of five feet (5') in width along all side lot lines, are hereby created and provided for the purpose of accommodating surface, overhead, above ground, and underground utilities and surface drainage. Where an area greater than one lot is used as building setback, the building setback shall be subject to the 5' line easements.

**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 shall not interfere with the facilities and services of the National Telephone, gas, or other utility services. 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 superseded 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 hereon as an agent of the City of Venice. This limited certification is to total conformity with Chapter 177, Part 1 of the Florida Statutes, and does not constitute a certification of the accuracy or quality of the Surveying & Mapping reflected on this Plat.  
Date: \_\_\_\_\_  
3/20/2023 X 3/20/23  
Professional Surveyor and Mapper  
Florida Certificate Number XXXX

**CERTIFICATE OF APPROVAL OF CITY COUNCIL**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS  
It is hereby certified that this plat has been officially accepted by the City Council of Venice, a Municipality in the County of Sarasota, State of Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.  
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 \_\_\_\_\_, Page \_\_\_\_\_ of \_\_\_\_\_ Public Records of Sarasota County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.  
Fol. 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 control, and that I am duly licensed in all the pertinent provisions of the Statutes of Florida relating to maps and plats, and that this plat has been filed for record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of \_\_\_\_\_ Public Records of Sarasota County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023. The Plat Reference Instruments (PRI's) were installed on March 30, 2023. The Lot Corners and Permanent Control Points (P.C.P.'s) installation date will be met with by recorded affidavits within one year or before bond expiration.

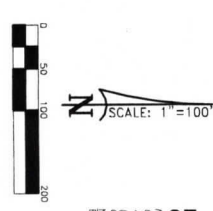
**BRITT SURVEYING, INC.**  
LAND SURVEYORS AND MAPPERS  
CERIFICATE OF APPROVAL OF VENICE, FLORIDA, 3/20/23  
850 US 91 Venice, FLORIDA 34285  
Telephone: (941) 493-1366  
Email: britt@brittsurveying.com

# CASSATA LAKES PHASE 2

A SUBDIVISION  
A TRACT OF LAND LYING IN SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST,  
CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

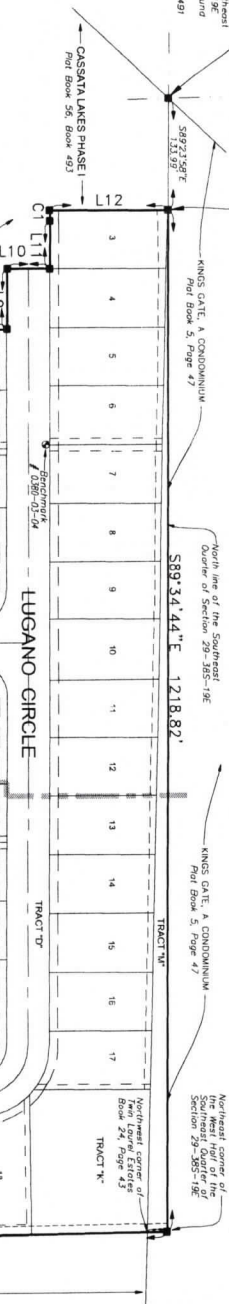
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 6



**POINT OF COMMENCEMENT**  
Northwest Corner of the Southeast Quarter of Section 29-38S-19E  
(No identification) Brwn  
Certified Center Record #086491  
E-177170.000

**POINT OF BEGINNING**  
KINGS GATE, A CONDOMINIUM  
Part Book 5, Page 47



**DESCRIPTION:**  
A part of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida.

COMMONS of the Northeast Corner of the Southeast Quarter of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida, thence S 89°34'44\"/>

**NOTES:**

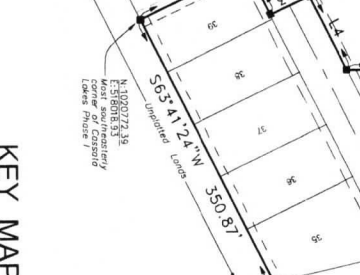
1. Bearings shown herein refer to an assumed meridian, the North line of the Southeast Quarter of Section 29, as having a bearing of  $S 89^{\circ}34'44'' E$ .
2. Coordinates shown herein refer to the 2011 datum (NAD 83).
3. The parcel shown herein is situated in Flood Zone "AE" (1%), Flood Zone "A" (1%) and Flood Zone "X" (1%).
4. Elevation shown herein refer to Florida GCP Bench Mark #V 699 elevation: 5.07 feet (N.A.V.D. 1988 Datum).

**LEGEND:**

S, F	State Feet	FL	Florida Power & Light Company
DH	Drill Hole	OH	Ohio Office Records Book
MB	Match Line	BN	Bearing
5/8"	5/8" Iron Rod with Stainless Steel Cap, Stamped Dimensions Noted	DBP	Florida Department of Environmental Protection
5/8"	5/8" Iron Rod with Stainless Steel Cap, Stamped Dimensions Noted	NAD	North American Datum of 1983 (N.A.V.D. 88)
•	Permanent Control Point, Wood Nail & Oak Stump (Per 604 d663 Found or Stamped) OR LB 6638 Found or Stamped	S, F	State Feet
LXX	Curve Number See Table This Sheet	LB	Center Line of Right of Way
		M	"Sampling and existing business" means a form of business entity engaged in the regular course of trade and the ongoing or performance of its regular and ongoing

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	N 89°34'44\"/>	



**TRACT LEGEND**

TRACT	DESCRIPTION
D	Private Ingress-Egress, Utility, Drainage, Landscaping, and Storage Easements.
J	Preservation Area and Public Drainage Easement
K	Common Area, Private Pond, Landscaping, and Drainage Easements
M	Private Drainage Easement

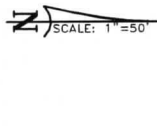
**BRITT SURVEYING, INC.**  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. LB 6638  
680 US 41 Bridge No. 200, Venice, Florida 34085  
Phone: (813) 483-1335  
Email: bsd@brittsurveying.com



# CASSATA LAKES PHASE 2

## A SUBDIVISION

A TRACT OF LAND LYING IN SECTION 29, TOWNSHIP 36 SOUTH, RANGE 19 EAST,  
CITY OF VENICE, SARASOTA COUNTY, FLORIDA.



**NOTES:**

- Bearing shown herein refer to an assumed meridian, the North line of the Southwest Quarter of Section 29, Township 36 South, Range 19 East.
- Coordinate system herein refer to the State Plane Adjustment System, Florida West Zone, NAD 83, (2011 Adjustment)-EPOCH 2010, in U.S. Survey Feet.
- The parcel shown herein is situated in flood zone X-1 (F1) as shown on the Flood Insurance Rate Map (FIRM) for the Florida State Route Map 1215-00242-F, under map dated November 4, 2016.
- Elevations shown herein refer to Florida Mean Sea Level (FMSL) as shown on the Florida State Route Map 1215-00242-F, under map dated November 4, 2016.

**LEGEND:**

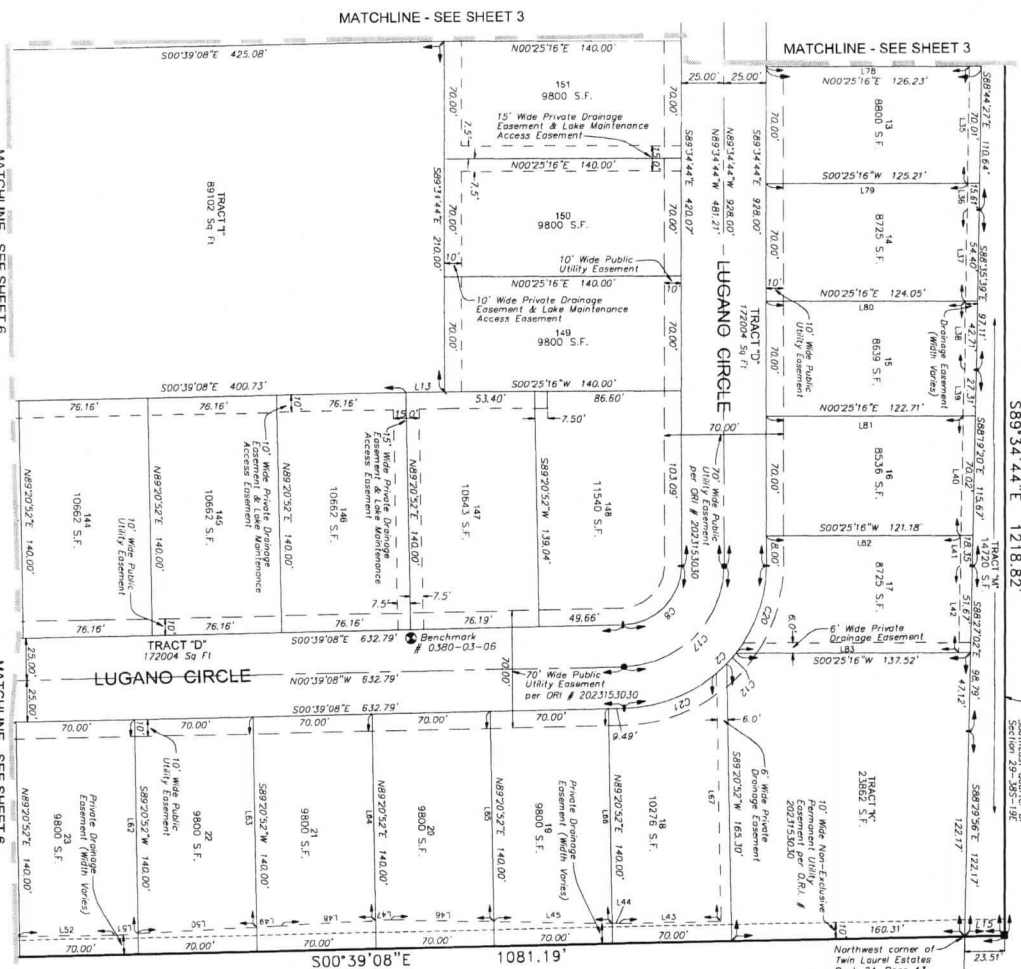
- S. F. Square Feet
- Square Feet
- Square Feet
- Critical Records Instrument
- Permanent Reference Monument
- Surveyed Point
- Stationed Point
- (Unless Otherwise Noted) and (Unless Otherwise Noted)
- 5/8" Iron Rod and Cap, S&L (Unless Otherwise Noted)
- 5/8" Iron Rod and Cap, S&L (Unless Otherwise Noted)
- Line number See Line Table This Sheet
- Same as Private Drainage Easement (Width Varies)
- 10' Wide Public Utility Easement
- Official Records Base
- Official Records Instrument
- Easement
- North American Datum of 1983
- Florida Department of Environmental Protection
- North American Datum of 1983 (NAD 83)
- North American Datum of 1983
- Center Line of Right of Way
- A "Surveying and Mapping Business" means a business or profession that requires a license or other form of business entity registration in the practice or performance of surveying and mapping.

**TRACT LEGEND**

TRACT	DESCRIPTION
D	Private Impacts-Fees, Utility, Drainage, Landscaping, and Sloping Easements;
I	Common Private Drainage Easements
K	Common Private Drainage Easements
M	Private Drainage Easement

**CURVE TABLE**

CURVE	BEARING	BEARING ANGLE	CHORD LENGTH	ARC LENGTH	PIECE POINT
C1	S89°34'44"E	89.5775°	111.9108'	131.3308'	131.3308'
C2	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C3	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C4	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C5	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C6	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C7	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C8	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C9	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C10	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C11	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C12	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C13	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C14	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C15	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C16	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C17	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C18	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C19	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C20	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'
C21	S00°25'16"W	0.4383°	4.8103'	54.3132'	49.5029'



Benchmark # 0380-03-06  
Elevation = 4.416  
BRIIT is Certified  
S&L in Good St.  
Order 69591

**BRIIT SURVEYING, INC.**  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. LB 66538  
680 US 41 Bypass, Suite 201 (341) 493-1386  
Email: b3@brittsurveying.com

Northwest corner of the Southeast Quarter of Section 29, Township 36 South, Range 19 East

NINGS GATE, SECTION NO. 1  
589°34'44"E 1218.82'  
Per Book 3, Page 47

North line of line of Section 29, Township 36 South, Range 19 East

Northwest corner of Twin Laurel Estates Book 24, Page 43

# CASSATA LAKES PHASE 2

A SUBDIVISION  
 A TRACT OF LAND LYING IN SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST,  
 CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK PAGE  
 SHEET 5 OF 6

**LEGEND:**

S.F. Square Feet  
 Mch. Lst. Match Line  
 BRN Bench Mark  
 DR Official Record Instrument  
 E Easement  
 DEP Florida Department of Environmental Protection  
 NAD North American Vertical Datum of 1988 (NAVD 88)  
 S.S. Survey Station  
 LB Line of Best Fit  
 LXX Curve Number See Curve Table This Sheet

FPL Florida Power & Light Company  
 ORB Official Record Book  
 ORI Official Record Instrument  
 E Easement  
 DEP Florida Department of Environmental Protection  
 NAD North American Vertical Datum of 1988 (NAVD 88)  
 S.S. Survey Station  
 LB Line of Best Fit  
 LXX Curve Number See Curve Table This Sheet

A "Surveying and Mapping Business" means a business whose primary purpose is the practice or performance of surveying and mapping.

**LINE TABLE**

LINE	BEARING	DISTANCE
1	N83°41'24"W	50.00
2	N83°41'24"E	99.67

**CURVE TABLE**

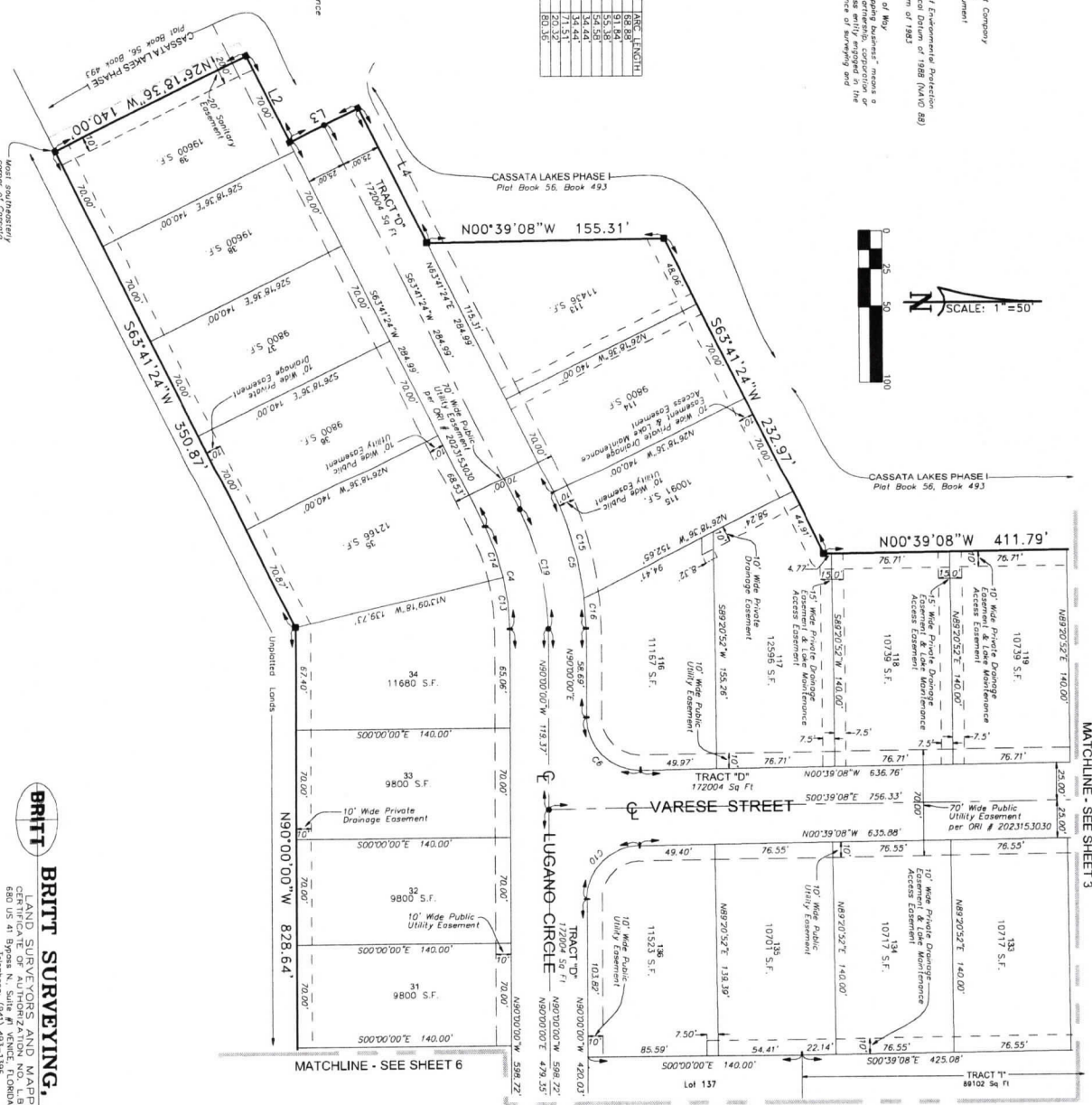
LINE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C5	200.00	26°18'36"	N75°50'42"E	91.93	91.93
C6	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C7	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C8	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C9	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C10	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C11	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C12	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C13	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C14	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C15	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C16	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C17	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C18	150.00	26°18'36"	N75°50'42"E	68.98	68.98
C19	150.00	26°18'36"	N75°50'42"E	68.98	68.98

**NOTES:**

1. Bearings shown herein refer to an assumed meridian, the North line of the Southeast Quarter of Section 29, as having a bearing of = S89°34'44"E.
2. Coordinates shown herein refer to the State Plane Coordinate System, Florida West Zone, NAD 83, (2011 Adjustment Epoch 8819), "blended" grid zone "21E" (D1).
3. The parcel shown herein as "blended" grid zone "21E" (D1) is shown as "blended" grid zone "21E" (D1) in Florida DEP Plat Map 1215C0243F, under map dated November 4, 2016.
4. Elevations shown herein refer to Florida DEP Bench Mark #V 699 elevation = 5.07 feet (NAVD 1988 Datum).

**TRACT LEGEND**

TRACT	DESCRIPTION
D	Private Access - Egress, Utility, Drainage, Landscaping, and Storage Easements; Right-of-Way; and Utility Easements
I	Common and Drainage Easements



**BRITT**  
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