

TOSCANA ISLES, UNIT 2, PHASE 6

PLAT BOOK _____, PAGE _____
SHEET 1 OF 11 SHEETS

A REPLAT OF TRACTS 501, 502, 503, 504, 505, AND 506,
TOSCANA ISLES, UNIT 2, PHASE 5, PLAT BOOK 54, PAGE 140, AND
TRACTS 702, 703, AND 704, TOSCANA ISLES UNIT 2, PHASE 7,
PLAT BOOK 55, PAGE 20, ALL LYING IN SECTIONS 22 AND 27,
TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA
COUNTY, FLORIDA.

LEGAL DESCRIPTION

TRACTS 501, 502, 503, 504, 505, 506, TOSCANA ISLES UNIT 2, PHASE 5, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 54, PAGE 140 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND

TRACTS 702, 703, AND 704, TOSCANA ISLES UNIT 2, PHASE 7, AS PER PLAT THEREOF RECORDED IN
PLAT BOOK 55, PAGE 20, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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., 2021.

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

BY: _____
DEPUTY CLERK

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., 2021.

APPROVED:

MAYOR, CITY OF VENICE

CITY ENGINEER

CITY ATTORNEY

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO LALP DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY (THE
"COMPANY"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10') FEET IN WIDTH ADJACENT TO THE EXTERIOR
BOUNDARY OF THE FORTY (40') FOOT WIDE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT AND FIVE
(5') FEET IN WIDTH ALONG EACH REAR LOT LINE, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE,
UNDERGROUND AND ABOVE GROUND DRAINAGE, UTILITIES AND MAINTENANCE OF RETAINING WALLS, WHERE MORE THAN
ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES ONLY OF
THE BUILDING SITE SHALL CARRY SAID EASEMENTS.

UTILITY EASEMENTS

THE COMPANY, DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS ACROSS EACH AREA DEPICTED ON THIS PLAT
AS A "UTILITY EASEMENT" OR A "PUBLIC UTILITY EASEMENT" TO THE CITY OF VENICE, FLORIDA OR SARASOTA COUNTY,
FLORIDA WHERE APPLICABLE, AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF
SURFACE, UNDERGROUND AND ABOVE GROUND POWER, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND
OTHER UTILITIES, LINES, AND FACILITIES. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO
SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE
WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY, OR WITH THE FACILITIES
OR OTHER IMPROVEMENTS CONSTRUCTED BY THE COMPANY, TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT (THE
"DISTRICT"), OR TOSCANA ISLES MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE
"ASSOCIATION"), WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE,
THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS.

LOT LINE EASEMENTS

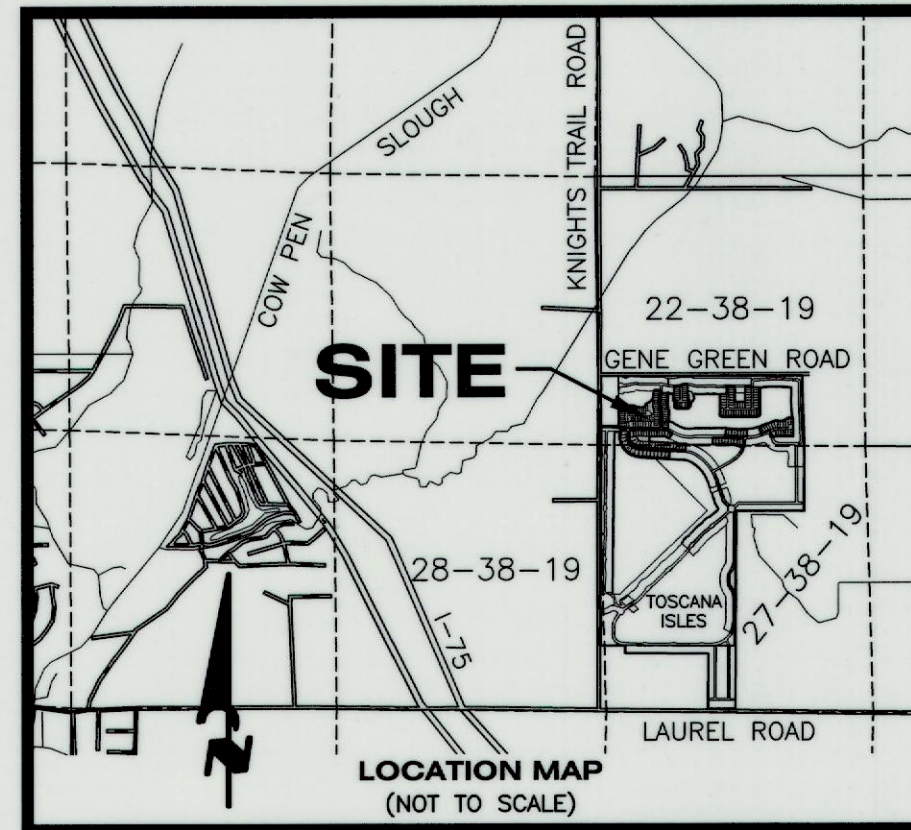
UNLESS OTHERWISE INDICATED, THE COMPANY, DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS OF TEN (10')
FEET IN WIDTH ADJACENT TO THE EXTERIOR BOUNDARY OF THE FORTY (40') FOOT WIDE ACCESS AND DRAINAGE
EASEMENT AND PUBLIC UTILITY EASEMENT, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET
IN WIDTH ALONG EACH SIDE LOT LINE TO AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF
UNDERGROUND POWER, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND IRRIGATION. ALL UTILITY EASEMENTS SHOWN
HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE
TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, OR OTHER
PUBLIC UTILITY, OR WITH THE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED BY THE COMPANY, THE DISTRICT, OR
THE ASSOCIATION, WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE,
THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS.

PRIVATE DRAINAGE EASEMENTS

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE DRAINAGE EASEMENTS TO THE DISTRICT, THE ASSOCIATION AND
TOSCANA ISLES STORMWATER MAINTENANCE ASSOCIATION, INC. (FORMERLY KNOWN AS TOSCANA ISLES COMMUNITY
ASSOCIATION, INC.), A FLORIDA CORPORATION NOT FOR PROFIT (THE "MAINTENANCE ASSOCIATION") FOR STORMWATER
DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE
EASEMENT".

LANDSCAPE EASEMENTS

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE LANDSCAPE EASEMENT TO THE DISTRICT AND ASSOCIATION FOR
EACH AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE EASEMENT" AS NECESSARY TO INSTALL AND MAINTAIN
LANDSCAPING, IRRIGATION, AND ANY PERIMETER WALLS OR FENCES THAT MAY BE INSTALLED WITHIN SUCH AREAS.



SHEET INDEX

- 1 COVER SHEET
- 2 SIGNATURE SHEET
- 3 KEY SHEET
- 4-11 DETAIL SHEETS

ACCESS AND DRAINAGE EASEMENTS

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE DISTRICT;
THE ASSOCIATION; THE MAINTENANCE ASSOCIATION; ALL OWNERS OF THE PROPERTY IN TOSCANA ISLES, UNIT 1,
TOSCANA ISLES, UNITS 1 & 2, PHASE 2, TOSCANA ISLES, UNIT 1, PHASE 3, TOSCANA ISLES, UNITS 1 & 2,
PHASE 4, TOSCANA ISLES, UNIT 2, PHASE 5, TOSCANA ISLES, UNIT 2, PHASE 7 AND TOSCANA ISLES, UNIT 2,
PHASE 6 AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS; ALL UTILITIES SERVING THE
SUBDIVISION; ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION; AND ALL OTHER
PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION OVER AND ACROSS THE AREA DEPICTED ON THIS
PLAT AS AN "ACCESS AND DRAINAGE EASEMENT."

LAKE MAINTENANCE & ACCESS EASEMENTS

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE MAINTENANCE AND ACCESS EASEMENTS OF FIVE (5) FEET IN
WIDTH OVER AND ACROSS THE PORTION OF ANY LOT OR TRACT ADJACENT TO TRACTS 660 AND 661 ON THIS
PLAT, TO THE DISTRICT, ASSOCIATION AND MAINTENANCE ASSOCIATION TO MAINTAIN THE DRAINAGE AND
STORMWATER RETENTION AREAS AND FACILITIES.

SIDEWALK EASEMENTS

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE SIDEWALK EASEMENTS FOR INGRESS AND EGRESS TO THE
DISTRICT; THE ASSOCIATION; ALL OWNERS OF THE PROPERTY IN TOSCANA ISLES, UNIT 1, TOSCANA ISLES, UNITS
& 2, PHASE 2, TOSCANA ISLES, UNIT 1, PHASE 3, TOSCANA ISLES, UNITS 1 & 2, PHASE 4, TOSCANA ISLES,
UNIT 2, PHASE 5, TOSCANA ISLES, UNIT 2, PHASE 7 AND TOSCANA ISLES, UNIT 2, PHASE 6, AND THEIR GUESTS,
LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS; ALL AUTHORIZED UTILITY COMPANIES SERVING THE
SUBDIVISION; ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION; AND ALL OTHER
PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION; OVER AND ACROSS THE AREAS ONE (1') FOOT IN
WIDTH ADJACENT TO THE EXTERIOR BOUNDARY OF ALL FORTY (40') FOOT WIDE ACCESS AND DRAINAGE
EASEMENTS AND PUBLIC UTILITY EASEMENTS, AND LOTS 410, 419, 462 THRU 480 INCLUSIVE, LOTS 514 THRU
529 INCLUSIVE, LOTS 572 THRU 589 INCLUSIVE, LOTS 592 THRU 607 INCLUSIVE, AND LOT 646 INCLUSIVE.

NOTICE

1. THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR TOSCANA ISLES WAS RECORDED
IN THE OFFICIAL RECORDS AS INSTRUMENT #2015092161, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS
AMENDED IN THE FIRST AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2015115200, PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE SECOND AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS
INSTRUMENT #2016114644, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE THIRD AMENDMENT
RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2017026089, PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA, AND THE FOURTH AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2017153878, PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE FIFTH AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS
INSTRUMENT #2017153882, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE SIXTH AMENDMENT RECORDED
IN THE OFFICIAL RECORDS AS INSTRUMENT #2020066182, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE
SEVENTH AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2020141418, PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA AND THE EIGHTH AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT
#2020180507, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE NINTH AMENDMENT RECORDED IN THE
OFFICIAL RECORDS AS INSTRUMENT #2021017120, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE TENTH
AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2021067689, PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA (COLLECTIVELY, THE "DECLARATION"). AN ADDITIONAL AMENDMENT TO THE DECLARATION IS
SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT # _____
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. 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.
3. TRACTS 650 THRU 653 ARE "ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENTS" A ROAD RIGHT OF
WAY UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE "DISTRICT", THE "ASSOCIATION",
OR THE "MAINTENANCE ASSOCIATION", AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
4. TRACTS 660 AND 661 ARE STORMWATER MANAGEMENT AREAS UNDER THE TERMS OF THE DECLARATION, WHICH WILL
BE MAINTAINED BY THE DISTRICT, THE ASSOCIATION, OR THE MAINTENANCE ASSOCIATION, AND THE USE OF WHICH
WILL BE GOVERNED BY THE DECLARATION.
5. TRACTS 670 AND 671 ARE OPEN SPACE AREAS UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED
BY THE DISTRICT OR THE ASSOCIATION, AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
6. NO DIRECT ACCESS OR DRIVEWAY OVER ANY AREA DEPICTED ON THIS PLAT AS A "NON-INGRESS/EGRESS EASEMENT"
CONNECTING ANY LOT OR TRACT TO ANY ADJOINING RIGHT-OF-WAY SHALL BE PERMITTED.

CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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 AND MAPPING REFLECTED ON THIS PLAT.

DATE: 8/4/21

BY: _____
ROBERT B. STRAYER, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5027

SURVEYORS CERTIFICATE

PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING LICENSE NO.
7310, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF A M ENGINEERING, LLC.,
A LIMITED LIABILITY COMPANY AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS
AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 4334, 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 OF THE FLORIDA
STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED, AND
THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED AS OF
JULY 7, 2021 AND THE PERMANENT CONTROL POINTS (PCP'S), AND THE LOT CORNERS WILL
BE INSTALLED WITHIN 1 YEAR FROM DATE OF RECORDING AND WILL BE CONFIRMED BY
SURVEYORS AFFIDAVIT.

A M ENGINEERING, LLC.

BY: _____
BRIAN C. RITZ, P.S.M.,
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7310

CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334

8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786

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COVER SHEET-PLOTTED DATE 8/3/2021

TOSCANA ISLES, UNIT 2, PHASE 6

PLAT BOOK _____, PAGE _____
SHEET 2 OF 11 SHEETS

A REPLAT OF TRACTS 501, 502, 503, 504, 505, AND 506, TOSCANA ISLES, UNIT 2, PHASE 5, PLAT BOOK 54, PAGE 140, AND TRACTS 702, 703, AND 704, TOSCANA ISLES UNIT 2, PHASE 7, PLAT BOOK 55, PAGE 20, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

SIGNATURE
SHEET

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

LALP DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), DOES HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND:

PRIVATE:

DOES HEREBY DEDICATE AND SET APART THE ACCESS AND DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS, DRAINAGE EASEMENTS, SIDEWALK EASEMENTS, LAKE MAINTENANCE & ACCESS EASEMENTS, AND LANDSCAPE EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), TOSCANA ISLES MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), AND TOSCANA ISLES STORMWATER MAINTENANCE ASSOCIATION, INC. (FORMERLY KNOWN AS TOSCANA ISLES COMMUNITY ASSOCIATION, INC.), A FLORIDA CORPORATION NOT FOR PROFIT (THE "MAINTENANCE ASSOCIATION"), DOES FURTHER HEREBY DEDICATE AND SET APART THE ACCESS AND DRAINAGE EASEMENTS AND SIDEWALK EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO ALL OWNERS OF THE PROPERTY IN TOSCANA ISLES, UNIT 1, TOSCANA ISLES, UNITS 1 & 2, PHASE 2, TOSCANA ISLES, UNIT 1, PHASE 3, TOSCANA ISLES, UNITS 1 & 2, PHASE 4, TOSCANA ISLES, UNIT 2, PHASE 5, TOSCANA ISLES, UNIT 2, PHASE 7 AND TOSCANA ISLES, UNIT 2, PHASE 6, AND DOES FURTHER HEREBY DEDICATE AND SET APART THE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO AUTHORIZED UTILITY COMPANIES PROVIDING POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES TO THE SUBDIVISION, SUCH DEDICATIONS BEING SUBJECT TO ANY RIGHTS DEDICATED TO CITY OF VENICE AND SARASOTA COUNTY BY THIS PLAT; AND

PUBLIC:

DOES HEREBY DEDICATE ALL UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CITY OF VENICE AND SARASOTA COUNTY FOREVER.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME THIS 3rd DAY OF August 2021.

WITNESSES:

Kathie Jette
SIGNATURE OF WITNESS

Kathie Jette
PRINT NAME OF WITNESS

Ann Roberts
SIGNATURE OF WITNESS

Ann Roberts
PRINT NAME OF WITNESS

LALP DEVELOPMENT, LLC. A FLORIDA LIMITED LIABILITY COMPANY
BY: VANGUARD REALTORS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS ITS MANAGER

BY: John R. Peshkin
JOHN R. PESHKIN, AS ITS MANAGER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC BY MEANS OF (☒) PHYSICAL PRESENCE OR (☐) ONLINE NOTARIZATION THIS 3 DAY OF August 2021, BY JOHN R. PESHKIN, AS MANAGER OF VANGUARD REALTORS, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND MANAGER OF LALP DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, (☒) WHO IS PERSONALLY KNOWN TO ME, OR (☐) WHO HAS PRODUCED AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH MANAGER, FOR AND IN BEHALF OF SAID ENTITY.

(AFFIX SEAL)

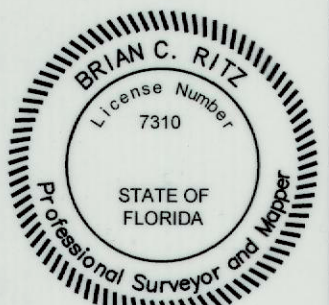
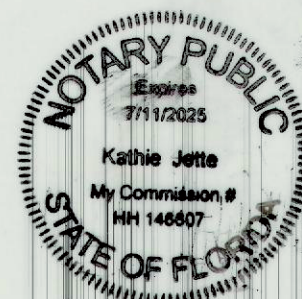
Kathie Jette
SIGNATURE OF NOTARY PUBLIC

PRINT NOTARY NAME: Kathie Jette

NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. 111146607

EXPIRATION DATE: 7-11-2025



**A
M**
ENGINEERING, LLC.

CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334

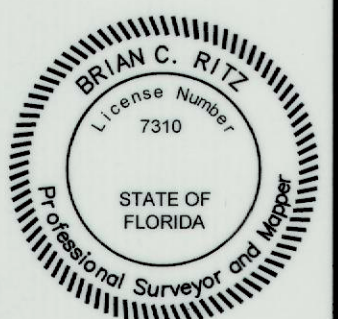
8340 CONSUMER COURT
SARASOTA, FLORIDA, 34240
PHONE (941) 377-9178
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TOSCANA ISLES,
UNIT 2, PHASE 6

A REPLAT OF TRACTS 501, 502, 503, 504, 505, AND 506, TOSCANA ISLES, UNIT 2, PHASE 5, PLAT BOOK 54, PAGE 140, AND TRACTS 702, 703, AND 704, TOSCANA ISLES UNIT 2, PHASE 7, PLAT BOOK 55, PAGE 20, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

SYMBOL LEGEND

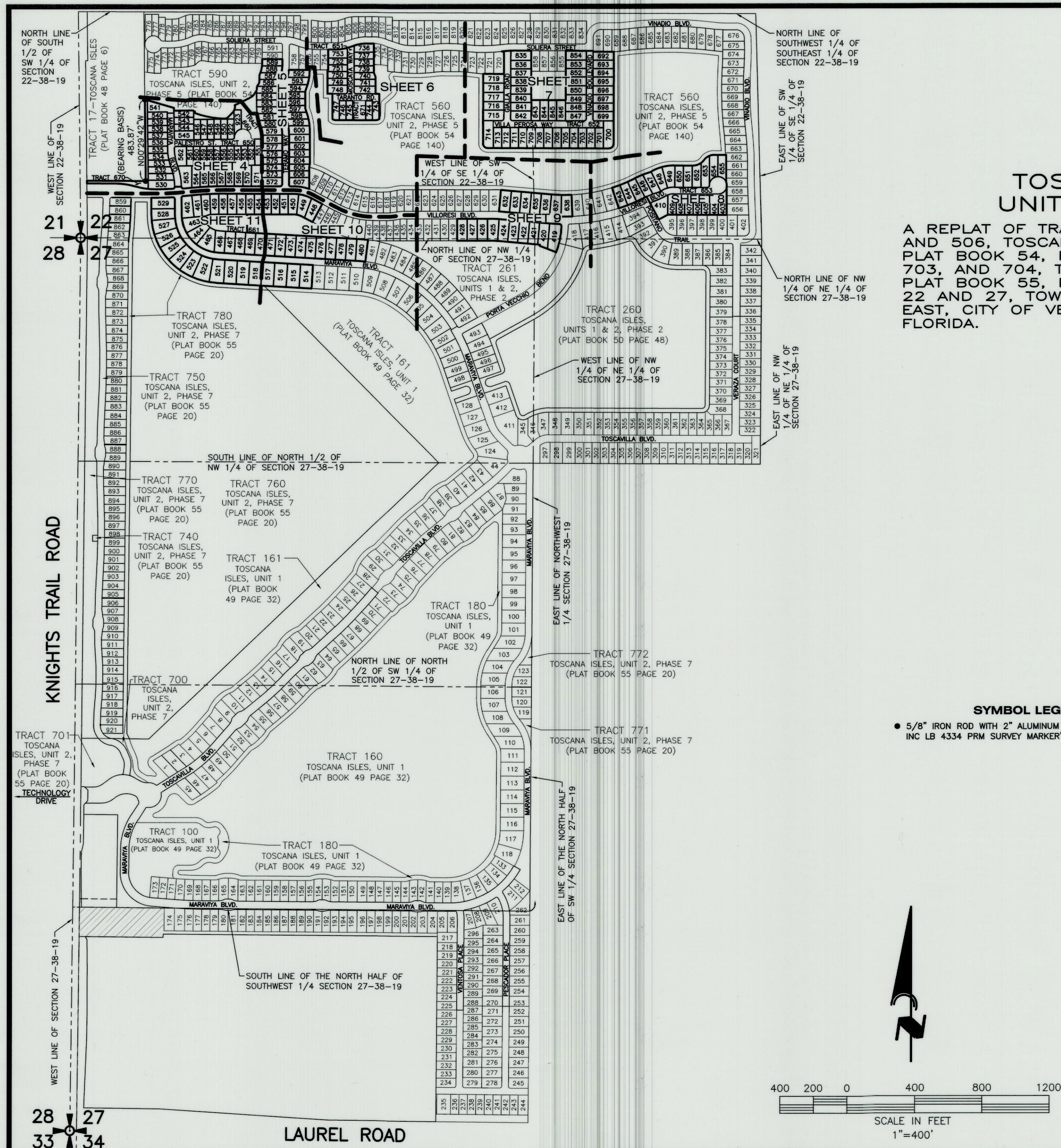
- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG
INC LB 4334 PRM SURVEY MARKER"



ENGINEERING, LLC.

**CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334**
8340 CONSUMER COURT
SARASOTA, FLORIDA. 34240
PHONE (941) 377-9178
FAX 378-3786

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KEY SHEET 3—PLOTTED DATE 8/3/2021



TOSCANA ISLES, UNIT 2, PHASE 6

PLAT BOOK _____, PAGE _____
SHEET 4 OF 11 SHEETS
DETAIL SHEETA REPLAT OF TRACTS 501, 502, 503, 504, 505, AND 506, TOSCANA ISLES, UNIT 2, PHASE 5,
PLAT BOOK 54, PAGE 140, AND TRACTS 702, 703, AND 704, TOSCANA ISLES UNIT 2, PHASE 7,
PLAT BOOK 55, PAGE 20, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19
EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C290	435.85	15°55'47"	121.18	120.79	N81°48'36"W
C291	435.85	16°15'43"	123.71	123.29	N81°58'34"W
C292	1940.00	3°00'31"	101.87	101.86	S88°23'19"W
C293	12.00	87°21'07"	18.29	16.57	S43°12'30"W
C299	1942.50	0°51'59"	29.37	29.37	S84°33'05"W
C300	12.00	94°19'17"	19.75	17.60	N47°51'17"W
C301	2022.50	6°06'25"	215.57	215.46	S87°10'18"W
C319	352.52	0°05'32"	0.57	0.57	N00°32'28"W
C617	25.00	43°28'02"	18.97	18.51	N02°53'49"W
C618	25.00	25°40'50"	11.21	11.11	N31°40'37"E
C619	25.00	46°59'14"	20.50	19.93	N68°00'39"E
C620	567.02	18°19'39"	181.38	180.60	S79°19'55"E
C621	352.52	19°48'18"	121.85	121.25	N10°29'23"W
C622	317.63	19°53'34"	110.28	109.73	N10°26'45"W
C623	332.52	19°55'29"	115.63	115.05	N10°25'48"W
C624	337.63	19°54'05"	117.27	116.69	N10°26'30"W
C625	12.00	90°00'00"	18.85	16.97	S45°29'42"E
C626	12.00	88°08'44"	18.46	16.69	N45°25'56"E
C627	50.00	176°17'28"	153.84	99.95	N89°30'18"E
C628	12.00	88°08'44"	18.46	16.69	S46°25'20"E
C629	12.00	90°00'17"	18.85	16.97	S44°30'10"W
C630	297.63	19°53'34"	103.34	102.82	S10°26'45"E
C631	372.52	19°41'54"	128.07	127.44	S10°32'36"E
C632	372.52	19°24'57"	126.24	125.63	N10°24'07"W
C633	372.52	0°16'56"	1.84	1.84	N20°15'04"W
C634	50.00	96°09'46"	83.92	74.41	N50°25'51"W

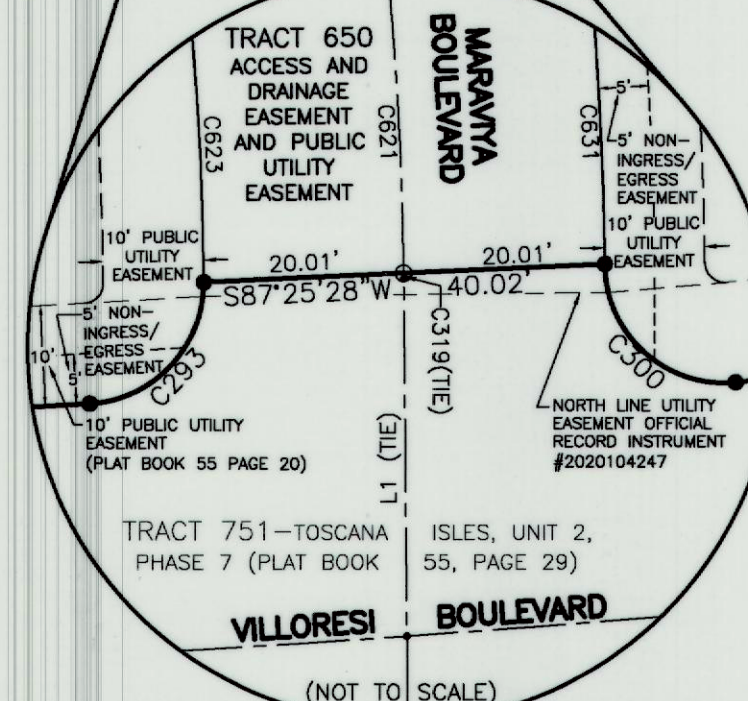
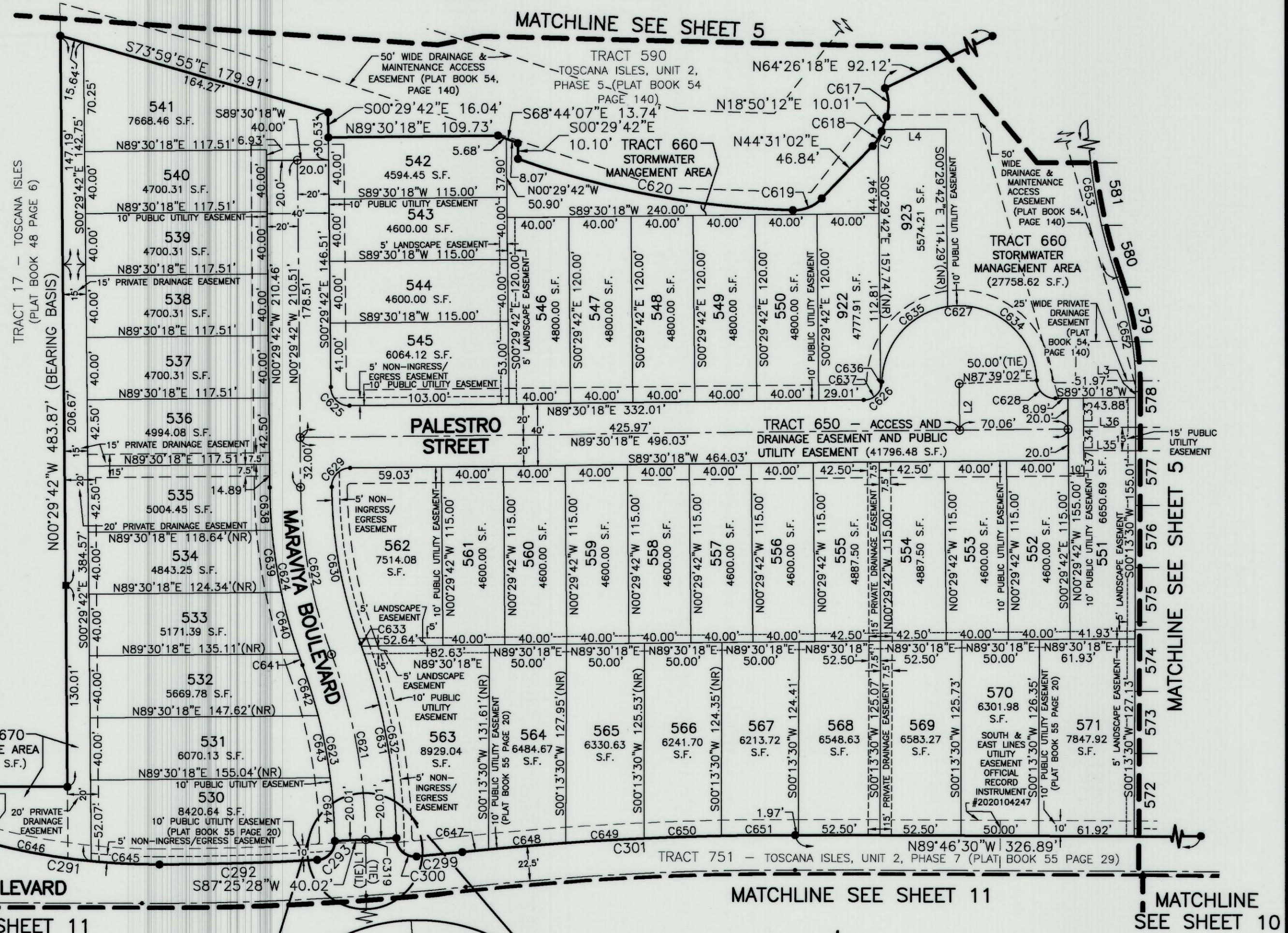
KNIGHTS TRAIL ROAD
(80' PUBLIC RIGHT OF WAY PER
ROAD PLAT BOOK 3, PAGE 52)
WEST LINE OF NORTHWEST
1/4 OF SECTION 22-38-19

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C635	50.00	80°07'43"	69.93	64.36	S41°25'25"W
C636	12.00	21°46'19"	4.56	4.53	S12°14'43"W
C637	12.00	66°22'25"	13.90	13.14	S56°19'05"W
C638	337.63	4°41'25"	27.64	27.63	S02°50'10"E
C639	337.63	6°51'39"	40.43	40.40	S08°36'42"E
C640	337.63	7°02'02"	41.45	41.42	S15°33'32"E
C641	337.63	1°18'59"	7.76	7.76	S19°44'03"E
C642	332.52	5°53'19"	34.18	34.16	S17°26'53"E
C643	332.52	7°00'51"	40.71	40.68	S10°59'48"E
C644	332.52	7°01'19"	40.75	40.73	S03°58'43"E
C645	435.85	5°49'31"	44.31	44.29	N87°11'40"W
C646	435.85	10°26'12"	79.39	79.28	N79°03'48"W
C647	2022.50	0°29'16"	17.22	17.22	S84°21'44"W
C648	2022.50	1°25'18"	50.19	50.18	S85°19'01"W
C649	2022.50	1°25'09"	50.09	50.09	S86°44'14"W

NUMBER	DIRECTION	LENGTH
L1	N00°29'42"W	35.49'
L2	S00°29'42"E	29.99'
L3	S00°13'30"W	3.80'
L4	N89°30'18"E	39.83'
L5	N24°40'44"E	9.79'

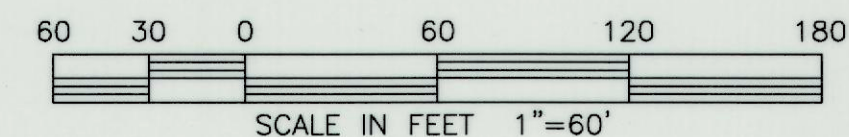
NUMBER	DIRECTION	LENGTH
L33	S00°29'42"E	18.63'
L34	S00°29'42"E	15.00'
L35	N89°46'19"W	33.46'
L36	N89°46'19"W	33.64'
L37	S00°29'42"E	16.37'

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C650	2022.50	1°25'03"	50.03	50.03	S88°09'20"W
C651	2022.50	1°21'39"	48.03	48.03	S89°32'41"W
C652	221.19	19°18'48"	74.56	74.21	S09°25'54"E
C653	344.64	19°18'48"	116.17	115.62	S09°25'54"E



DETAIL ABBREVIATION LEGEND

S.F. SQUARE FEET
PRM PERMANENT REFERENCE MONUMENT
PCP PERMANENT CONTROL POINT
(L.B.) LICENSE BUSINESS
(NR) NON-RADIAL
(R) OVERALL



- SYMBOL LEGEND**
- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
 - 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG LLC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
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 - INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY
 - PRM UNABLE TO BE SET IN FIELD (SEE OFFSET PRM)

BRIAN C. RITZ
License Number 7310
Professional Surveyor and Mapper
STATE OF FLORIDA

ENGINEERING, LLC.

CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334

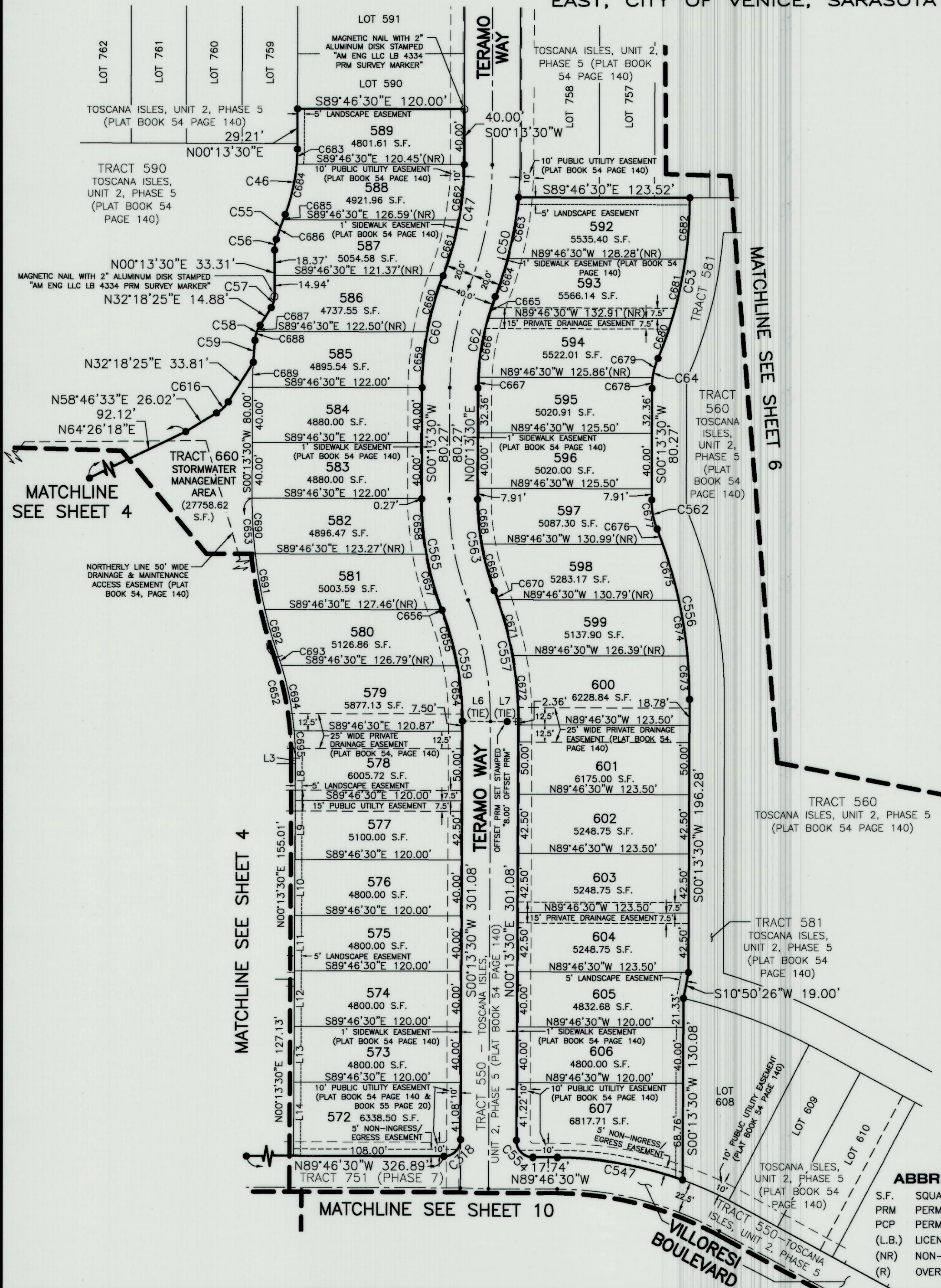
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786

DRAWING FILE: VANG15U2PH6P4.DWG
DETAIL SHEET 4-PLOTTED DATE 8/3/2021

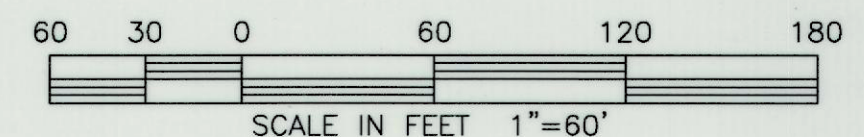
TOSCANA ISLES, UNIT 2, PHASE 6

A REPLAT OF TRACTS 501, 502, 503, 504, 505, AND 506, TOSCANA ISLES, UNIT 2, PHASE 5, PLAT BOOK 54, PAGE 140, AND TRACTS 702, 703, AND 704, TOSCANA ISLES UNIT 2, PHASE 7, PLAT BOOK 55, PAGE 20, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 54, PAGE 140
SHEET 5 OF 11 SHEETS
DETAIL SHEET



CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C46	130.00	21°07'23"	47.93	47.66	N10°47'12"E
C47	221.92	21°07'50"	81.84	81.38	S10°47'25"W
C50	261.92	16°00'53"	73.21	72.97	N13°20'54"E
C53	294.88	22°55'32"	117.99	117.20	S11°17'47"W
C55	343.92	3°09'24"	18.95	18.94	N19°46'11"E
C56	25.00	17°57'59"	7.84	7.81	N09°12'30"E
C57	15.08	32°04'55"	8.44	8.33	N16°15'58"E
C58	25.00	26°28'24"	11.55	11.45	N19°04'13"E
C59	343.92	2°36'33"	15.66	15.66	N04°31'45"E
C60	221.92	21°07'50"	81.84	81.38	S10°47'25"W
C62	181.92	21°07'50"	67.09	66.71	N10°47'25"E
C64	56.42	22°32'03"	22.19	22.05	S11°29'32"W
C318	12.00	90°00'00"	18.85	16.97	S45°13'30"W
C547	270.00	19°31'50"	92.04	91.59	N80°00'35"W
C554	12.00	90°00'00"	18.85	16.97	N44°46'30"W
C556	327.00	21°59'26"	125.51	124.74	S10°46'13"E
C557	261.19	21°09'56"	96.49	95.94	N10°21'28"W
C559	221.19	21°09'56"	81.71	81.25	S10°21'28"E
C562	55.69	21°59'26"	21.38	21.24	S10°46'13"E
C563	181.19	21°09'56"	66.93	66.55	N10°21'28"W
C565	221.19	21°09'56"	81.71	81.25	S10°21'28"E
C616	25.00	26°28'08"	11.55	11.45	N45°32'29"E
C652	221.19	19°18'48"	74.56	74.21	S09°25'54"E
C653	344.64	19°18'48"	116.17	115.62	S09°25'54"E
C654	221.19	10°25'07"	40.22	40.17	S04°59'03"E
C655	221.19	10°44'49"	41.49	41.43	S15°34'01"E
C656	221.19	0°02'15"	0.14	0.14	S20°57'33"E
C657	221.19	10°46'50"	41.62	41.56	S15°30'45"E
C658	221.19	10°20'50"	39.95	39.89	S04°56'55"E
C659	221.92	10°23'03"	40.22	40.16	S05°25'02"W
C660	221.92	10°44'47"	41.62	41.56	S15°58'57"W
C661	221.92	10°44'47"	41.62	41.56	S15°58'57"W
C662	221.92	10°23'03"	40.22	40.16	S05°25'02"W
C663	261.92	9°47'09"	44.73	44.68	N10°14'02"E
C664	261.92	6°13'44"	28.47	28.46	N18°14'29"E
C665	181.92	5°07'49"	16.29	16.28	N18°47'26"E
C666	181.92	13°35'31"	43.16	43.05	N09°25'46"E
C667	181.92	2°24'30"	7.65	7.65	N01°25'45"E
C668	181.19	10°11'59"	32.26	32.21	N04°52'29"W
C669	181.19	10°57'57"	34.68	34.63	N15°27'27"W



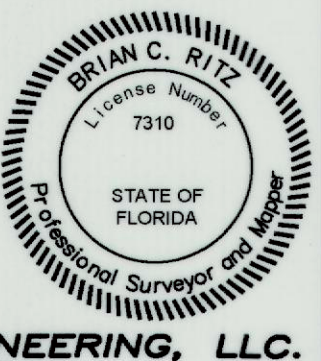
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ABBREVIATION LEGEND

- S.F. SQUARE FEET
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- (L.B.) LICENSE BUSINESS
- (NR) NON-RADIAL
- (R) OVERALL

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L3	S00°13'30"W	3.80'
L6	S89°46'30"E	20.00'
L7	S89°46'30"E	20.00'



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DETAIL SHEET 5-PLOTTED DATE 8/3/2021

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LINE TABLE		
NUMBER	DIRECTION	LENGTH
L15	S00°13'30"W	21.05'

MATCHLINE SEE SHEET 7

The seal is circular with a serrated outer edge. The text "BRIAN C. RITZ" is at the top, "License Number 7310" is in the middle, and "STATE OF FLORIDA" is at the bottom. The words "Professional Surveyor and Mapper" are written along the bottom curve of the seal.

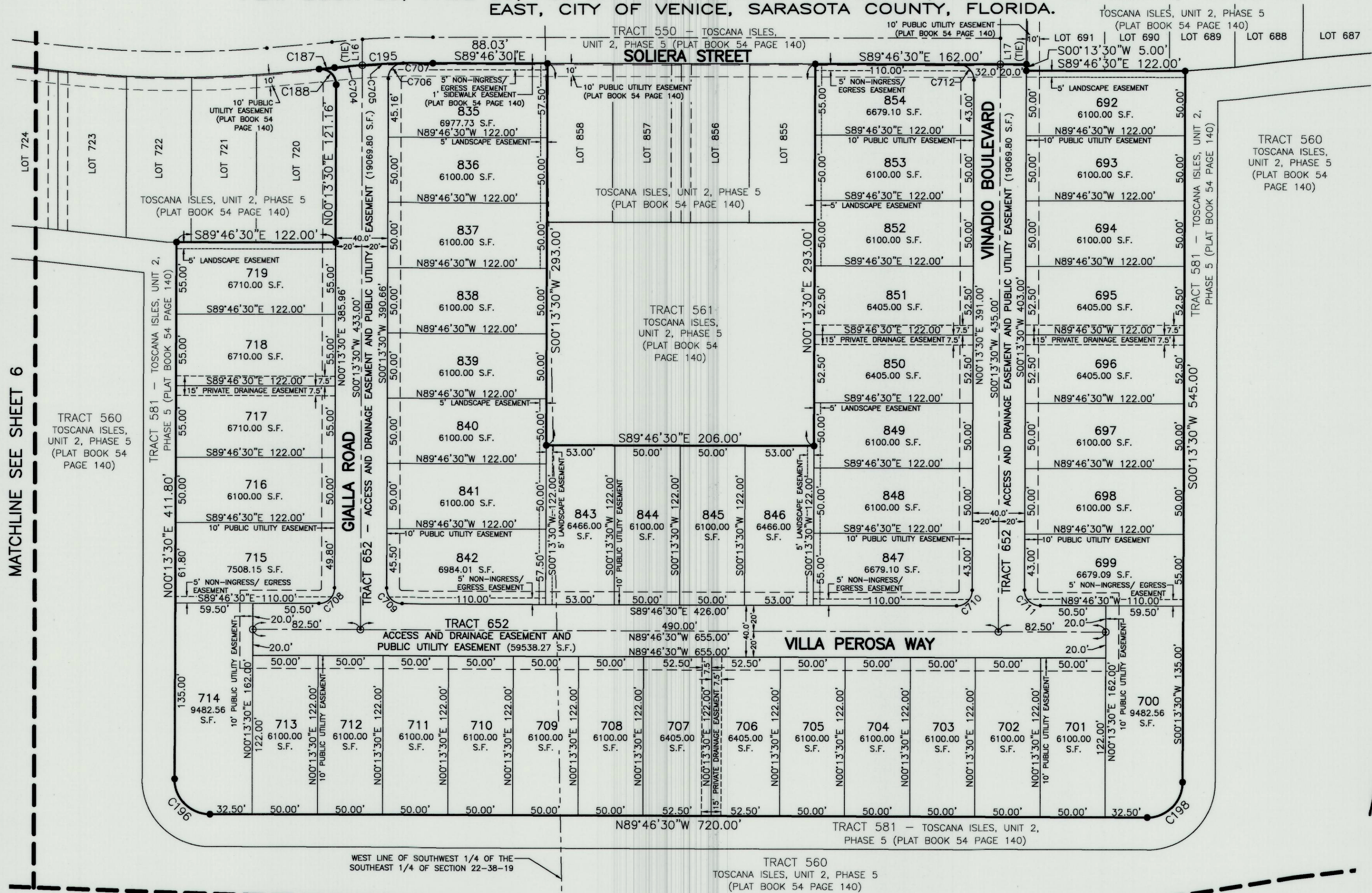
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FAX 378-3786

DRAWING FILE: VANG15U2PH6P4.DWG
DETAIL SHEET 6-PLOTTED DATE 8/3/2021

TOSCANA ISLES, UNIT 2, PHASE 6

A REPLAT OF TRACTS 501, 502, 503, 504, 505, AND 506, TOSCANA ISLES, UNIT 2, PHASE 5, PLAT BOOK 54, PAGE 140, AND TRACTS 702, 703, AND 704, TOSCANA ISLES UNIT 2, PHASE 7, PLAT BOOK 55, PAGE 20, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 54, PAGE 140
SHEET 7 OF 11 SHEETS
DETAIL SHEET



MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 8

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C187	3020.00	0°13'35"	11.93	11.93	N84°25'05"E
C188	12.00	95°41'38"	20.04	17.79	N47°37'19"W
C195	730.00	5°55'12"	75.43	75.39	N87°15'54"E
C196	27.00	90°00'00"	42.41	38.18	N44°46'30"W
C198	27.00	90°00'00"	42.41	38.18	S45°13'30"W
C704	730.00	1°40'49"	21.41	21.41	N85°08'42"E
C705	730.00	2°29'11"	31.68	31.68	N87°13'42"E
C706	12.00	88°14'47"	18.48	16.71	N44°20'54"E
C707	730.00	1°45'13"	22.34	22.34	N89°20'54"E
C708	12.00	90°00'00"	18.85	16.97	N45°13'30"E

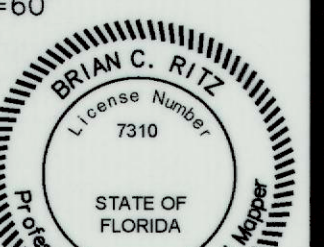
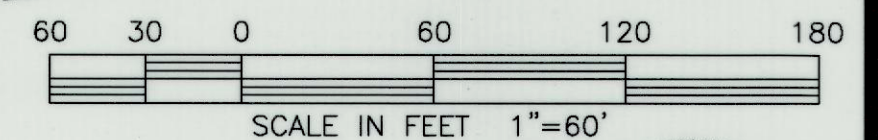
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L16	S00°13'30"W	20.05'
L17	S00°13'30"W	20.00'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C709	12.00	90°00'00"	18.85	16.97	S44°46'30"E
C710	12.00	90°00'00"	18.85	16.97	N45°13'30"E
C711	12.00	90°00'00"	18.85	16.97	S44°46'30"E
C712	12.00	90°00'00"	18.85	16.97	S44°46'30"E

ABBREVIATION LEGEND

S.F. SQUARE FEET
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PCP PERMANENT CONTROL POINT
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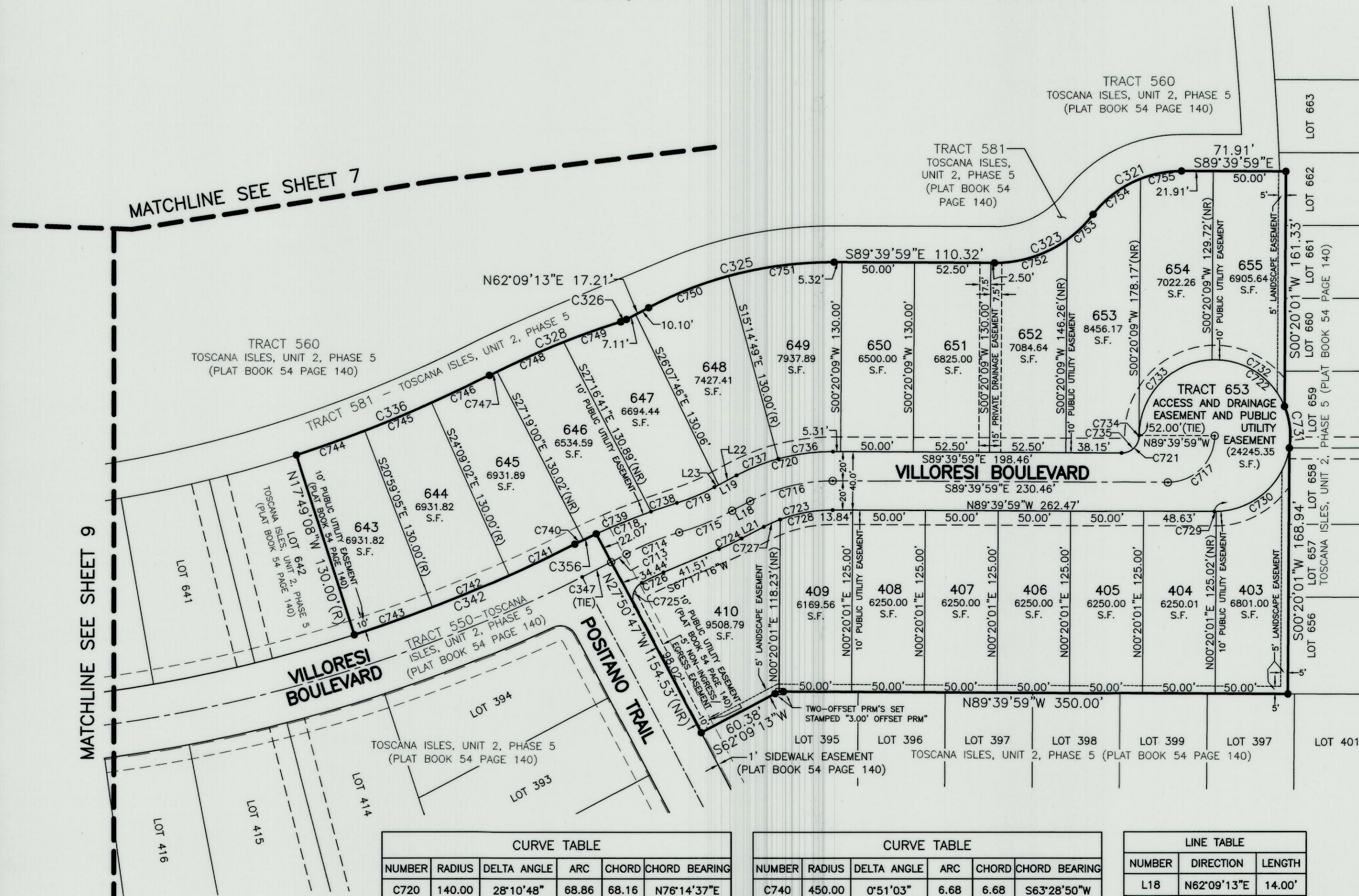
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DETAIL SHEET 7-PLOTTED DATE 8/3/2021

TOSCANA ISLES, UNIT 2, PHASE 6

A REPLAT OF TRACTS 501, 502, 503, 504, 505, AND 506, TOSCANA ISLES, UNIT 2, PHASE 5,
PLAT BOOK 54, PAGE 140, AND TRACTS 702, 703, AND 704, TOSCANA ISLES UNIT 2, PHASE 7,
PLAT BOOK 55, PAGE 20, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19
EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.



NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C321	75.67	52°51'59"	69.82	67.37	N63°54'01"E
C323	85.00	52°51'59"	78.43	75.68	N63°54'01"E
C325	270.00	28°10'48"	132.79	131.46	N76°14'37"E
C326	22.90	10°32'44"	4.21	4.21	N67°25'35"E
C328	580.00	9°38'38"	97.63	97.51	N67°37'06"E
C336	900.00	9°07'34"	143.35	143.20	N67°37'06"E
C342	1030.00	9°07'34"	164.06	163.88	S67°37'06"W
C347	1052.50	1°13'30"	22.50	22.50	N62°45'18"E
C356	450.00	2°05'26"	16.42	16.42	S64°06'02"W
C713	1052.50	0°38'17"	11.72	11.72	N61°49'25"E
C714	172.90	13°04'10"	39.44	39.35	N67°40'16"E
C715	172.90	13°04'10"	39.44	39.35	N67°40'16"E
C716	120.00	28°10'48"	59.02	58.43	N76°14'37"E
C717	32.00	90°00'00"	50.27	45.25	N45°20'01"E
C718	450.00	7°33'13"	59.32	59.28	N68°55'21"E
C719	152.90	10°32'44"	28.14	28.10	N67°25'35"E

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C720	140.00	28°10'48"	68.86	68.16	N76°14'37"E
C721	12.00	90°00'00"	18.85	16.97	N45°20'01"E
C722	52.00	270°00'00"	245.04	73.54	S44°39'59"E
C723	100.00	28°10'48"	49.18	48.69	S76°14'37"W
C724	192.90	5°08'03"	17.29	17.28	S64°43'15"W
C725	12.00	88°50'39"	18.61	16.80	N16°34'32"E
C726	150.40	6°17'24"	16.51	16.50	S64°08'34"W
C727	100.00	6°58'47"	12.18	12.17	N65°38'37"E
C728	100.00	21°12'01"	37.00	36.79	N79°44'01"E
C729	52.00	1°30'44"	1.37	1.37	N89°34'39"E
C730	52.00	79°34'32"	72.22	66.55	N49°02'01"E
C731	52.00	31°56'40"	28.99	28.62	S06°43'35"E
C732	52.00	69°20'16"	62.93	59.16	N57°22'02"W
C733	52.00	87°37'49"	79.53	72.00	S44°08'55"W
C734	12.00	9°07'53"	1.91	1.91	S04°53'57"W
C735	12.00	80°52'07"	16.94	15.57	S49°53'57"W
C736	140.00	15°34'50"	38.07	37.95	S82°32'36"W
C737	140.00	12°35'58"	30.79	30.72	S68°27'12"W
C738	450.00	2°23'37"	18.80	18.80	S71°30'09"W
C739	450.00	6°23'58"	50.26	50.24	S67°06'21"W

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C740	450.00	0°51'03"	6.68	6.68	S63°28'50"W
C741	1030.00	2°47'39"	50.23	50.23	S64°27'08"W
C742	1030.00	3°09'57"	56.91	56.91	S67°25'56"W
C743	1030.00	3°09'57"	56.91	56.91	S70°35'54"W
C744	900.00	3°09'57"	49.73	49.72	N70°35'54"E
C745	900.00	3°09'57"	49.73	49.72	N67°25'56"E
C746	900.00	2°47'39"	43.89	43.89	N64°27'08"E
C747	580.00	0°34'37"	5.84	5.84	N63°20'37"E
C748	580.00	4°58'01"	50.28	50.26	N66°06'56"E
C749	580.00	4°06'01"	41.51	41.50	N70°38'57"E
C750	270.00	12°35'58"	59.37	59.25	N68°27'12"E
C751	270.00	15°34'50"	73.42	73.19	N82°32'36"E
C752	85.00	36°01'40"	53.45	52.57	N72°19'11"E
C753	85.00	16°50'19"	24.98	24.89	N45°53'12"E
C754	75.67	31°04'20"	41.04	40.54	N53°00'12"E
C755	75.67	21°47'39"	28.78	28.61	N79°26'11"E

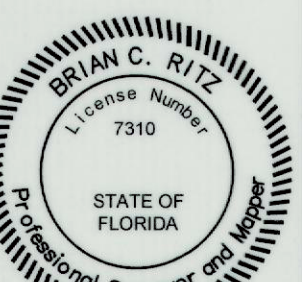
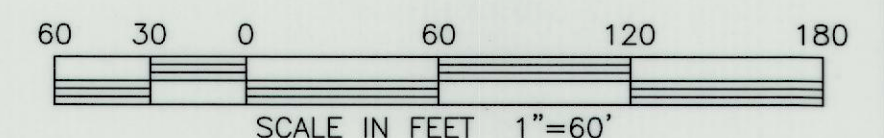
NUMBER	DIRECTION	LENGTH
L18	N62°09'13"E	14.00'
L19	N62°09'13"E	17.21'
L21	S62°09'13"W	17.21'
L22	S62°09'13"W	14.00'
L23	S62°09'13"W	3.21'

ABBREVIATION LEGEND

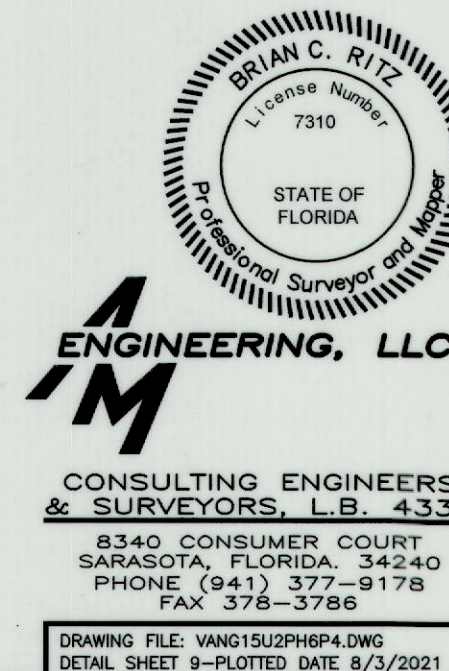
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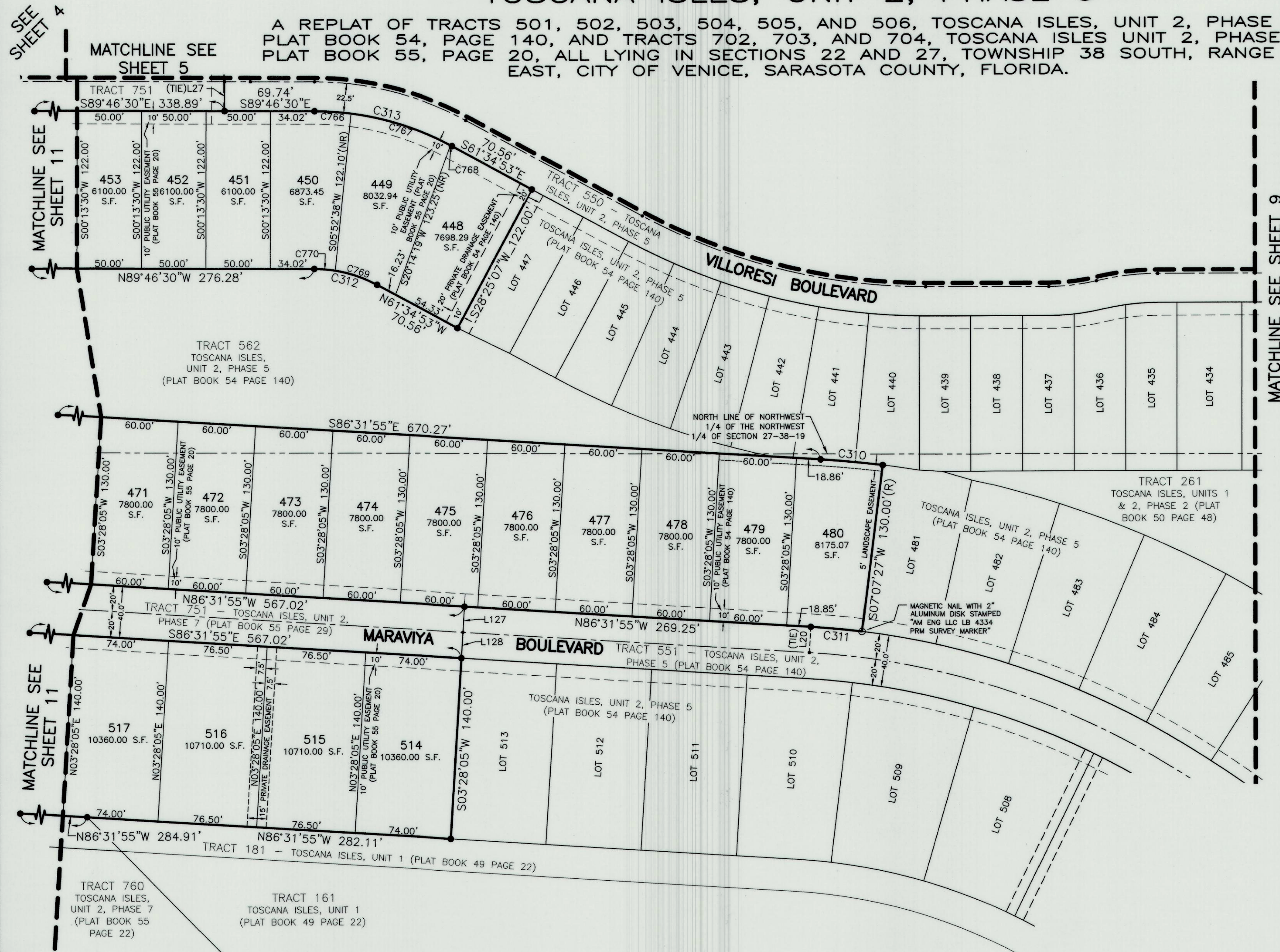
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TOSCANA ISLES, UNIT 2, PHASE 6

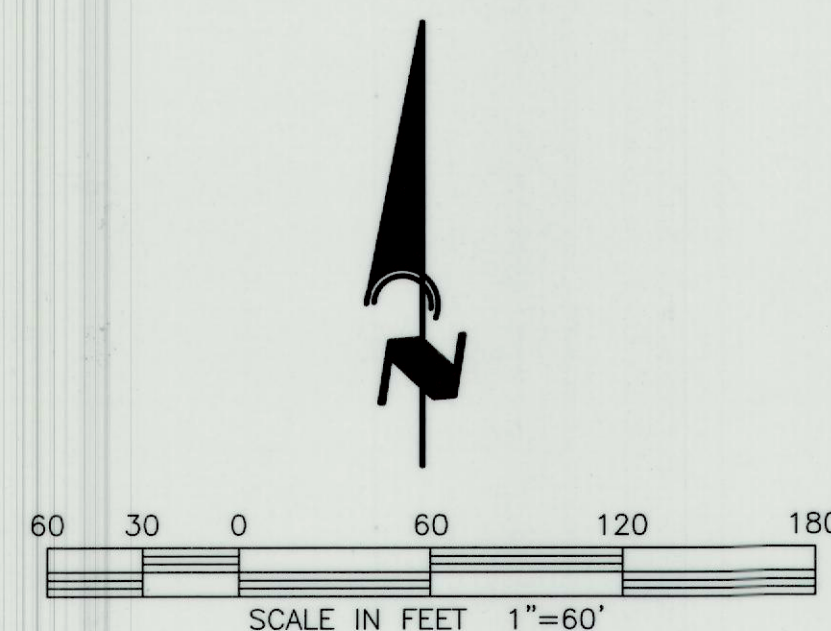
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PLAT BOOK _____ PAGE _____
SHEET 10 OF 11 SHEETS
DETAIL SHEET



CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C310	755.00	3°39'22"	48.18	48.17	S84°42'14"E
C311	625.00	3°39'22"	39.88	39.88	N84°42'14"W
C312	103.00	28°11'37"	50.68	50.17	N75°40'42"W
C313	225.00	28°11'37"	110.72	109.60	S75°40'42"E
C766	225.00	7°12'57"	28.34	28.32	S86°10'02"E
C767	225.00	20°38'45"	81.08	80.64	S72°14'11"E
C768	225.00	0°19'56"	1.30	1.30	S61°44'51"E
C769	103.00	19°07'27"	34.38	34.22	N71°08'37"W
C770	103.00	9°04'10"	16.30	16.29	N85°14'25"W

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L20	N03°28'05"E	20.00'
L27	N00°13'30"E	22.50'
L127	N03°28'05"E	20.00'
L128	N03°28'05"E	20.00'

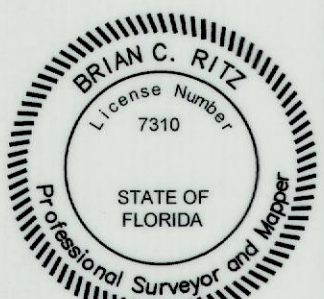


ABBREVIATION LEGEND

S.F. SQUARE FEET
PRM PERMANENT REFERENCE MONUMENT
PCP PERMANENT CONTROL POINT
(L.B.) LICENSE BUSINESS
(NR) NON-RADIAL
(R) OVERALL

SYMBOL LEGEND

- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG LLC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
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- PRM UNABLE TO BE SET IN FIELD (SEE OFFSET PRM)

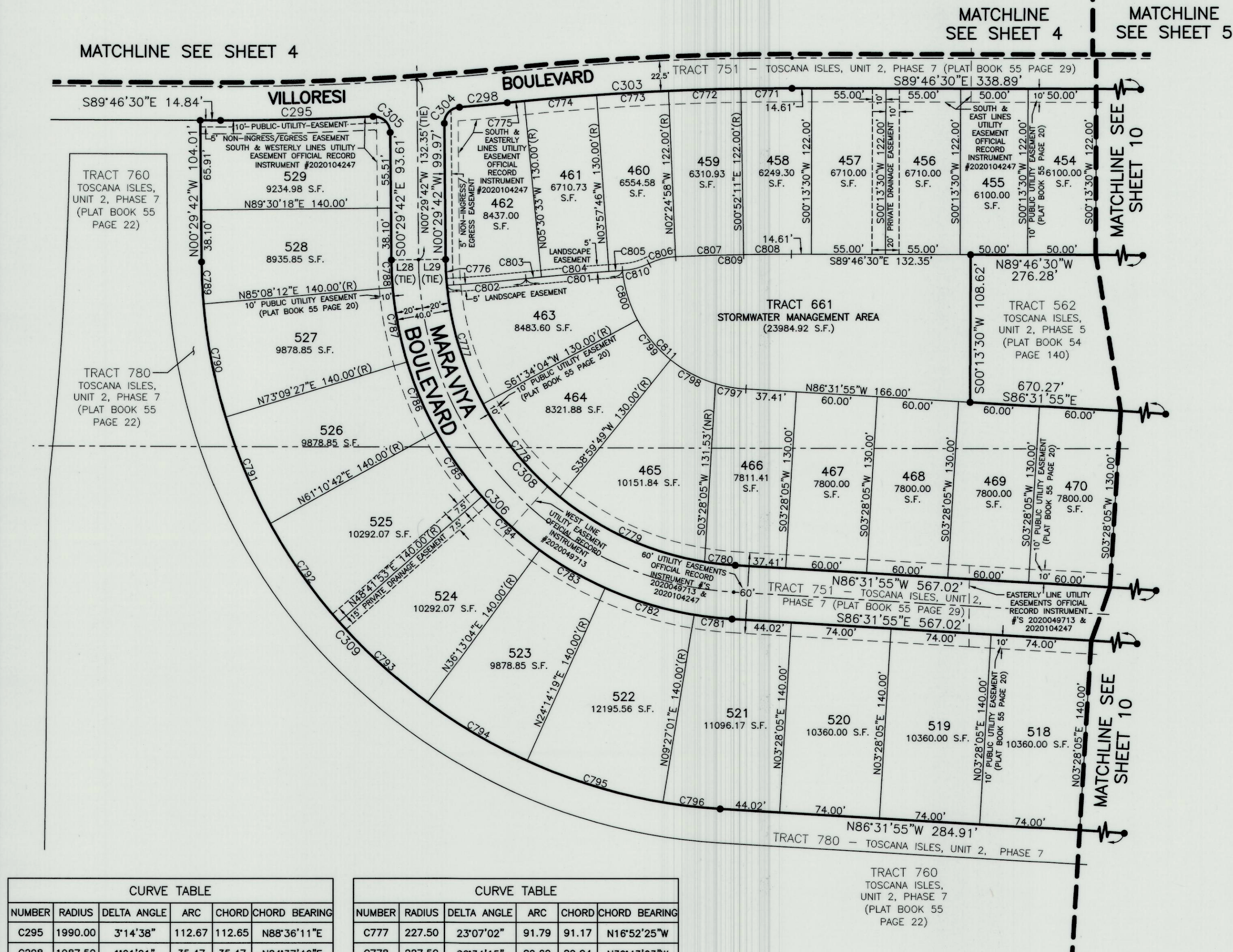


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DETAIL SHEET 10-PLOTTED DATE 8/3/2021

TOSCANA ISLES, UNIT 2, PHASE 6

A REPLAT OF TRACTS 501, 502, 503, 504, 505, AND 506, TOSCANA ISLES, UNIT 2, PHASE 5, PLAT BOOK 54, PAGE 140, AND TRACTS 702, 703, AND 704, TOSCANA ISLES UNIT 2, PHASE 7, PLAT BOOK 55, PAGE 20, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 55, PAGE 20
SHEET 11 OF 11 SHEETS
DETAIL SHEET



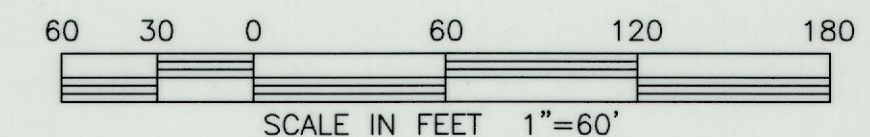
CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C791	407.50	11°58'45"	85.20	85.04	N22°49'55"W
C792	407.50	12°28'49"	88.76	88.59	N35°03'42"W
C793	407.50	12°28'49"	88.76	88.59	N47°32'31"W
C794	407.50	11°58'45"	85.20	85.04	N59°46'18"W
C795	407.50	14°47'18"	105.18	104.89	N73°09'20"W
C796	407.50	5°58'56"	42.55	42.53	N83°32'27"W
C797	97.50	13°23'42"	22.79	22.74	S79°50'04"E
C798	97.50	22°08'03"	37.67	37.43	S62°04'12"E
C799	97.50	22°34'15"	38.41	38.16	S39°43'03"E
C800	97.50	22°34'15"	38.41	38.16	S17°08'48"E
C801	1847.50	2°12'59"	71.47	71.46	N85°14'34"E
C802	2152.50	1°33'30"	58.55	58.55	N84°54'50"E
C803	1847.50	0°21'22"	11.48	11.48	S84°18'46"W
C804	1847.50	1°32'47"	49.87	49.87	S85°15'51"W
C805	1847.50	0°18'49"	10.12	10.12	S86°11'39"W
C806	48.97	23°56'33"	20.46	20.32	S75°36'45"W
C807	1855.50	1°32'47"	50.08	50.08	S88°21'25"W
C808	1855.50	1°05'41"	35.45	35.45	S89°40'40"W
C809	1855.50	2°38'28"	85.53	85.53	N88°54'16"E
C810	48.97	23°56'33"	20.46	20.32	N75°36'45"E
C811	97.50	80°40'14"	137.28	126.22	N46°11'48"W

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L28	N89°30'18"E	20.00'
L29	N89°30'18"E	20.00'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C295	1990.00	3°14'38"	112.67	112.65	N88°36'11"E
C298	1987.50	1°01'21"	35.47	35.47	N84°37'46"E
C303	1977.50	6°06'25"	210.77	210.67	N87°10'18"E
C304	12.00	85°38'09"	17.94	16.31	N42°19'22"E
C305	12.00	92°31'26"	19.38	17.34	S46°45'25"E
C306	267.50	86°02'13"	401.69	365.00	S43°30'49"E
C308	227.50	86°02'13"	341.62	310.42	N43°30'49"W
C309	407.50	86°02'13"	611.91	556.02	N43°30'49"W
C771	1977.50	1°05'41"	37.78	37.78	N89°40'40"E
C772	1977.50	1°32'47"	53.38	53.37	N88°21'25"E
C773	1977.50	1°32'47"	53.38	53.37	N86°48'38"E
C774	1977.50	1°32'47"	53.38	53.37	N85°15'51"E
C775	1977.50	0°22'22"	12.86	12.86	N84°18'16"E
C776	227.50	4°49'12"	19.14	19.13	N02°54'18"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C777	227.50	23°07'02"	91.79	91.17	N16°52'25"W
C778	227.50	22°34'15"	89.62	89.04	N39°43'03"W
C779	227.50	29°49'52"	118.45	117.11	N65°55'07"W
C780	227.50	5°41'52"	22.62	22.61	N83°40'59"W
C781	267.50	5°58'56"	27.93	27.92	S83°32'27"E
C782	267.50	14°47'18"	69.04	68.85	S73°09'20"E
C783	267.50	11°58'45"	55.93	55.83	S59°46'18"E
C784	267.50	12°28'49"	58.27	58.15	S47°32'31"E
C785	267.50	12°28'49"	58.27	58.15	S35°03'42"E
C786	267.50	11°58'45"	55.93	55.83	S22°49'55"E
C787	267.50	11°58'45"	55.93	55.83	S10°51'10"E
C788	267.50	4°22'06"	20.39	20.39	S02°40'45"E
C789	407.50	4°22'06"	31.07	31.06	N02°40'45"W
C790	407.50	11°58'45"	85.20	85.04	N10°51'10"W

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