

VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 3-F

PLAT BOOK_____ PAGE_____
SHEET 1 OF 6

A REPLAT OF VENETIAN GOLF & RIVER CLUB, PHASE 3-F,

A SUBDIVISION IN PLAT BOOK 48, PAGE 38,

SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA :
COUNTY OF SARASOTA : S.S.

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._____.

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

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA :
COUNTY OF SARASOTA : S.S.

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY COUNCIL OF VENICE, A MUNICIPALITY IN COUNTY OF SARASOTA, STATE OF FLORIDA, THIS _____DAY OF _____, A.D.,_____.

CITY ATTORNEY MAYOR, CITY OF VENICE

CITY ENGINEER

NOTES:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

BEARINGS ARE BASED ON THE WEST LINE OF LOT 36 VENETIAN GOLF & RIVER CLUB, PHASE 3E BEING N 01°32'08" W (PLAT OF RECORD).

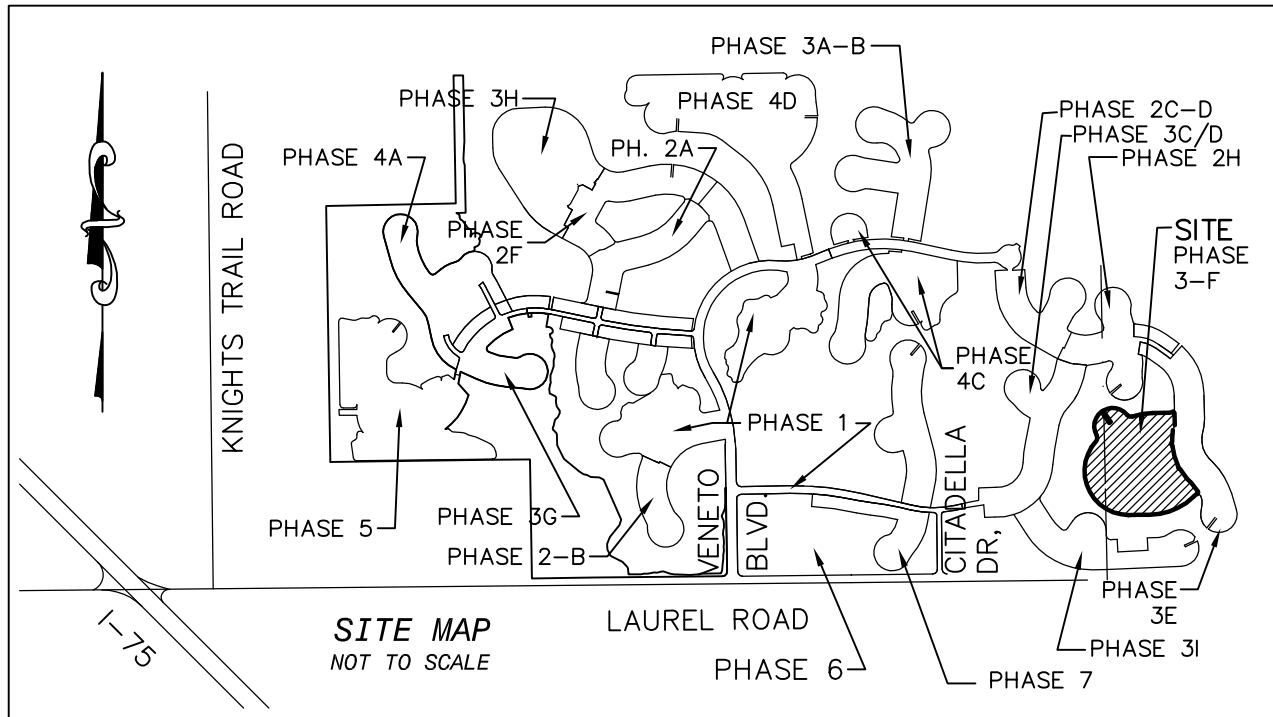
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CERTIFICATE OF REVIEWING SURVEYOR & MAPPER:

"I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE CITY OF VENICE. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 F.S. IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT."

MICHAEL P. ALLEN
PROFESSIONAL SURVEYOR AND MAPPER NO. 6822

DATE: _____



VENETIAN COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"):

THE DISTRICT HEREBY ACCEPTS THE DEDICATIONS (I) THE "DRAINAGE EASEMENTS" AND "UTILITY & SIDEWALK EASEMENTS", (II) OTHER EASEMENTS DEDICATED TO THE DISTRICT BY THE PLAT, (III) TRACTS "A", "B", "C", AND "D" (IV) DRAINAGE OF ALL LANDS CONTAINED WITHIN THIS PLAT.

WITNESSES AS TO BOTH:

WITNESS: _____ BY: _____
(Signature of Witness 1) (Signature of Chairman)

(Printed Name of Witness 1) (Printed Name of Chairman)

(Signature of Witness 2) BY: _____
(Signature of Assistant Secretary)

(Printed Name of Witness 2) (Printed Name of Assistant Secretary)

ACKNOWLEDGMENT

STATE OF FLORIDA :
COUNTY OF SARASOTA : S.S.

THE FOREGOING ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014, _____, ASST SECRETARY AND _____, CHAIRMAN OF VENETIAN COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF SAID DISTRICT, THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED THEIR _____, AS IDENTIFICATION.

(AFFIX NOTARY SEAL)

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, HAVE BEEN INSTALLED. PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE: _____, 2014.

GERALD D. STROOP, JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 4679

SCHAPPACHER SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA :
COUNTY OF SARASOTA : S.S.

WCI Communities, LLC. A Delaware limited liability company, by its duly appointed officer, Richard Barber, Vice President of said limited liability company and owner of "VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 3F" shown and described hereon. Said company does hereby dedicate the following:

To the Venetian Community Development District, its successors and assigns, all of the easements, AND TRACTS herein labeled "10' DRAINAGE EASEMENTS", "15' UTILITY EASEMENTS", "20' DRAINAGE EASEMENTS", "21' DRAINAGE EASEMENTS", and "25' DRAINAGE EASEMENTS", TRACT B COMMON AREA, TRACT C COMMON AREA, TRACT D LAKE AND 15' UTILITY & SIDEWALK EASEMENT" for purposes of operations, maintenance and repairs.

To the Venetian Community Development District, its successors and assigns, all of Tract "A" (road right-of-way) for purposes of ingress/egress, drainage & utilities operations, maintenance and repair. It being specifically understood that no obligation is imposed upon the City or the County, nor shall any request ever be entered to the City or the County to maintain or improve said road.

To the City of Venice, Sarasota County, the Venetian Golf and River Club Property Owners Association, Inc., public and private utility companies, emergency and law enforcement personnel an easement over and across Tract "A" for purposes of ingress/egress, underground utility cables and wires and drainage.

LOT LINE EASEMENTS:

To the City of Venice, Sarasota County, public and private utility companies, the Venetian Community Development District, the Venetian Golf and River Club Property Owners Association, Inc. and WCI Communities, LLC., a utility and drainage easement of ten (10') feet in width along each front lot line and five (5') feet in width along the rear lot lines, also a ten (10) foot wide utility and drainage easement along the front property line of Tract B and Tract C for purposes of installation, operation maintenance or repair of underground utility cables and wires or drainage. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements.

IN WITNESS WHEREOF, the undersigned company has caused these presents to be executed by its Authorized Agent, this _____ day of _____, A.D., 2014.

WCI Communities, LLC

WITNESS: _____ BY: _____
(Signature of Witness 1) Richard Barber
Vice President

(Printed Name of Witness 1)

(Signature of Witness 2)

(Printed Name of Witness 2)

STATE OF FLORIDA :
COUNTY OF SARASOTA : S.S.

BEFORE ME, the undersigned Notary Public, personally appeared, _____ Vice President, for WCI Communities, LLC., a Delaware limited liability company, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and he duly acknowledged before me that he executed the same, as officer, for and in behalf of said company.

Witness my hand and official seal at _____ County, Florida, this _____ day of _____ A.D. 2014.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My Commission expires: _____

VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 3-F

PLAT BOOK_____ PAGE_____

SHEET 2 OF 6

A REPLAT OF VENETIAN GOLF & RIVER CLUB, PHASE 3-F,
A SUBDIVISION IN PLAT BOOK 48, PAGE 38,
SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

SCHAPPACHER SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 36 VENETIAN GOLF AND RIVER CLUB PHASE 3E, A SUBDIVISION AS RECORDED IN PLAT BOOK 45, PAGE 17, PUBLIC RECORDS OF SARASOTA COUNTY, FOR THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID VENETIAN GOLF AND RIVER CLUB PHASE 3E THE FOLLOWING THIRTEEN (13) COURSES: (1) S.21°42'12"W., A DISTANCE OF 54.41 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 410.00 FEET, WITH A CHORD BEARING OF S.04°21'53"W.; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°48'02", A DISTANCE OF 84.44 FEET; (3) THENCE S.01°32'08"E., A DISTANCE OF 38.76 FEET; (4) THENCE S.38°14'32"W., A DISTANCE OF 23.17 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, WITH A CHORD BEARING OF S.28°34'59"E.; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°20'58", A DISTANCE OF 36.40 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 21°16'56", WITH A CHORD BEARING OF S.16°02'58"E.; (6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 208.01 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 35°09'12", WITH A CHORD BEARING OF S.09°06'50"E.; (7) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.61 FEET; (8) THENCE S.81°32'14"E., A DISTANCE OF 11.18 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, WITH A CHORD BEARING OF S.36°44'02"E.; (9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°27'48", A DISTANCE OF 131.59 FEET; (10) THENCE S.43°27'01"E., A DISTANCE OF 50.01 FEET; (11) THENCE S.44°45'35"E., A DISTANCE OF 16.03 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 489.00 FEET AND A CENTRAL ANGLE OF 13°28'37", WITH A CHORD BEARING OF S.38°01'16"E.; (12) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 115.02 FEET; (13) THENCE S.07°52'10"W., A DISTANCE OF 22.66 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL 3F-2, AS DESCRIBED AND RECORDED IN INSTRUMENT #2013171026, SAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 38.04 FEET, WITH A CHORD BEARING OF S.68°43'54"W.; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°58'57", A DISTANCE OF 31.20 FEET; (2) THENCE S.45°14'25"W., A DISTANCE OF 23.75 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 656.67 FEET AND A CENTRAL ANGLE OF 35°05'12", WITH A CHORD BEARING OF S.62°47'01"W.; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 402.13 FEET; (4) THENCE N.09°40'23"W., A DISTANCE OF 1.67 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN COMMON AREA 7, AS DESCRIBED AND RECORDED IN INSTRUMENT #2011123027, SAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 655.00 FEET, WITH A CHORD BEARING OF S.85°03'47"W.; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°28'20", A DISTANCE OF 108.29 FEET; THENCE S.89°47'57"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 119.95 FEET TO THE INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL 3F-3 IN SAID INSTRUMENT #2013171026; THENCE ALONG THE EAST, SOUTHERLY AND WESTERLY LINE OF SAID PARCEL 3F-3 THE FOLLOWING SIX (6) COURSES: (1) S.00°12'03"E., A DISTANCE OF 1.67 FEET; (2) THENCE S.89°47'57"W., A DISTANCE OF 98.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 456.68 FEET AND A CENTRAL ANGLE OF 123°25'01", WITH A CHORD BEARING OF N.28°29'33"W.; (3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 983.67 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 781.67 FEET AND A CENTRAL ANGLE OF 05°55'27", WITH A CHORD BEARING OF N.36°10'41"E.; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.82 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 48.33 FEET AND A CENTRAL ANGLE OF 69°01'01", WITH A CHORD BEARING OF N.04°37'54"E.; (5) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.22 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 191.67 FEET AND A CENTRAL ANGLE OF 82°47'12", WITH A CHORD BEARING OF N.11°31'00"E.; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 276.94 FEET; THENCE S.34°05'58"E., ALONG THE BOUNDARY LINE OF SAID COMMON AREA 7, INSTRUMENT #2011123027 AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 142.42 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N.55°54'02"E.; THENCE NORTHEASTERLY ALONG SAID BOUNDARY LINE OF COMMON AREA 8, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°04'26", A DISTANCE OF 20.14 FEET; THENCE N.34°05'58"W., ALONG SAID BOUNDARY LINE OF COMMON AREA 8, AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 142.42 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 191.67 FEET, WITH A CHORD BEARING OF S.79°42'55"E.; THENCE ALONG THE SOUTHERLY LINE OF THAT CERTAIN PARCEL 3F-1, AS DESCRIBED AND RECORDED IN SAID INSTRUMENT #2013171026 THE FOLLOWING FIVE (5) COURSES: (1) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°47'12", A DISTANCE OF 276.94 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 48.33 FEET AND A CENTRAL ANGLE OF 69°01'01", WITH A CHORD BEARING OF S.72°49'49"E.; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.22 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 781.67 FEET AND A CENTRAL ANGLE OF 15°48'12", WITH A CHORD BEARING OF N.80°33'46"E.; (3) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 215.60 FEET; (4) THENCE N.88°27'52"E., A DISTANCE OF 184.95 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 49.93 FEET AND A CENTRAL ANGLE OF 39°03'23", WITH A CHORD BEARING OF N.68°56'11"E.; (5) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.04 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID VENETIAN GOLF AND RIVER CLUB PHASE 3E; THENCE S.45°53'30"E., ALONG SAID WESTERLY LINE OF VENETIAN GOLF AND RIVER CLUB PHASE 3E A DISTANCE OF 17.94 FEET; THENCE S.01°32'08"E., ALONG SAID WESTERLY LINE OF VENETIAN GOLF AND RIVER CLUB PHASE 3E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 960,187 SQUARE FEET OR 22.04 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 3-F

PLAT BOOK _____ PAGE _____

SHEET 3 OF 6

A REPLAT OF VENETIAN GOLF & RIVER CLUB, PHASE 3-F,

A SUBDIVISION IN PLAT BOOK 48, PAGE 38,

SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

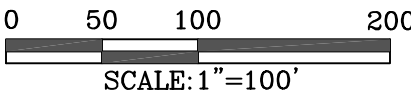
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LEGEND

- 4"x4" CONCRETE MONUMENT FOUND - PRM LB 2670
- 4"x4" CONCRETE MONUMENT SET - PRM LB 7977
- NAIL & DISK SET ALONG CENTERLINE- PCP LB 7977
- ▲ NAIL & DISK FOUND ALONG CENTERLINE- PI LB 2670

L3 LINE NUMBER FOR LINE INFORMATION IN LINE TABLE

C3 CURVE NUMBER FOR CURVE INFORMATION IN

CURVE DATA TABLE

S.F. SQUARE FEET

(R) RADIAL

(NR) NON-RADIAL

R/W RIGHT OF WAY

PRM PERMANENT REFERENCE MONUMENT

PCP PERMANENT CONTROL POINT

LB LICENSED BUSINESS

PDE PRIVATE DRAINAGE EASEMENT

PC POINT OF CURVATURE

PRC POINT OF REVERSE CURVE

PCC POINT OF COMPOUND CURVE

PT POINT OF TANGENCY

POC POINT ON CURVE

DELTA

R RADIUS

L ARC LENGTH

C CHORD

CL CENTERLINE

O.R.B. OFFICIAL RECORDS BOOK

SEC. SECTION, TOWNSHIP & RANGE

NTS NOT TO SCALE

NOTE:

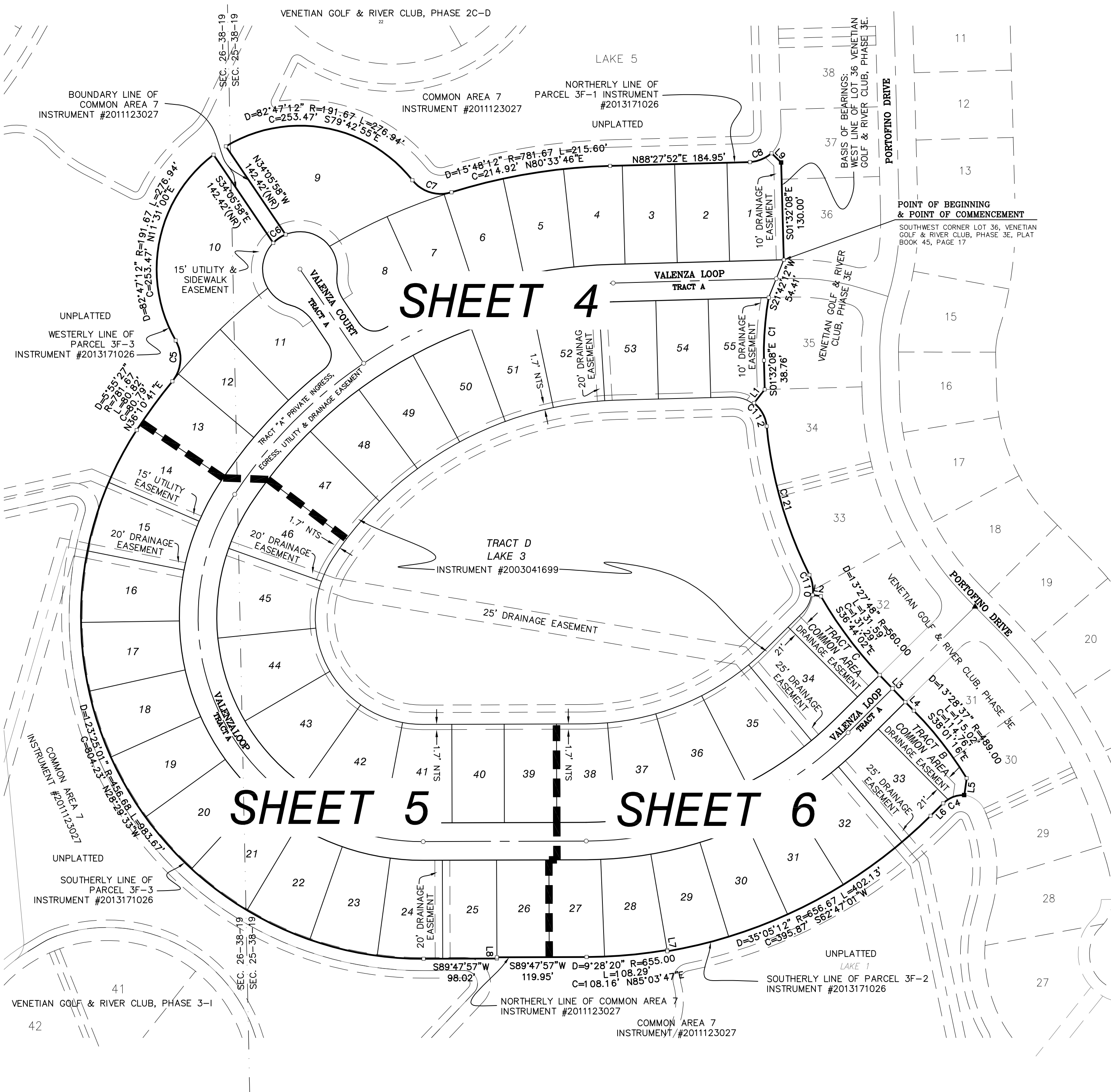
BEARINGS ARE BASED ON THE WEST LINE OF LOT 36 VENETIAN GOLF & RIVER CLUB, PHASE 3E BEING N 01°32'08" W (PLAT OF RECORD).

TRACT "A", (THE ROADS) IS AN INGRESS/EGRESS, UTILITY & DRAINAGE EASEMENT AND A PUBLIC UTILITY EASEMENT.

SEE SHEET 3 OF 5 FOR LEGEND

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°14'32" W	23.17'
L2	S 81°32'14" E	11.18'
L3	S 43°27'01" E	50.01'
L4	S 44°45'35" E	16.03'
L5	S 07°52'10" W	22.66'
L6	S 45°14'25" W	23.75'
L7	N 09°40'23" W	1.67'
L8	S 00°12'03" E	1.67'
L9	S 45°53'30" E	17.94'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	11°48'02"	410.00'	84.44'	84.29'	S 04°21'53" W
C4	46°58'58"	38.04'	31.20'	30.33'	S 68°43'54" W
C5	69°01'01"	48.33'	58.22'	54.76'	N 04°37'54" E
C6	23°04'26"	50.00'	20.14'	20.00'	S 55°54'02" W
C7	69°01'01"	48.33'	58.22'	54.76'	S 72°49'49" E
C8	39°03'23"	49.93'	34.04'	33.38'	N 68°56'11" E
C110	35°09'12"	45.00'	27.61'	27.18'	S 09°06'50" E
C112	46°20'58"	45.00'	36.40'	35.42'	N 28°34'59" W
C121	21°16'56"	560.00'	208.01'	206.82'	S 16°02'58" E



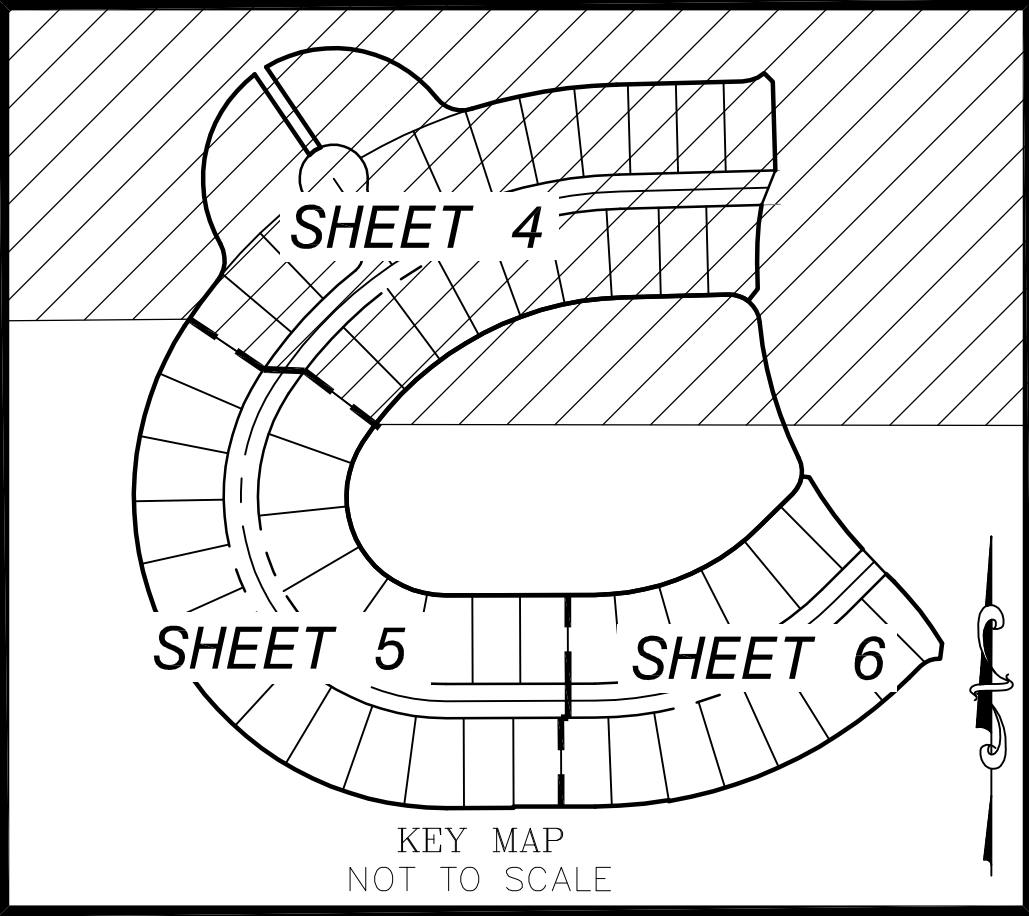
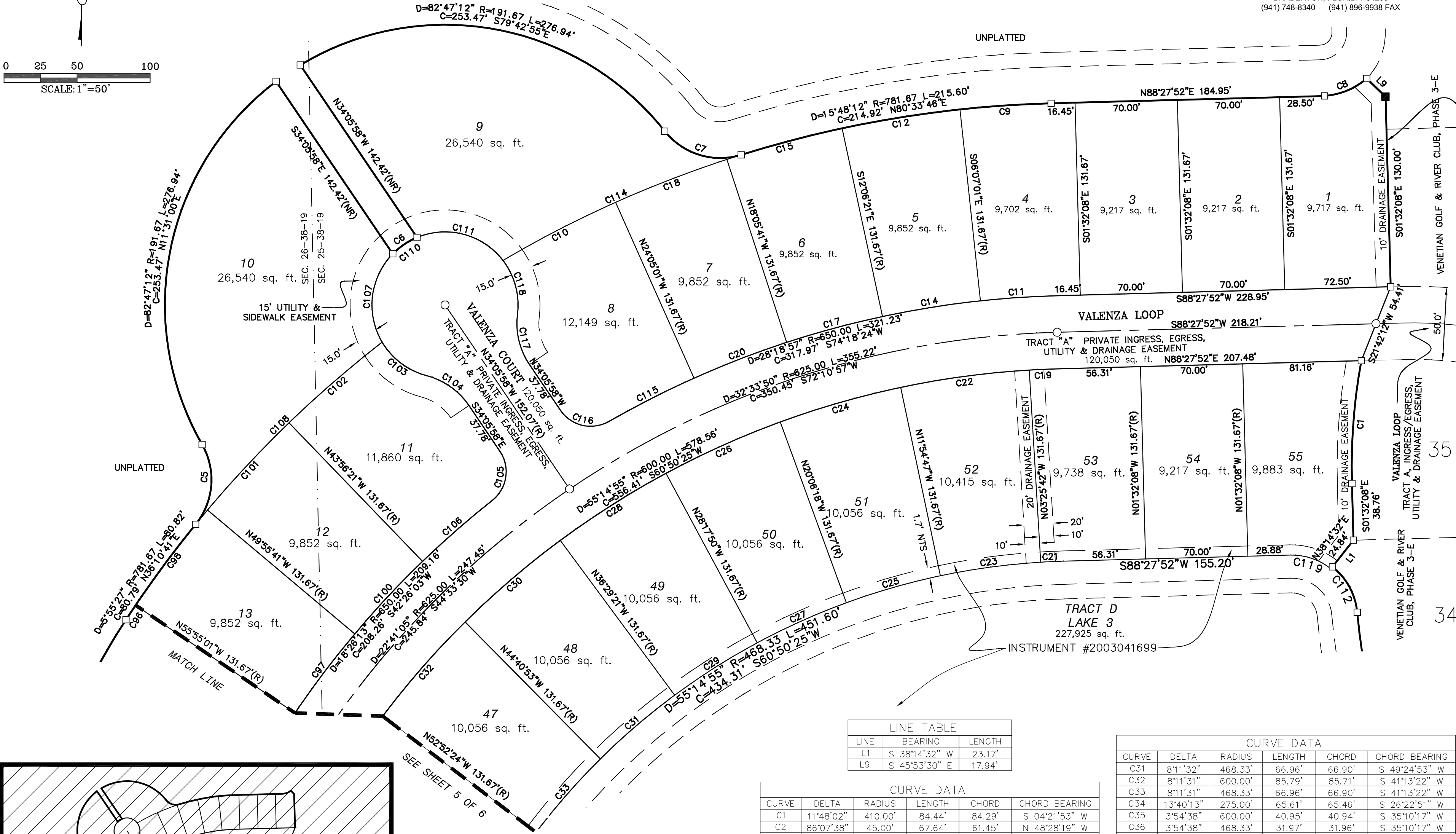
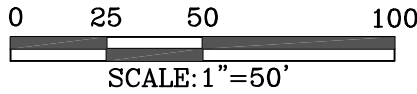
VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 3-F

PLAT BOOK PAGE

SHEET 4 OF 6

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A SUBDIVISION IN PLAT BOOK 48, PAGE 38,
SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



NOTE:
BEARINGS ARE BASED ON THE WEST LINE OF
LOT 36 VENETIAN GOLF & RIVER CLUB, PHASE
3E BEING N 01°32'08" W (PLAT OF RECORD).

TRACT "A", (THE ROADS) IS AN
INGRESS/EGRESS, UTILITY & DRAINAGE
EASEMENT AND A PUBLIC UTILITY
EASEMENT.

SEE SHEET 3 OF 5 FOR LEGEND

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°14'32" W	23.17'
L9	S 45°53'30" E	17.94'

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	11°48'02"	410.00'	84.44'	S 04°21'53" W
C2	86°07'38"	45.00'	67.64'	N 48°28'19" W
C5	69°01'01"	48.33'	58.22'	N 04°37'54" E
C6	23°04'26"	50.00'	20.14'	S 55°54'02" W
C7	69°01'01"	48.33'	58.22'	S 72°49'49" E
C8	39°03'23"	49.93'	34.04'	N 68°56'11" E
C9	4°34'53"	781.67'	62.50'	S 86°10'25" W
C10	6°21'17"	781.67'	86.70'	S 62°44'20" W
C11	4°34'53"	650.00'	51.97'	S 86°10'25" W
C12	5°59'20"	781.67'	81.70'	S 80°53'19" W
C14	5°59'20"	650.00'	67.94'	S 80°53'19" W
C15	5°59'20"	781.67'	81.70'	S 74°53'59" W
C17	5°59'20"	650.00'	67.94'	S 74°53'59" W
C18	5°59'20"	781.67'	81.70'	S 68°54'39" W
C19	1°53'34"	600.00'	19.82'	S 87°31'05" W
C20	5°59'20"	650.00'	67.94'	S 68°54'39" W
C21	1°53'34"	468.33'	15.47'	S 87°31'05" W
C22	8°29'05"	600.00'	88.85'	S 82°19'46" W
C23	8°29'05"	468.33'	69.35'	S 82°19'46" W
C24	8°11'31"	600.00'	85.79'	S 73°59'28" W
C25	8°11'31"	468.33'	66.96'	S 73°59'28" W
C26	8°11'32"	600.00'	85.79'	S 65°47'56" W
C27	8°11'32"	468.33'	66.96'	S 65°47'56" W
C28	8°11'31"	600.00'	85.79'	S 57°36'25" W
C29	8°11'31"	468.33'	66.96'	S 57°36'25" W
C30	8°11'32"	600.00'	85.79'	S 49°24'53" W

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C31	8°11'32"	468.33'	66.96'	S 49°24'53" W
C32	8°11'31"	600.00'	85.79'	S 41°13'22" W
C33	8°11'31"	468.33'	66.96'	S 41°13'22" W
C34	13°40'13"	275.00'	65.61'	S 26°22'51" W
C35	3°54'38"	600.00'	40.94'	S 35°10'17" W
C36	3°54'38"	468.33'	31.97'	S 35°10'17" W
C37	13°40'13"	143.33'	34.20'	S 26°22'51" W
C93	0°52'01"	650.00'	9.84'	S 33°38'58" W
C94	9°57'37"	325.00'	56.50'	S 28°14'09" W
C95	9°57'37"	456.67'	79.39'	S 28°14'09" W
C96	0°52'01"	781.67'	11.83'	S 33°38'58" W
C97	5°59'20"	650.00'	67.94'	S 37°04'39" W
C98	5°59'20"	781.67'	81.70'	S 37°04'39" W
C100	5°59'20"	650.00'	67.94'	S 43°03'59" W
C101	5°59'20"	781.67'	81.70'	S 43°03'59" W
C102	6°10'44"	781.67'	84.30'	S 49°09'01" W
C103	44°51'08"	50.00'	39.14'	S 53°04'58" E
C104	41°24'34"	50.00'	35.36'	N 54°48'15" W
C105	85°45'08"	25.00'	37.42'	N 08°46'36" E
C106	5°35'31"	650.00'	63.44'	S 48°51'24" W
C107	75°01'13"	50.00'	65.47'	S 06°51'13" W
C108	13°05'58"	781.67'	178.71'	S 45°41'24" W
C111	75°01'13"	50.00'	65.47'	N 75°03'08" W
C112	46°20'58"	45.00'	36.40'	N 28°34'59" W
C114	13°05'59"	781.67'	178.71'	S 66°06'41" W
C115	5°46'04"	650.00'	65.43'	S 63°01'57" W
C116	85°45'07"	25.00'	37.42'	S 76°58'31" E
C117	41°24'35"	50.00'	35.36'	S 13°23'40" E
C118	44°51'09"	50.00'	39.14'	N 15°06'57" W
C119	39°46'40"	43.33'	30.08'	N 71°38'48" W

VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 3-F

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SHEET 5 OF 6

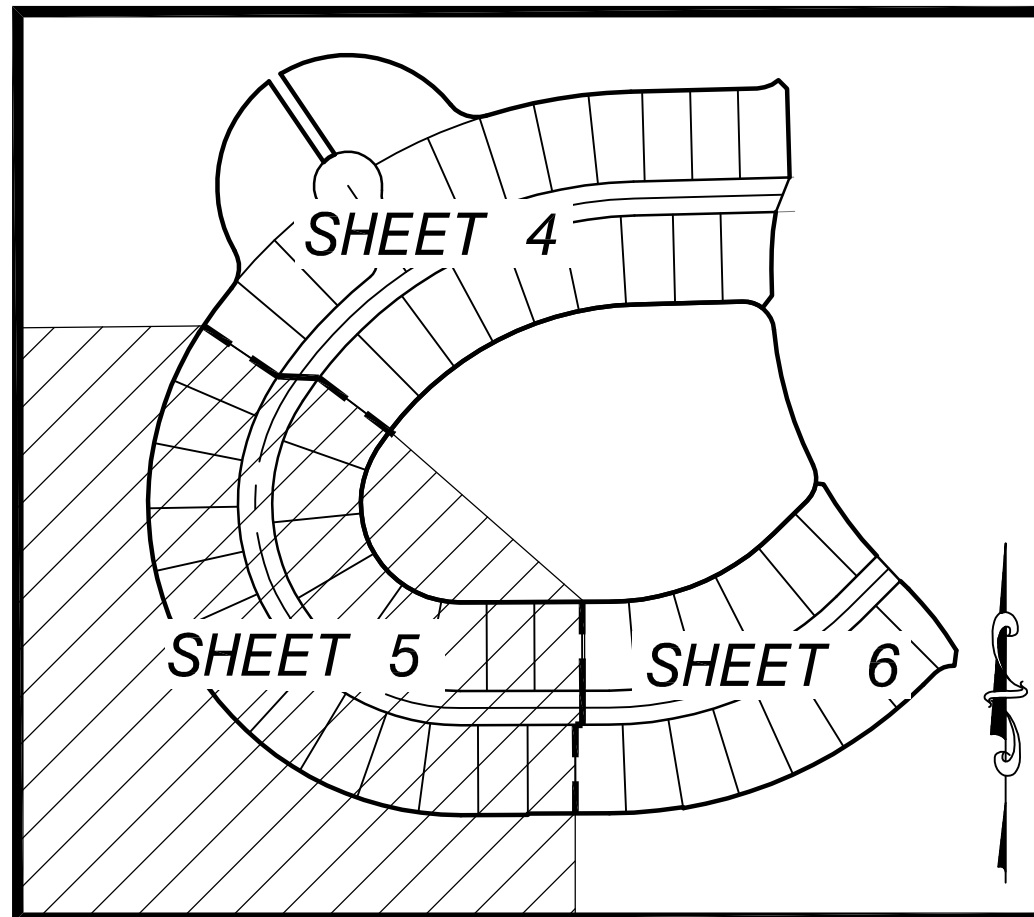
A REPLAT OF VENETIAN GOLF & RIVER CLUB, PHASE 3-F,
A SUBDIVISION IN PLAT BOOK 48, PAGE 38,
SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

SCHAPPACHER SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

NOTE:
BEARINGS ARE BASED ON THE WEST LINE OF
LOT 36 VENETIAN GOLF & RIVER CLUB, PHASE
3E BEING N 01°32'08" W (PLAT OF RECORD).

TRACT "A", (THE ROADS) IS AN
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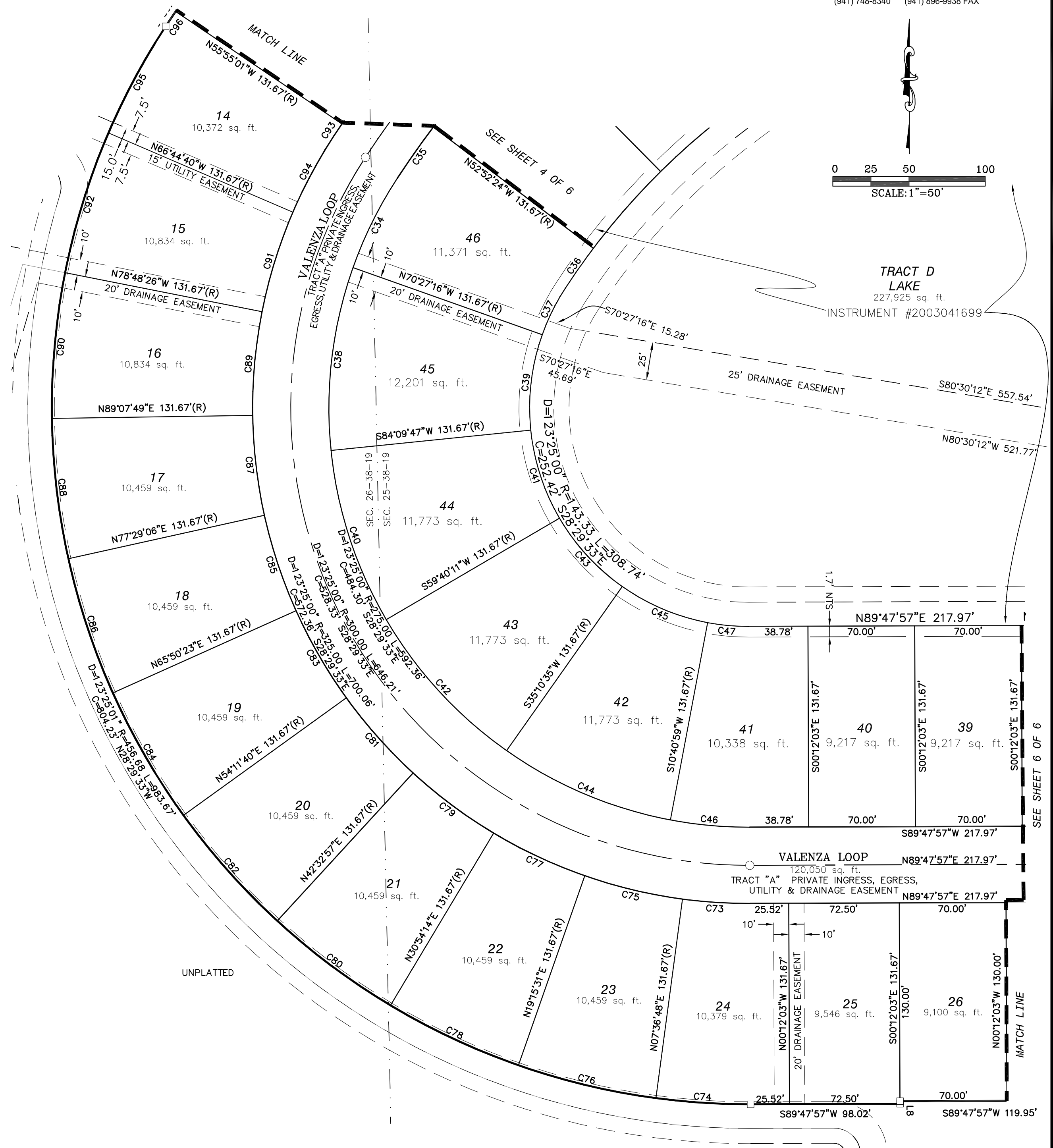
SEE SHEET 3 OF 5 FOR LEGEND



KEY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L8	S 00°12'03" E	1.67'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C34	13°40'13"	275.00'	65.61'	65.46'	S 26°22'51" W
C35	3°54'39"	600.00'	40.95'	40.94'	S 35°10'17" W
C36	3°54'39"	468.33'	31.97'	31.96'	S 35°10'17" W
C37	13°40'13"	143.33'	34.20'	34.12'	S 26°22'51" W
C38	25°22'57"	275.00'	121.83'	120.83'	S 06°51'16" W
C39	25°22'57"	143.33'	63.50'	62.98'	S 06°51'16" W
C40	24°29'36"	275.00'	117.56'	116.67'	S 18°05'01" E
C41	24°29'36"	143.33'	61.27'	60.81'	S 18°05'01" E
C42	24°29'36"	275.00'	117.56'	116.67'	S 42°34'37" E
C43	24°29'36"	143.33'	61.27'	60.81'	S 42°34'37" E
C44	24°29'36"	275.00'	117.56'	116.67'	S 67°04'13" E
C45	24°29'36"	143.33'	61.27'	60.81'	S 67°04'13" E
C46	10°53'02"	275.00'	52.24'	52.16'	S 84°45'32" E
C47	10°53'02"	143.33'	27.23'	27.19'	S 84°45'32" E
C73	7°48'51"	325.00'	44.32'	44.29'	S 86°17'38" E
C74	7°48'51"	456.67'	62.28'	62.23'	S 86°17'38" E
C75	11°38'43"	325.00'	66.06'	65.94'	S 76°33'50" E
C76	11°38'43"	456.67'	92.82'	92.66'	S 76°33'50" E
C77	11°38'43"	325.00'	66.06'	65.94'	S 64°55'07" E
C78	11°38'43"	456.67'	92.82'	92.66'	S 64°55'07" E
C79	11°38'43"	325.00'	66.06'	65.94'	S 53°16'25" E
C80	11°38'43"	456.67'	92.82'	92.66'	S 53°16'25" E
C81	11°38'43"	325.00'	66.06'	65.94'	S 41°37'42" E
C82	11°38'43"	456.67'	92.82'	92.66'	S 41°37'42" E
C83	11°38'43"	325.00'	66.06'	65.94'	S 29°58'59" E
C84	11°38'43"	456.67'	92.82'	92.66'	S 29°58'59" E
C85	11°38'43"	325.00'	66.06'	65.94'	S 18°20'16" E
C86	11°38'43"	456.67'	92.82'	92.66'	S 18°20'16" E
C87	11°38'43"	325.00'	66.06'	65.94'	S 06°41'33" E
C88	11°38'43"	456.67'	92.82'	92.66'	S 06°41'33" E
C89	12°03'45"	325.00'	68.42'	68.30'	S 05°09'42" W
C90	12°03'45"	456.67'	96.14'	95.97'	S 05°09'42" W
C91	12°03'46"	325.00'	68.42'	68.30'	S 17°13'27" W
C92	12°03'46"	456.67'	96.14'	95.97'	S 17°13'27" W
C93	0°52'02"	650.00'	9.84'	9.84'	S 33°38'58" W
C94	9°57'37"	325.00'	56.50'	56.43'	S 28°14'09" W
C95	9°57'37"	456.67'	79.39'	79.29'	S 28°14'09" W
C96	0°52'02"	781.67'	11.83'	11.83'	S 33°38'58" W



VENETIAN GOLF & RIVER CLUB A REPLAT OF PHASE 3-F

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A REPLAT OF VENETIAN GOLF & RIVER CLUB, PHASE 3-F,

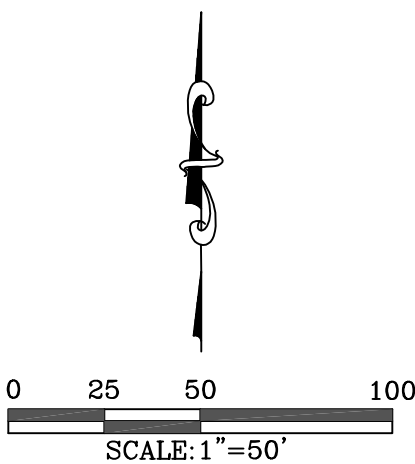
A SUBDIVISION IN PLAT BOOK 48, PAGE 38,

SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

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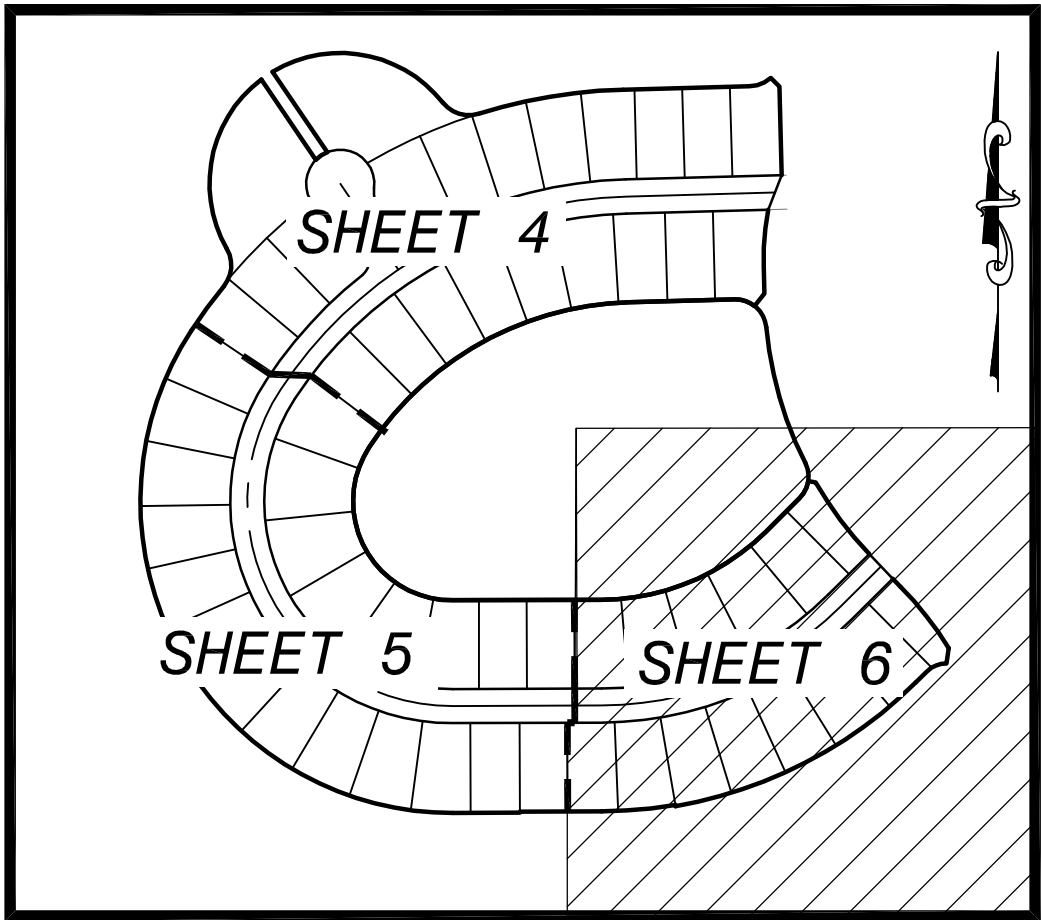
3604 53RD AVENUE EAST
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3E BEING N 01°32'08" W (PLAT OF RECORD).

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SEE SHEET 3 OF 5 FOR LEGEND



KEY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L2	S 81°32'14" E	11.18'
L3	S 43°27'01" E	50.01'
L4	S 44°45'35" E	16.03'
L5	S 07°52'10" W	22.66'
L6	S 45°14'25" W	23.75'
L7	N 09°40'23" W	1.67'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	36°46'39"	43.33'	27.82'	27.34'	N 26°51'06" E
C4	46°58'58"	38.04'	31.20'	30.33'	S 68°43'54" W
C13	34°27'39"	38.04'	22.88'	22.54'	S 74°59'33" W
C48	4°50'24"	475.00'	40.12'	40.11'	N 87°22'45" E
C49	4°50'24"	343.33'	29.00'	28.99'	N 87°22'45" E
C50	11°00'18"	475.00'	91.24'	91.10'	N 79°27'24" E
C51	11°00'19"	343.33'	65.95'	65.84'	N 79°27'24" E
C52	11°00'19"	475.00'	91.24'	91.10'	N 68°27'06" E
C53	11°00'19"	343.33'	65.95'	65.84'	N 68°27'06" E
C54	12°35'54"	475.00'	104.44'	104.23'	N 56°38'59" E
C55	12°35'54"	343.33'	75.49'	75.34'	N 56°38'59" E
C56	5°06'37"	475.00'	42.37'	42.35'	N 47°47'44" E
C57	5°06'37"	343.33'	30.62'	30.61'	N 47°47'44" E
C58	4°31'23"	525.00'	41.44'	41.43'	N 47°30'06" E
C59	12°31'18"	38.04'	8.31'	8.30'	S 51°30'04" W
C60	4°31'23"	656.67'	51.84'	51.83'	N 47°30'06" E
C61	8°28'16"	525.00'	77.62'	77.55'	N 53°59'56" E
C62	8°28'16"	656.67'	97.09'	97.00'	N 53°59'56" E
C63	7°21'51"	525.00'	67.48'	67.43'	N 61°55'00" E
C64	7°21'51"	656.67'	84.40'	84.34'	N 61°55'00" E
C65	7°21'51"	525.00'	67.48'	67.43'	N 69°16'50" E
C66	7°21'51"	656.67'	84.40'	84.34'	N 69°16'50" E
C67	7°21'51"	525.00'	67.48'	67.43'	N 76°38'41" E
C68	7°21'51"	656.67'	84.40'	84.34'	N 76°38'41" E
C69	7°21'51"	525.00'	67.48'	67.43'	N 84°00'32" E
C70	7°21'51"	655.00'	84.19'	84.13'	N 84°00'32" E
C71	2°06'29"	525.00'	19.32'	19.31'	N 88°44'42" E
C72	2°06'29"	655.00'	24.10'	24.10'	N 88°44'42" E
C110	35°09'12"	45.00'	27.61'	27.18'	N 09°06'50" W
C120	36°46'39"	45.00'	28.88'	28.39'	N 26°51'06" E
C121	21°16'56"	560.00'	208.01'	206.82'	S 16°02'58" E

