

TITLE CERTIFICATION

SUBDIVISION NAME:

VICENZA PHASE 1

LEGAL DESCRIPTION:

Attached as **Exhibit "A"**

I, **Kimberly D. Ashton**, Attorney-at-Law, hereby confirm that apparent record title to the land described in the above and shown on the **VICENZA PHASE 1** plat is in the name of **PAMLICO POINT MANAGEMENT, LLC**, a Florida limited liability company, the organization executing the offer of dedication appearing on the above plat. All property taxes due and payable for tax year 2018 have been paid on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

MORTGAGEES:

OFFICIAL RECORD BOOK AND PAGE (S):

NONE

LIENS:

NONE

WITNESS my hand and official seal at Manatee County, Florida, this 28th day of August, 2019.

Signature:



Kimberly D. Ashton, Esq.
Vogler Ashton, PLLC
705 10TH Avenue West, Ste. 103
Palmetto, Florida, 34221
(941)304-3400
FL. Bar No. 0485039

EXHIBIT "A"
VICENZA

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND LYING BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2017124239 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°33'55" WEST, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 12.01 FEET TO THE SOUTH RIGHT-OF-WAY OF LAUREL ROAD ACCORDING TO INSTRUMENT 2019041855 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 88°45'15" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 1,813.29 FEET TO THE WEST LINE OF A 40 FOOT PRIVATE ROAD ACCORDING TO DEED BOOK 311, PAGE 161 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 02°42'06" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,141.58 FEET THE NORTH LINE OF VENICE WOODLANDS PHASE 1 ACCORDING TO PLAT BOOK 53, PAGE 43 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, AND THE WEST LINE OF SAID VENICE WOODLANDS PHASE 1 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°07'11" WEST, A DISTANCE OF 1,157.24 FEET; (2) SOUTH 00°29'30" EAST, A DISTANCE OF 1,536.06 FEET; (3) NORTH 88°40'46" EAST, A DISTANCE OF 23.77 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; (4) SOUTH 00°30'41" WEST, ALONG SAID WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 36, A DISTANCE OF 2,489.22 FEET TO THE NORTH RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2404, PAGE 2700 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY, AND THE NORTH RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2404, PAGE 2706 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RESPECTIVELY, THE FOLLOWING NINE (9) COURSES: (1) NORTH 89°53'24" WEST, A DISTANCE OF 666.40 FEET; (2) NORTH 00°33'03" EAST, A DISTANCE OF 23.00 FEET; (3) NORTH 89°37'34" WEST, A DISTANCE OF 48.75 FEET; (4) SOUTH 00°22'26" WEST, A DISTANCE OF 20.00 FEET; (5) NORTH 89°37'34" WEST, A DISTANCE OF 559.78 FEET; (6) SOUTH 89°56'39" WEST, A DISTANCE OF 400.01 FEET; (7) NORTH 89°37'32" WEST, A DISTANCE OF 100.21 FEET; (8) SOUTH 00°22'28" WEST, A DISTANCE OF 5.00 FEET; (9) NORTH 89°37'32" WEST, A DISTANCE OF 749.17 FEET TO THE EAST LINE OF MILANO - PHASE 2 ACCORDING TO PLAT BOOK 50, PAGE 40 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 00°33'56" EAST, ALONG SAID EAST LINE, AND THE EAST LINE OF VILLAGES OF MILANO ACCORDING TO PLAT BOOK 49, PAGE 36 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 4,339.71 FEET TO THE SOUTH LINE OF THE NORTH 830 FEET OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°17'54" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,856.79 FEET TO THE WEST LINE OF AFORESAID SECTION 36; THENCE NORTH 00°33'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 818.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 291.277 ACRES.