



LAW OFFICES  
BOONE, BOONE & BOONE, P.A.  
P. O. BOX 1596  
VENICE, FLORIDA 34284

ESTABLISHED 1956

E.G. (DAN) BOONE (1927-2019)  
JEFFERY A. BOONE  
STEPHEN K. BOONE  
JACKSON R. BOONE  
STUART S. BOONE  
ANNETTE M. BOONE

JAMES T. COLLINS, LAND PLANNER  
(NOT A MEMBER OF THE FLORIDA BAR)

STREET ADDRESS:  
1001 AVENIDA DEL CIRCO 34285  
TELEPHONE (941) 488-6716  
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July 18, 2023

**VIA ELECTRONIC AND HAND DELIVERY**

Mr. Roger Clark, AICP  
Planning Manager  
City of Venice  
401 West Venice Ave  
Venice, Florida 34285

Re: Cielo Replat – Zoning Determination Letter

Roger,

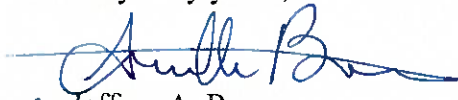
As you are aware, we represent the property owner and developer of the Cielo subdivision. Please find enclosed a Zoning Determination Letter with accompanying supportive documents attached. Also enclosed is a fee check in the amount of \$94.93 for the Zoning Determination Letter.

Based upon our July 14, 2023, conference call with you and City Attorney, Kelly Fernandez, where we received your verbal denial of our argument and request as stated in the enclosed Zoning Determination Letter, we are hereby also notifying the City of our request to appeal your denial of the Zoning Determination Letter. We request that we be placed on the August 15, 2023, Planning Commission meeting for purposes of such appeal. Enclosed is a fee check in the amount of \$551.91 for purposes of our Zoning Determination Letter appeal.

We appreciate your attention to this matter and our request.

Kind regards.

Very truly yours,

  
for Jeffery A. Boone

Enclosures  
amb/JAB



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**VIA ELECTRONIC AND HAND DELIVERY**

Mr. Roger Clark, AICP  
Planning Manager  
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401 West Venice Ave  
Venice, Florida 34285

Re: Cielo Replat – Zoning Determination Letter

Roger,

As you are aware, we represent the property owner and developer of the Cielo subdivision (the "Owner"), which is part of the Milano PUD. As you are also aware, the Milano PUD Binding Master Plan (the "BMP") was amended to allow for commercial use on the approximately 10.42-acre parcel in the northeast corner of the Cielo subdivision.

The Cielo subdivision has a previously approved preliminary plat, as well as an approved and recorded final plat. In light of the BMP amendment and in furtherance of proceeding with commercial development within the approved portion of the BMP, the Owner is seeking to replat a portion of the Cielo plat consisting of the 10.42-acre commercial parcel in order to remove, by replat, unnecessary tract and use designations and reflect a commercial parcel unencumbered by use designations that are unnecessary as a matter of real property title law. A copy of the current plat recorded in Plat Book 53, Page 288 of the public records is attached. Sheets 4 and 5 illustrate the unnecessary tract and use designations that we now wish to remove, by replat. Also attached is a draft of the proposed replat which no longer includes such tract and use designations.

We have been advised by the City of Venice Staff that a preliminary plat application and approval is required in order to proceed with a replat of the identified portion of the current Cielo plat so as to reflect the changes consistent with the amended BMP. We disagree that a preliminary plat application is required in this very narrow circumstance and believe this is not the appropriate process for the City's approval of the replat that does not provide for the subdivision of land.

Mr. Roger Clark, AICP  
Planning Manager  
July 18, 2023  
Page 2

Instead, in the absence of an applicable City process, we believe that Ch. 177 of the Florida Statutes is the only and controlling authority on the matter of replatting in this instance.

Section 1.10 of the City's land development regulations ("LDRs") establishes the requirements and procedure for preliminary plats and final plats of subdivisions. Specifically, as stated in Section 1.10 A., this section of the LDRs applies to the scenarios under which property owners are seeking to subdivide land. Specifically, Section 1.10 A provide in pertinent part, the following:

***"Applicability.** A subdivision of land is the division of real property into more than two lots, parcels, tracts, tiers, blocks, sites, units or any other division of land, and/or the establishment of new streets and alleys, additions and re-subdivisions creating a recorded final plat; ..."*

Section 1.10 does not address and is silent to the process of replatting an existing final plat when no additional lots are created. Please note that the intended replat concerns a compact 10.42-acre parcel and does not request a subdivision of land, at all, let alone more than two lots. Rather, the proposed replat consolidates existing tracts into one area of land.

The policy that underlies Section 1.10 A and the quasi-judicial public hearing process associated with the preliminary plat process is not implicated in this narrow circumstance. As noted, there is no further subdivision of land and there is no "proposed subdivision layout" for which "the public [needs] an opportunity to comment". See Section 1.10.1 A.

In our instance, the Owner is not seeking to subdivide land per the City's LDRs. The Owner is simply seeking to replat a portion of the recorded Cielo plat for title-related purposes. The proposed replat does not seek to create any additional lots and is not, therefore, a subdivision that is subject to the regulatory restrictions identified in Section 1.10 A.

Because the City's LDRs does not provide for the process of replatting as it relates to our circumstances, the applicable requirements and process to which the Owner is subject is Ch. 177 of the Florida Statutes. Therefore, upon the Owner satisfying the minimum requirements as set forth under Ch. 177 of the Florida Statutes, the City should approve the proposed replat of the Cielo plat.


Mr. Roger Clark, AICP  
Planning Manager  
July 18, 2023  
Page 3

We respectfully request your favorable determination and confirmation of the above-stated requirements and process for the City's approval of the Owner's proposed replat.

If you have any questions or need any additional information, please do not hesitate to contact us.

Kind regards.

Very truly yours,

  
for Jeffery A. Boone

Enclosure

amb/JAB

f:\17856\Zoning Determination Letter

## NOTICE:

1. This pidt, recorded in the graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in recording the same by any other graphic or digital form of the pidt. There may be public records of this pidt recorded on this pidt that may be found in the public records of this county.
2. Public Utility Easements granted to the City of Venice and/or Sarasota County shall be for underground and underground utilities, as required by site and development plans approved for each lot.

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
SS

It is hereby certified that this Plat has been Officially approved for record by the City Council of Venice, a municipality in the County of Sarasota, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

**Approved:**

City Attorney \_\_\_\_\_

Mayor, City of Venice \_\_\_\_\_

City Engineer

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
SS  
SS

I, Karen E. Cushing, County Clerk of Sarasota County, Florida, hereby certify that this plot has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plots, and that this plot has been filed for record in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_ the Public Records of Sarasota County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2023.

**Karen E. Rushing**  
Clerk of the Circuit Court  
Sarasota County, Florida

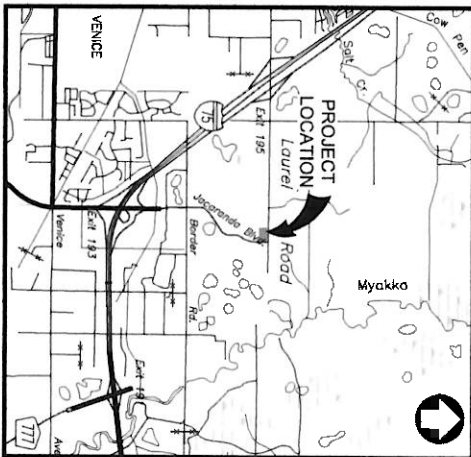
Deputy Clerk

CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA               )  
COUNTY OF SARASOTA       ) ss

It is hereby certified that I have reviewed this plat for conformity to Chapter 177 Part 1, putting of the Florida Statutes, and that I am, under contract to the appropriate local governing body and acting hereto as an agent to the City of Venice, this limited certification as to factual conformity with the requirements of Chapter 177 of the Florida Statutes is not intended to be and should not be construed as a certification of the accuracy or quality of the surveying and mapping reflected on this plat.

## LOCATION MAP



## PROPERTY DESCRIPTION

AS RECORDED IN PLAT BOOK 53, PAGE 288, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF SARASOTA )  
ss: \_\_\_\_\_ )

Pursuant to Florida Statutes 177.061, the undersigned, Pamela Curran, as Manager of Border and Accorunda Holdings, LLC, a Florida limited liability company, on behalf of the company, certifies Ownership of the Property described here on and has caused this plot entitled "Cielo Rapalet" to be made

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed by its Manager, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2023.

**WITNESSES:**

Signature of Witness:

Border and Jacaranda Holdings LLC, a Florida Limited Liability Company;

Print Name of Witness

**Signature of Witness:**

By: Pamela Curran, Manager

Print Name of Witness

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) ss

The forming instrument was acknowledged before me by means of ( ) physical presence of ( ) on 2023, by Ramell Duran, as Manager of Border and Associates Holdings, LLC, a Florida limited liability company, on behalf of the company and whose identification. If no type of identification is indicated, the above-named person is personally known to me or has predicted.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Licensed Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Florida Statutes and the Sarasota County Unified Development Code, as amended and that the Permanent Reference Monuments (PRM's), Bench Marks and lot corners have been installed.

**Stattec Consulting Services Inc L.B.#7866**

Date: \_\_\_\_\_

Joseph R. Jasper, P.S.M.  
Florida Certificate #716E



## Started

6300 Professional Parkway East, Sarasota, FL 34240-6414  
Phone 941-907-6300 • Fax 941-907-6910  
Certificate of Accreditation #27015 • [www.aprival.com](http://www.aprival.com)  
Licensed Business Number 7896

NOTES:

BEARINGS SHOWN HEREON ARE APPROPRIATE AND ARE BASED UPON THE NORTH LINE OF SECTION 35 HAVING AN ASSUMED BEARING OF S89°10'25"E.

STATE PLAT COORDINATES SHOWN HEREON WERE ESTABLISHED USING A TRIANGLE OF RECEIVED CONTROL STATIONS USED TO ESTABLISH THE BEARING WEST 1-75 BY 401 AND 1-75 BY 403 AND 1-75 BY 401, TOWNSHIP 35 NORTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

ALL UTILITIES SHOWN HEREON ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CLARK WHICH ARE NOT DISCLOSED WITH (CL) ARE NOT PAVED.

NATURAL DEPRESSIONS SHOWN HEREON TO THE WESTEST OF THE SECTION 35, TOWNSHIP 35 NORTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ARE NOT TO BE CONSIDERED AS A PRESSION TO THE NEAREST ONE HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1989 AND ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCH MARK PC-142714 HAVING A MEASURED ELEVATION OF 14.06 FEET.

THIS SITE LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANEL NO. 12115C02-04F, EFFECTIVE NOVEMBER 4, 2016. STATEMENT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

BENCH MARK #	ELEVATION	DESCRIPTION
PC-142714	14.06	NAVD & DISK AT SUBWAY
PC-142715	14.06	NAVD & DISK AT SUBWAY

CURE TABLE				
CURE	ROOMS	DELTA	AGE	CHORD
C1	17.60'	2672.40'	7.49'	7.45'
C2	110.67'	2672.74'	41.24'	46.86'
C3	25.19'	3172.74'	13.81'	13.86'
C4	121.75'	2649.31'	92.74'	92.35'
				N172°30'W

PLAT BOOK PAGE 2 OF 2

**CIELO REPLAT**

A REPLAT OF TRACT 301 AND PORTIONS OF TRACTS 306 & 610 OF "CIELO" AS REFOUNDED IN PLAT BOOK 53, PAGE 284 Lying IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

NORTHWEST CORNER SECTION 35, TRACT 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 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2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 22



## CERTIFICATE OF OWNERSHIP AND DEDICATION

TO THE CITY OF WENDE, SHERMAN COUNTY AND PUBLIC AND PRIVATE UTILITY COMPANIES, ALL AND ACROSS THAT I, THE UNDERSIGNED, BEING OF SOUND MIND AND SOUND MEMORY, HAVE HEREBY AGREED TO THE PLAY, AND FOR THE OPERATING AND MAINTENANCE THEREOF, (1) INDEMNITIES/RELEASES BY THE UNDERSIGNED PERSONNEL, AND (2) INDEMNITIES/RELEASES BY THE UNDERSIGNED PERSONNEL, FOR THE PURPOSES OF THE CITY OR COUNTRY, THAT IS SPECIFICALLY UNDERTAKEN, THAT NO OBLIGATION IS UNDERTAKEN BY THE CITY OR COUNTRY, TO MAINTAIN SAID PRIVATE FOLKMAN INFRASTRUCTURE.

WITNESSES WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 24 DAY OF SEPTEMBER, 2019.

BY: James R. Scher  
JAMES R. SCHER, MANAGER

WITNESS: AL T. Calk  
 PRINT: Isaac Belmont  
 WITNESS: ZKC  
 PRINT: RS Kordash

BY: James R. Scherer  
 JAMES R. SCHERER, MANAGER

NEAL COMMUNITIES OF SOUTHWEST, FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
 BY: NDCG MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: James P. Schier  
JAMES P. SCHIER, MANAGER

FRONT: Tanya Beland  
 WITNESSES: ALC  
 PRINT: Rob Lockard  
 STATE OF FLORIDA }  
 COUNTY OF SAKSOLA } SS  
 THE FOREGOING INSTRUMENT WAS KNOWINGLY BEFORE ME THE DAY OF 24th  
October, 2019 BY JAMES R. SCHER, ( ) AS MANAGER OF BORDER AND SAKSOLA  
 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ( ) AS MANAGER OF NCO  
 MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF NCO  
 OF SOUTHERN FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE  
 COMPANY, ( ) WHO IS PERSONALLY KNOWN TO ME, OR ( ) WHO HAS PRODUCED

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 24 DAY OF

NOTARY PUBLIC STATE OF FLORIDA - AT LARGE

LOCATION MAP

NOT TO SCALE

GULF OF MEXICO

TAMMAMU TRAIL

JACARANDA BLVD.

CENTER ROAD

VENICE AVENUE

LAUREL RD.

BORDER RD.

RIVER

SITE

921

75

41

75

77

75

[illegible]

STATE OF MINNESOTA }  
COUNTY OF SASSAROTA } ss

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

STATE OF FLORIDA }  
COUNTY OF SARASOTA } ss

122  
 DAY OF NOVEMBER 2003  
 COURT ATTEST:  
 Clerk of Court  
 City of Jacksonville  
 Mayor, City of Jacksonville

IT IS HEREBY CERTIFIED THAT I HAVE EXAMINED THIS PLAN FOR CONFORMITY TO CHAPTER 177, PART 1, PLANNING OF THE FLORIDA STATUTES, AND THAT I AM UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HEREIN AS AN AGENT TO THE CITY OF VENICE. THIS LIMITED CERTIFICATION IS TO LOCAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND IS NOT INTENDED TO BE AND SHOULD NOT BE CONSIDERED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING AND PLANNING REFLECTED ON THIS PLAN.

10/24/2019  
DATE

ROBERT B. STARNER, JR.  
 FLORIDA SURVEYOR, CERTIFICATE NO. 50222  
 STATE OF FLORIDA  
 PUBLIC RECORDS SURVEYOR  
 RECORDED  
 INDEXED  
 CONFIRMED

KNOW ALL MEN THESE PRESENTS, THAT THE UNDERSIGNED FLORIAN LORENZ AND REGISTERS PROFESSIONAL, LAWYER, CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BELONGING TO THE UNDERSIGNED, RESPONSIBLE CREATION AND SUPERVISION, THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 17, AND THAT THE REMAINING REFERENCE INHOLDERS (PWS) WERE NOTIFIED ON 8/14/2017, AND THE REMAINING CONTROL POINTS (Pp23), AND LOT CORNER INSTALLATION DATE WILL BE COMPLETED WITHIN A YEAR FROM THE DATE OF RECORDING, AND WILL BE CERTIFIED BY A REGISTERED ATTORNEY.

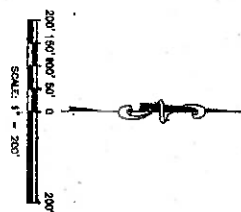
DATE: 10/24/2019

**POINT BREAK SURVEYING, LLC**  
 CERTIFICATE OF AUTHORIZATION 10 2284

SARABOTA, FL 34240  
PHONE: (941) 378-4797  
FAX: (941) 378-0058

CIELO

A SUBDIVISION  
IN SECTION 35, TOWNSHIP 38  
SOUTH, RANGE 19 EAST  
CITY OF VENICE, SARASOTA  
COUNTY, FLORIDA



DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE S100°19'42"E, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1120.27 FEET TO THE POINT OF BEGINNING; THENCE S89°10'25"E, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 2087.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAUREL ROAD, AS DESCRIBED IN ROAD PLAT BOOK 4, PAGE 83; THENCE S89°10'25"E, ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING SEVENTEEN (17) COURSES: (1) THENCE S44°35'12"E, A DISTANCE OF 18.47 FEET; (2) THENCE S00°00'06"W, A DISTANCE OF 875.84 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (3) THENCE S33°48'36"E, A DISTANCE OF 166.78 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (4) THENCE S33°48'36"E, A DISTANCE OF 166.78 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (5) THENCE S00°00'06"W, A DISTANCE OF 875.84 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (6) THENCE S33°48'36"E, A DISTANCE OF 166.78 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (7) THENCE S44°35'12"E, A DISTANCE OF 18.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAUREL ROAD, AS DESCRIBED IN ROAD PLAT BOOK 4, PAGE 83; THENCE S89°10'25"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2087.46 FEET TO THE POINT OF BEGINNING.

THENCE S89°10'25"E, ALONG SAID WEST RIGHT-OF-WAY LINE, ALSO LYING 1200 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 2087.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD, AS DESCRIBED IN ROAD PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING SEVENTEEN (17) COURSES: (1) THENCE S44°35'12"E, A DISTANCE OF 18.47 FEET; (2) THENCE S00°00'06"W, A DISTANCE OF 875.84 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (3) THENCE S33°48'36"E, A DISTANCE OF 166.78 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (4) THENCE S33°48'36"E, A DISTANCE OF 166.78 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (5) THENCE S00°00'06"W, A DISTANCE OF 875.84 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (6) THENCE S33°48'36"E, A DISTANCE OF 166.78 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; (7) THENCE S44°35'12"E, A DISTANCE OF 18.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAUREL ROAD, AS DESCRIBED IN ROAD PLAT BOOK 4, PAGE 83; THENCE S89°10'25"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2087.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.87771672 SQUARE FEET OR 88.0201 ACRES, MORE OR LESS.

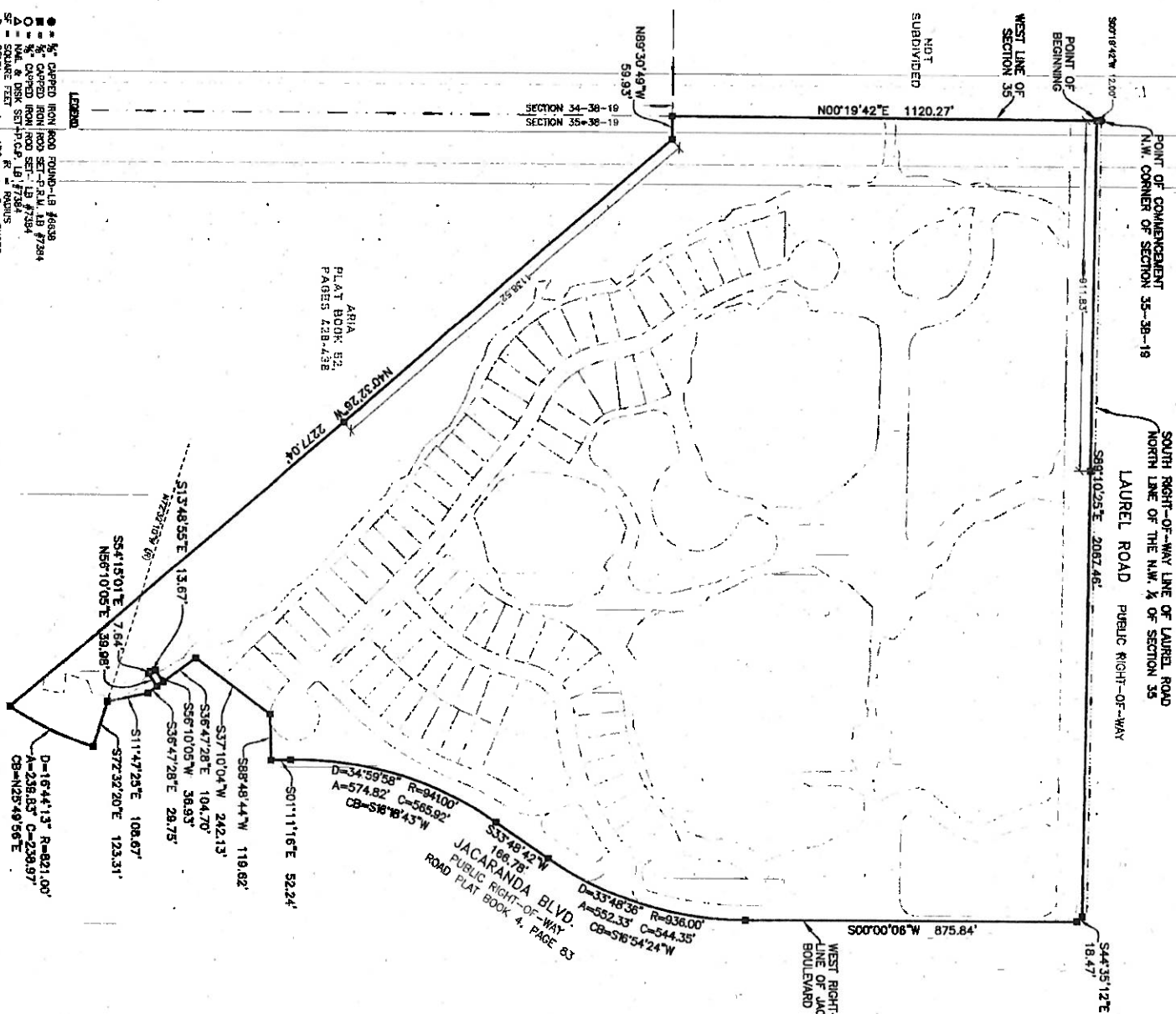
OVERALL BOUNDARY

POINT BREAK SURVEYING, LLC  
CERTIFICATE OF AUTHORIZATION LB 7384  
8111 BLAINE COURT, SUITE E  
SARASOTA, FL 34240  
PHONE: (841) 378-4787  
FAX: (841) 378-0058

- CHIPPED IRON ROD FOUND - LB 7384
- CHIPPED IRON ROD SET - LB 7384
- △ NAIL & DSK SET - LB 7384
- SQUARE FEET - A - ACRES; R - ROUNDS
- 1 - 100 FEET; 10 - 1000 FEET
- CB - CHIPPED IRON ROD FOUND
- P.B.M. - PERMANENT REFERENCE MONUMENT
- BREAK POINT

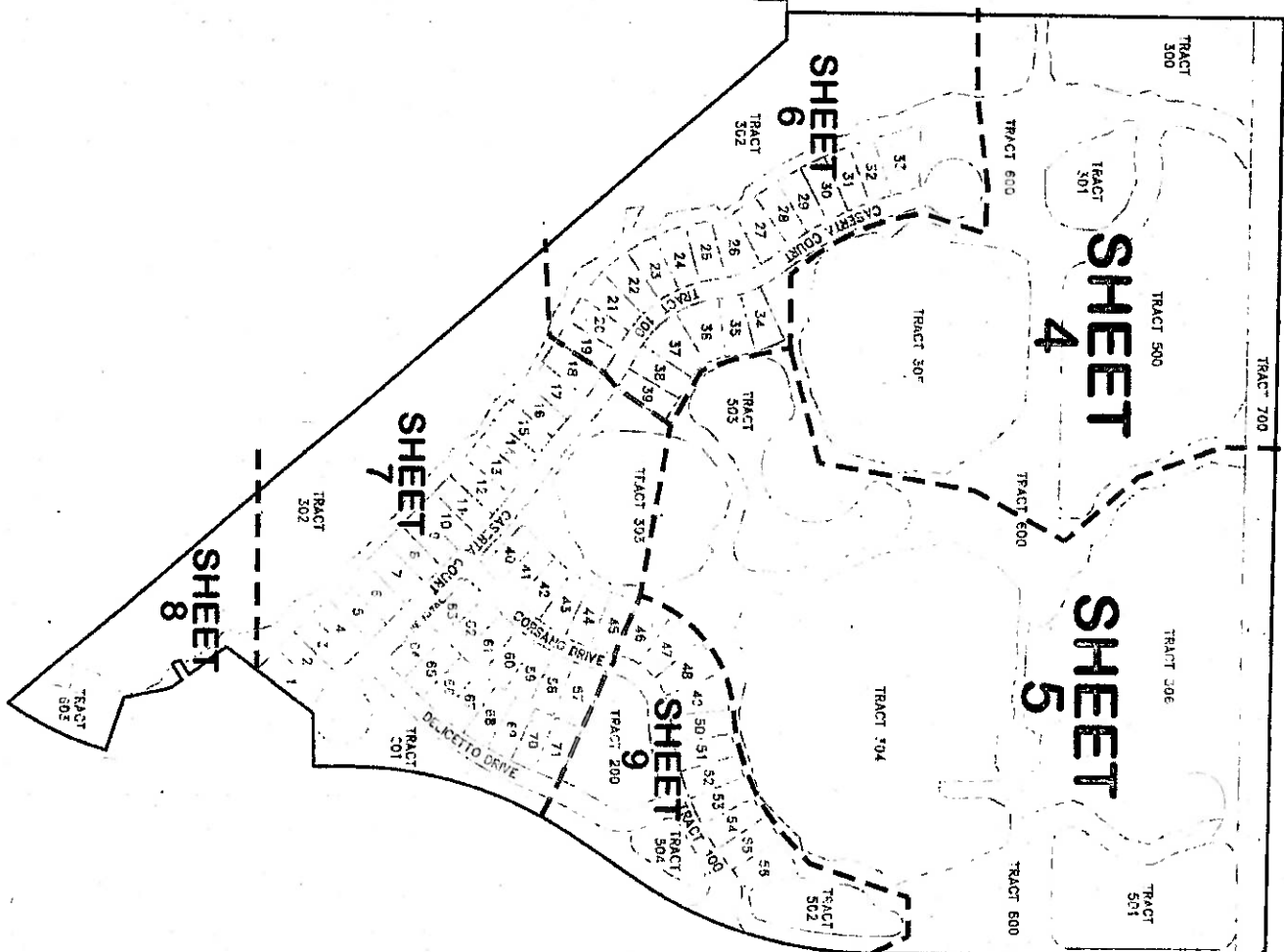
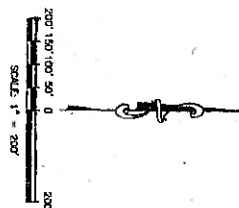
LEGEND

AREA  
PLAT BOOK 52  
PAGES 428-438





**CIELO**  
A SUBDIVISION  
IN SECTION 35, TOWNSHIP 36  
SOUTH, RANGE 19 EAST  
CITY OF VENICE, SARASOTA  
COUNTY, FLORIDA

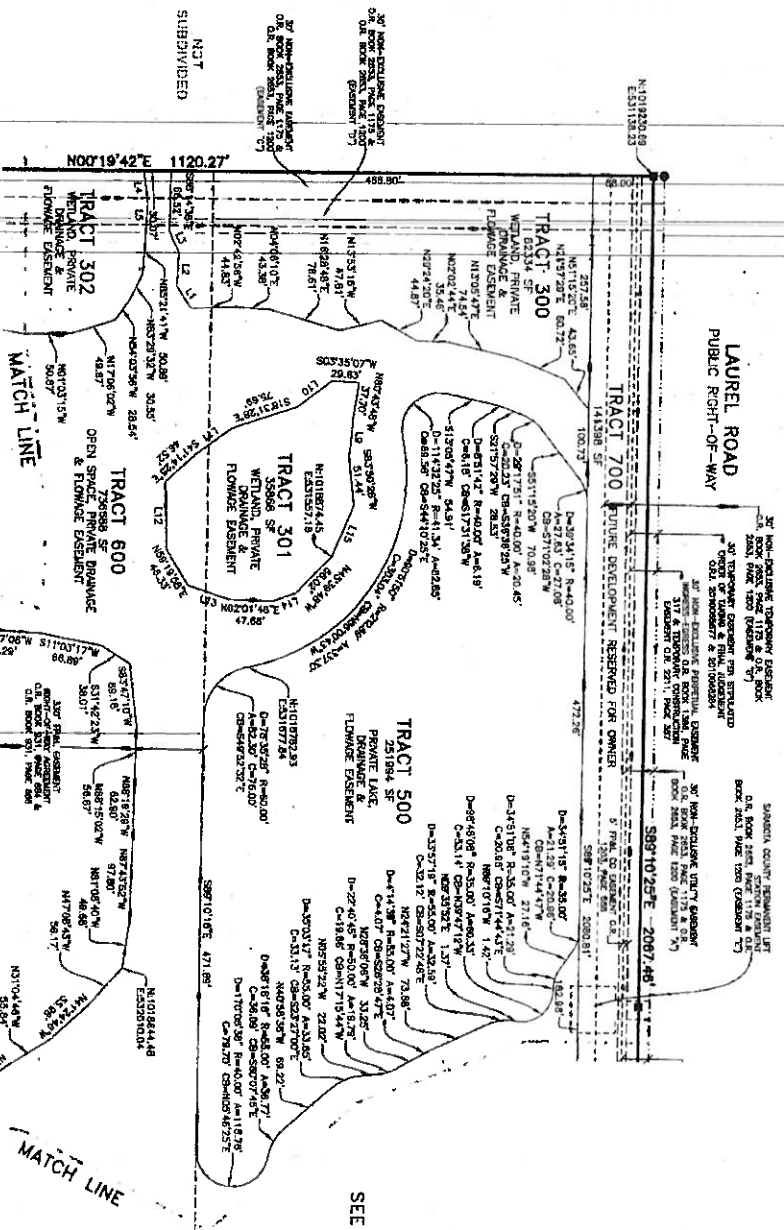


KEY MAP

**POINT BREAK SURVEYING, LLC**  
CERTIFICATE OF AUTHORIZATION LB 7384  
8111 BLAINE COURT, SUITE E  
PALM BEACH, FL 33407  
PHONE: (561) 524-4197  
FAX: (561) 572-0058

TRACT 100  
PRIVATE ROADWAY, EGRESS, UTILITY, DRAINAGE,  
LANDSCAPE & HARDSCAPE EASEMENT  
TRACT 200  
AMENITY CENTER  
TRACT 300 - 306  
WETLAND, PRIVATE DRAINAGE & FLOWAGE EASEMENT  
TRACT 500-504  
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT  
TRACT 600-603  
OPEN SPACE, PRIVATE, DRAINAGE & FLOWAGE EASEMENT  
TRACT 700  
FUTURE DEVELOPMENT RESERVED FOR OWNER

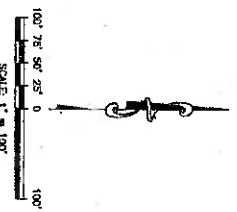
CIELO  
A SUBDIVISION  
IN SECTION 35, TOWNSHIP 38  
SOUTH, RANGE 19 EAST  
CITY OF VENICE, SARASOTA  
COUNTY, FLORIDA



LINE #	BEARING	DISTANCE
L1	N87°00'10"E	28.24
L2	S88°46'27"E	37.42
L3	N64°53'14"E	23.40
L4	S82°08'10"W	25.76
L5	N68°21'28"W	27.64
L6	S56°01'19"E	34.47
L7	N67°21'03"E	42.28
L8	N70°16'03"E	50.23
L9	N63°39'01"W	44.88
L10	S77°29'14"E	44.38
L11	N68°54'29"E	22.89
L12	N18°04'55"E	46.27
L13	N16°27'47"W	27.36
L14	N16°27'47"W	27.36
L15	N16°27'47"W	27.36

SEE SHEET 6

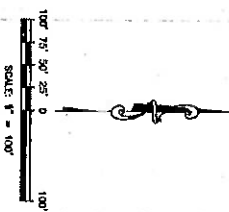
SEE SHEET 5



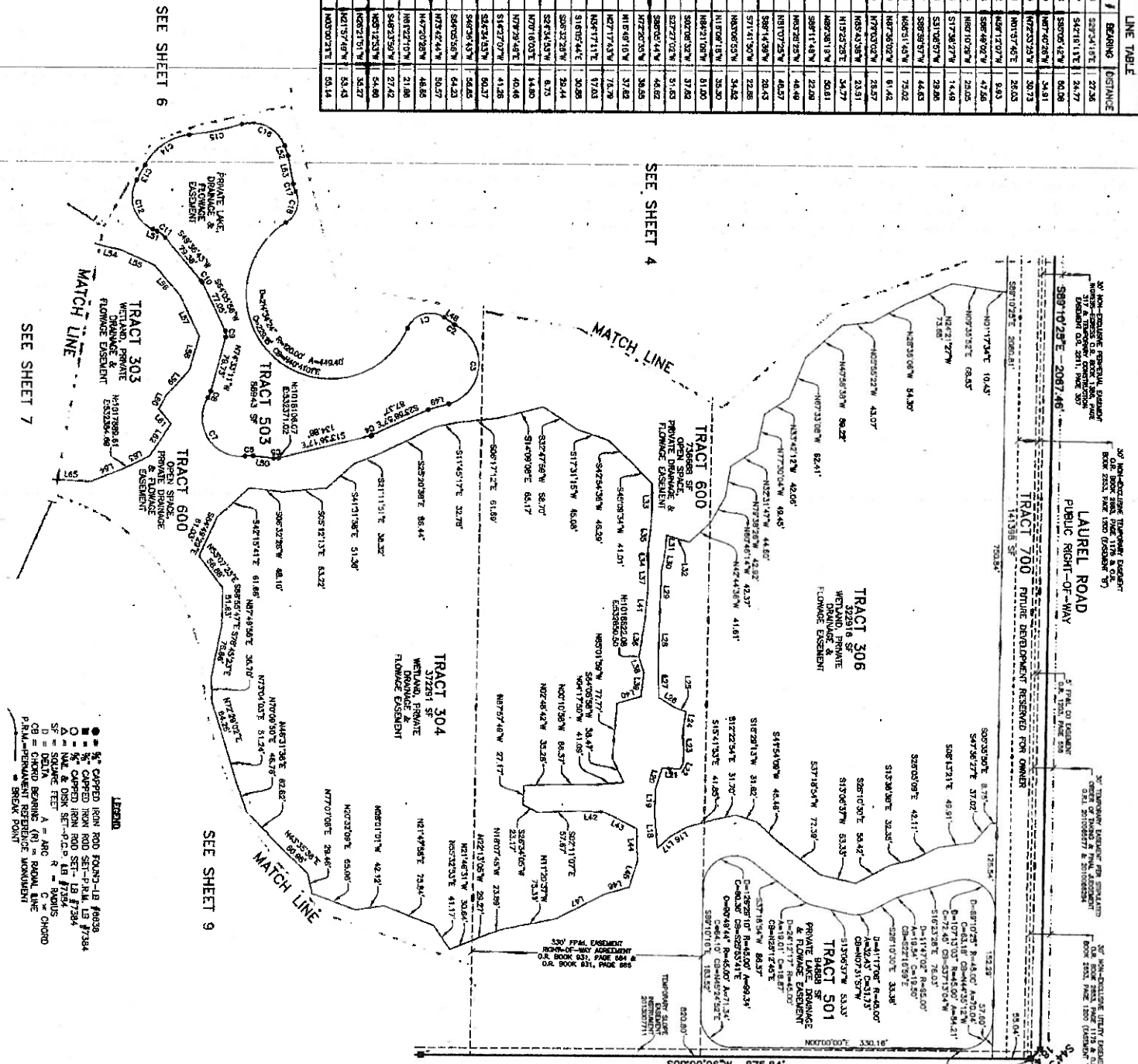
LEGEND  
 ● = CAPED IRON ROD FOUND-16 #6636  
 ○ = CAPED IRON ROD SET-P.R.L. 18 #7384  
 □ = CAPED IRON ROD SET-P.R.L. 18 #7384  
 SF = SQUARE FEET  
 D = DELTA  
 CB = CHORD BEARING (N) = RADIAL LINE  
 P.R.L. = PERMANENT REFERENCE MONUMENT  
 = BRASS PLATE

POINT BREAK SURVEYING, LLC  
 CERTIFICATE OF AUTHORIZATION 15 7384  
 8111 BLAKE COURT, SUITE E  
 SARASOTA, FL 34240  
 PHONE: (841) 378-4787  
 FAX: (841) 378-0058

**CIELO**  
A SUBDIVISION  
IN SECTION 35, TOWNSHIP 38  
SOUTH, RANGE 19 EAST  
CITY OF VENICE, SARASOTA  
COUNTY, FLORIDA



LINE #	BEARING	DISTANCE
1	S 87° 10' 27" E	22.26
2	S 87° 10' 27" E	24.77
3	S 87° 10' 27" E	60.08
4	S 87° 10' 27" E	34.81
5	S 87° 10' 27" E	30.73
6	S 87° 10' 27" E	26.03
7	S 87° 10' 27" E	9.83
8	S 87° 10' 27" E	47.60
9	S 87° 10' 27" E	20.00
10	S 87° 10' 27" E	14.40
11	S 87° 10' 27" E	29.80
12	S 87° 10' 27" E	44.83
13	S 87° 10' 27" E	75.02
14	S 87° 10' 27" E	91.42
15	S 87° 10' 27" E	28.57
16	S 87° 10' 27" E	23.91
17	S 87° 10' 27" E	34.77
18	S 87° 10' 27" E	50.81
19	S 87° 10' 27" E	22.08
20	S 87° 10' 27" E	44.40
21	S 87° 10' 27" E	20.43
22	S 87° 10' 27" E	22.86
23	S 87° 10' 27" E	34.82
24	S 87° 10' 27" E	32.80
25	S 87° 10' 27" E	37.82
26	S 87° 10' 27" E	44.82
27	S 87° 10' 27" E	30.85
28	S 87° 10' 27" E	37.82
29	S 87° 10' 27" E	51.83
30	S 87° 10' 27" E	44.82
31	S 87° 10' 27" E	30.85
32	S 87° 10' 27" E	37.82
33	S 87° 10' 27" E	51.83
34	S 87° 10' 27" E	44.82
35	S 87° 10' 27" E	30.85
36	S 87° 10' 27" E	37.82
37	S 87° 10' 27" E	51.83
38	S 87° 10' 27" E	44.82
39	S 87° 10' 27" E	30.85
40	S 87° 10' 27" E	37.82
41	S 87° 10' 27" E	51.83
42	S 87° 10' 27" E	44.82
43	S 87° 10' 27" E	30.85
44	S 87° 10' 27" E	37.82
45	S 87° 10' 27" E	51.83
46	S 87° 10' 27" E	44.82
47	S 87° 10' 27" E	30.85
48	S 87° 10' 27" E	37.82
49	S 87° 10' 27" E	51.83
50	S 87° 10' 27" E	44.82
51	S 87° 10' 27" E	30.85
52	S 87° 10' 27" E	37.82
53	S 87° 10' 27" E	51.83
54	S 87° 10' 27" E	44.82
55	S 87° 10' 27" E	30.85
56	S 87° 10' 27" E	37.82
57	S 87° 10' 27" E	51.83
58	S 87° 10' 27" E	44.82
59	S 87° 10' 27" E	30.85
60	S 87° 10' 27" E	37.82
61	S 87° 10' 27" E	51.83
62	S 87° 10' 27" E	44.82
63	S 87° 10' 27" E	30.85
64	S 87° 10' 27" E	37.82
65	S 87° 10' 27" E	51.83
66	S 87° 10' 27" E	44.82
67	S 87° 10' 27" E	30.85
68	S 87° 10' 27" E	37.82
69	S 87° 10' 27" E	51.83
70	S 87° 10' 27" E	44.82
71	S 87° 10' 27" E	30.85
72	S 87° 10' 27" E	37.82
73	S 87° 10' 27" E	51.83
74	S 87° 10' 27" E	44.82
75	S 87° 10' 27" E	30.85
76	S 87° 10' 27" E	37.82
77	S 87° 10' 27" E	51.83
78	S 87° 10' 27" E	44.82
79	S 87° 10' 27" E	30.85
80	S 87° 10' 27" E	37.82
81	S 87° 10' 27" E	51.83
82	S 87° 10' 27" E	44.82
83	S 87° 10' 27" E	30.85
84	S 87° 10' 27" E	37.82
85	S 87° 10' 27" E	51.83
86	S 87° 10' 27" E	44.82
87	S 87° 10' 27" E	30.85
88	S 87° 10' 27" E	37.82
89	S 87° 10' 27" E	51.83
90	S 87° 10' 27" E	44.82
91	S 87° 10' 27" E	30.85
92	S 87° 10' 27" E	37.82
93	S 87° 10' 27" E	51.83
94	S 87° 10' 27" E	44.82
95	S 87° 10' 27" E	30.85
96	S 87° 10' 27" E	37.82
97	S 87° 10' 27" E	51.83
98	S 87° 10' 27" E	44.82
99	S 87° 10' 27" E	30.85
100	S 87° 10' 27" E	37.82



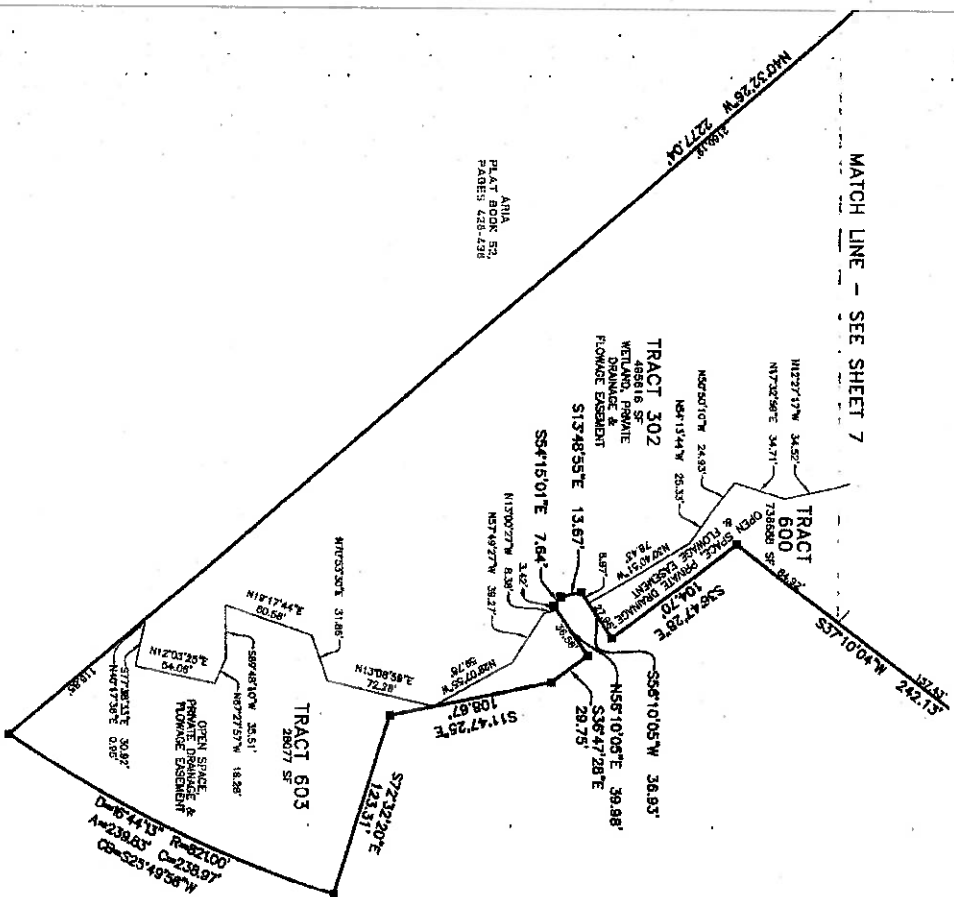
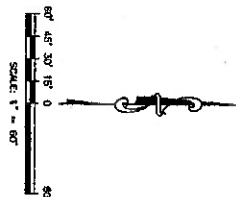
CURVE #	DELTA	RADIUS	ARC	CHORD	CB
1	100° 53' 52"	35.00	61.53	53.97	516.00/207
2	107° 52' 52"	8.00	14.67	14.67	14.67/4.75
3	140° 03' 50"	80.00	146.80	111.98	146.80/71.50
4	102° 24' 00"	12.00	21.77	21.77	116.67/37.00
5	200° 45' 00"	20.00	7.00	7.00	163.10/50.00
6	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
7	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
8	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
9	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
10	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
11	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
12	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
13	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
14	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
15	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
16	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
17	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
18	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
19	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
20	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
21	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
22	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
23	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
24	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
25	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
26	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
27	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
28	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
29	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
30	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
31	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
32	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
33	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
34	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
35	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
36	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
37	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
38	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
39	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
40	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
41	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
42	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
43	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
44	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
45	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
46	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
47	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
48	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
49	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
50	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
51	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
52	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
53	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
54	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
55	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
56	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
57	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
58	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
59	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
60	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
61	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
62	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
63	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
64	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
65	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
66	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
67	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
68	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
69	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
70	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
71	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
72	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
73	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
74	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
75	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
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78	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
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81	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
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86	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
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99	102° 45' 00"	81.25	121.67	97.43	163.10/50.00
100	102° 45' 00"	81.25	121.67	97.43	163.10/50.00

**POINT BREAK SURVEYING, LLC**  
CERTIFICATE OF AUTHORIZATION LB 7984  
8111 BLAINE COURT, SUITE E  
SARASOTA, FL 34240  
PHONE: (941) 378-4797  
FAX: (941) 378-0008





**CIELO**  
A SUBDIVISION  
IN SECTION 35, TOWNSHIP 38  
SOUTH, RANGE 19 EAST  
CITY OF VENICE, SARASOTA  
COUNTY, FLORIDA



- LEGEND**
- = CURVED ROW FOUND - LB #6638
  - = CURVED ROW SET - P.R.M. LB #7384
  - △ = NW & SW SET - P.C.P. LB #7384
  - = SW & SE SET - P.C.P. LB #7384
  - ◇ = NE & SE SET - P.C.P. LB #7384
  - = DELTA
  - = CHORD BEYOND (R) = ROAD LINE
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - = BREAK POINT



