

VENICE WOODLANDS PHASE 2B

BEING A REPLAT OF TRACT 300 OF VENICE WOODLANDS PHASE 1, ACCORDING TO
PLAT BOOK 53, PAGES 43 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA,
BEING A PORTION OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

PLAT
BOOK

PAGE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, BY ITS DIVISION PRESIDENT, STEVE HARDING, ACTING BY AND WITH THE AUTHORITY OF THE SAID CORPORATION, CERTIFIES OWNERSHIP BY SAID CORPORATION, OF THE PROPERTY DESCRIBED HEREON, AND KNOWN AS VENICE WOODLANDS PHASE 2B, AND DOES HEREBY DEDICATE THE FOLLOWING:

TO THE VENICE WOODLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ALL OF TRACT 100 HEREIN, FOR PURPOSES OF OPERATIONS, MAINTENANCE AND REPAIRS.

TO THE CITY OF VENICE, SARASOTA COUNTY AND PUBLIC AND PRIVATE UTILITY COMPANIES, ALL ACTING WITHIN THE SCOPE OF THEIR EMPLOYMENT, A NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS TRACT 100 (PRIVATE RIGHT-OF-WAY, PRIVATE DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENT), AND ALL OTHER PUBLIC EASEMENTS SHOWN HEREON FOR THE LIMITED PURPOSES OF (i) INGRESS/EGRESS TO ACCESS OTHER PUBLIC EASEMENTS AND PUBLIC FACILITIES IDENTIFIED ON THE PLAT, AND FOR THE OPERATION AND MAINTENANCE THEREOF, (ii) INGRESS/EGRESS BY EMERGENCY AND LAW ENFORCEMENT PERSONNEL, AND (iii) INGRESS/EGRESS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY IMPROVEMENTS AND DRAINAGE. IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OR COUNTY, NOR SHALL ANY REQUEST EVER BE ENTERTAINED BY THE CITY OR COUNTY, TO MAINTAIN SAID PRIVATE ROADWAY IMPROVEMENTS.

IN WITNESS THEREOF, THE UNDERSIGNED CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS _____, THIS _____ DAY OF _____, AD, 2021:

WITNESSES:

Garth Noble
SIGNATURE

Garth Noble
PRINT NAME
Garth Noble
SIGNATURE

Gintautas Vasunavicius
PRINT NAME

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS RYAN AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC. 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 SUCH DIVISION PRESIDENT, FOR AND IN BEHALF OF SAID MERITAGE HOMES OF FLORIDA, INC.

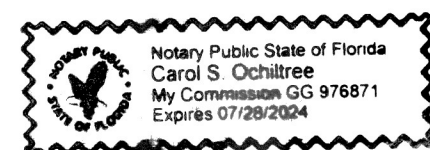
WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 23rd DAY OF June, AD, 2021.

COMMISSION EXPIRES _____

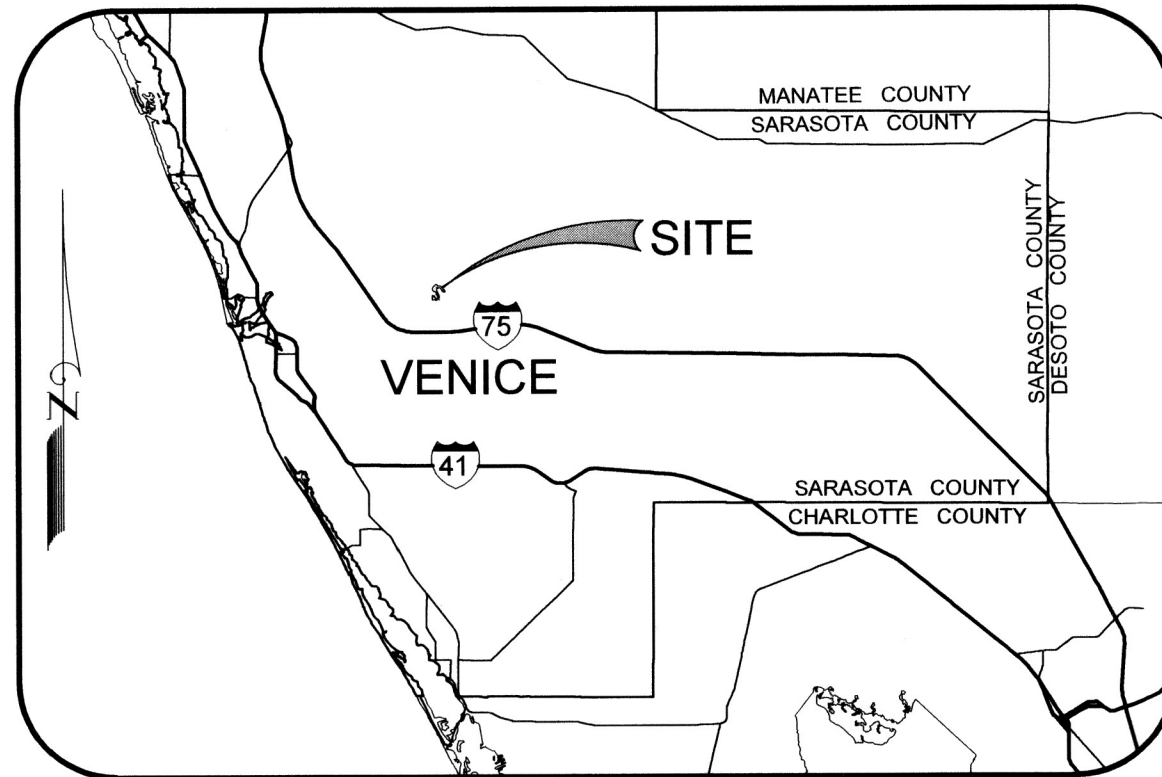
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

NOTE: PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VENICE WOODLANDS HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN INSTRUMENT NO. 2019062627, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.


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LOCATION MAP
NOT TO SCALE

TRACT DESIGNATIONS

BY: Steve Harding
SIGNATURE
STEVE HARDING
DIVISION PRESIDENT
TITLE

LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN FEET (10') IN WIDTH ALONG EACH FRONT AND FIVE FEET (5') IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY RESERVED AND CREATED FOR THE PURPOSE OF ACCOMMODATING UNDERGROUND UTILITIES AND PRIVATE IRRIGATION. WHEN AN AREA GREATER THAN ONE (1) LOT IS DESIGNATED AND USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL, UPON SUCH DESIGNATION, AUTOMATICALLY BE SUBJECT TO THE LOT LINE EASEMENTS RESERVED AND CREATED HEREIN, SUCH THAT THE PRIOR LOT LINE EASEMENTS SHALL NO LONGER APPLY AND THE NEW LOT LINE EASEMENTS SHALL TAKE EFFECT ON THE NEW BUILDING SITE DESIGNATION. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELECOMMUNICATION AND BROADBAND SERVICES, INCLUDING CABLE TELEVISION SERVICES, HOWEVER CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES.

CERTIFICATE OF REVIEWING SURVEYOR & MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES, AND THAT I AM UNDER CONTRACT WITH THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE CITY OF VENICE. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES (PLATTING) 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.

Robert B. Strayer, Jr.
SIGNATURE
ROBERT B. STRAYER, JR.
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, NO. 5027

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I, KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF _____, AD, 2021.

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

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

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 _____, AD, 2021.

CITY ATTORNEY

MAYOR, CITY OF VENICE

CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED FLORIDA LICENSED 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 THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED JUNE 3, 2021. THE PERMANENT CONTROL POINTS (PCP'S), AND LOT CORNERS INSTALLATION WILL BE COMPLETED WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

Robert B. Curtis
SIGNATURE
ROBERT B. CURTIS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, NO. 6051

6/22/2021
DATE
STATE OF FLORIDA, NO. 6051

VENICE WOODLANDS PHASE 2B

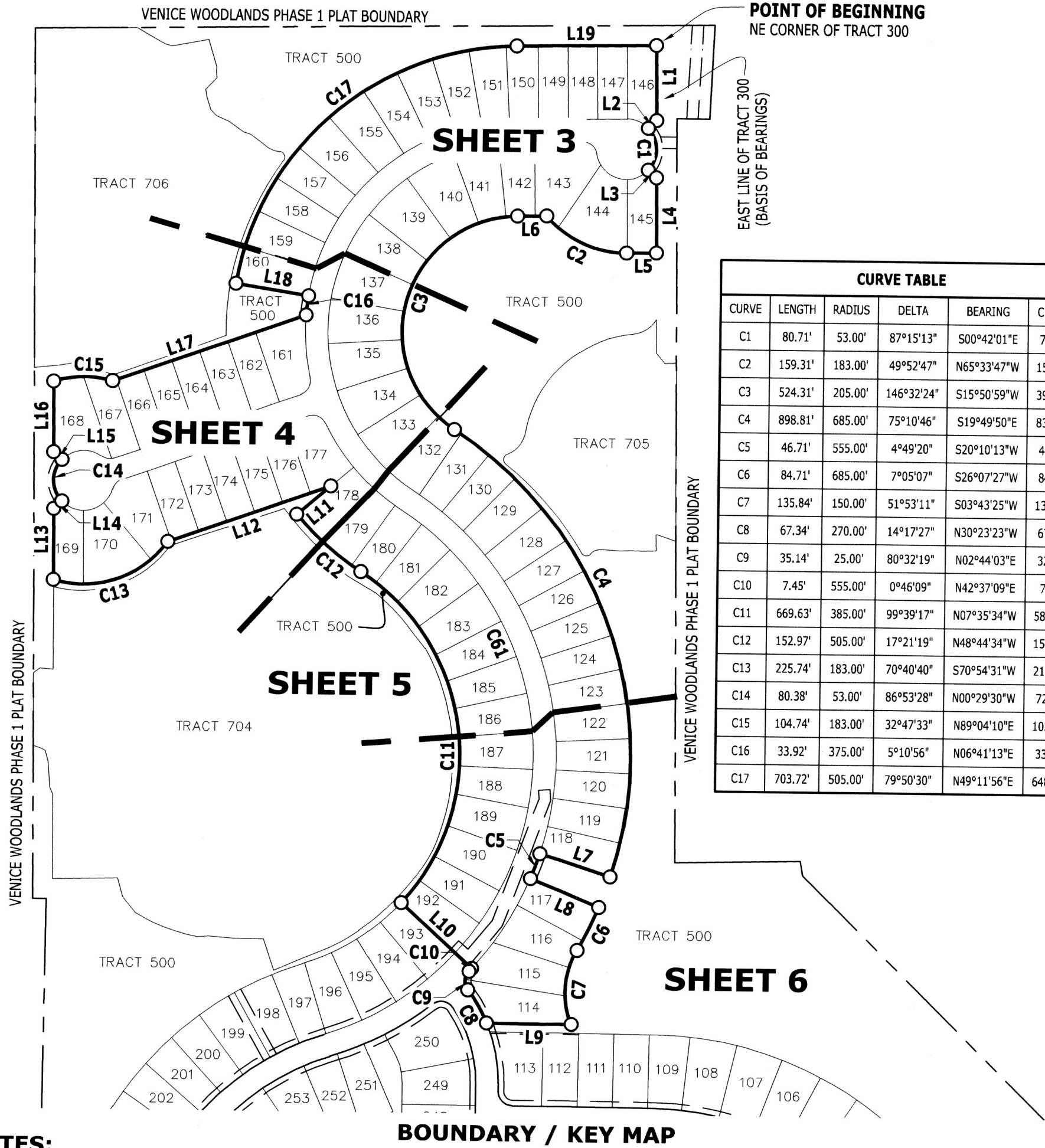
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PLAT
BOOK PAGE

LEGAL DESCRIPTION:

TRACT 300, OF VENICE WOODLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 43 THROUGH 58 INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 300 OF VENICE WOODLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 43 THROUGH 58 INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID TRACT 300 THE FOLLOWING THIRTY-SIX (36) COURSES: 1) SOUTH 00°52'49" EAST, A DISTANCE OF 132.80 FEET; 2) SOUTH 45°40'22" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 3) SOUTHERLY 80.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 87°15'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°42'01" EAST 73.14 FEET; 4) SOUTH 47°04'25" EAST, A DISTANCE OF 20.00 FEET; 5) SOUTH 00°31'09" EAST, A DISTANCE OF 132.82 FEET; 6) SOUTH 89°29'49" WEST, A DISTANCE OF 53.05 FEET TO A POINT ON A CURVE TO THE RIGHT; 7) NORTHWESTERLY 159.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 183.00 FEET, A CENTRAL ANGLE OF 49°52'47", AND A CHORD BEARING AND DISTANCE OF NORTH 65°33'47" WEST 154.33 FEET; 8) SOUTH 89°07'11" WEST, A DISTANCE OF 51.27 FEET TO A POINT ON A CURVE TO THE LEFT; 9) SOUTHERLY 524.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 146°32'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 15°50'59" WEST 392.65 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; 10) SOUTHERLY 898.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 75°10'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°49'50" EAST 835.71 FEET ;11) NORTH 72°14'27" WEST, A DISTANCE OF 130.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 12) SOUTHERLY 46.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 04°49'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 20°10'13" WEST 46.70 FEET; 13) SOUTH 67°25'07" EAST, A DISTANCE OF 130.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 14) SOUTHWESTERLY 84.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 07°05'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°07'27" WEST 84.66 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 15) SOUTHERLY 135.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 51°53'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°43'25" WEST 131.24 FEET; 16) NORTH 89°30'59" WEST, A DISTANCE OF 148.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 17) NORTHWESTERLY 67.34 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 14°17'27", AND A CHORD BEARING AND DISTANCE OF NORTH 30°23'23" WEST 67.17 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; 18) NORTHERLY 35.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°32'19", AND A CHORD BEARING AND DISTANCE OF NORTH 02°44'03" EAST 32.32 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 19) NORTHEASTERLY 7.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 00°46'09", AND A CHORD BEARING AND DISTANCE OF NORTH 42°37'09" EAST 7.45 FEET; 20) NORTH 47°45'56" WEST, A DISTANCE OF 170.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 21) NORTHERLY 669.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 99°39'17", AND A CHORD BEARING AND DISTANCE OF NORTH 07°35'34" WEST 588.36 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; 22) NORTHWESTERLY 152.97 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 17°21'19", AND A CHORD BEARING AND DISTANCE OF NORTH 48°44'34" WEST 152.38 FEET; 23) NORTH 49°56'05" EAST, A DISTANCE OF 78.33 FEET; 24) SOUTH 70°31'04" WEST, A DISTANCE OF 304.33 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 25) WESTERLY 225.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 183.00 FEET, A CENTRAL ANGLE OF 70°40'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°54'31" WEST 211.70 FEET; 26) NORTH 00°29'30" WEST, A DISTANCE OF 125.32 FEET; 27) NORTH 46°03'46" EAST, A DISTANCE OF 19.60 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 28) NORTHERLY 80.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 86°53'28", AND A CHORD BEARING AND DISTANCE OF NORTH 00°29'30" WEST 72.89 FEET; 29) NORTH 47°02'46" WEST, A DISTANCE OF 20.00 FEET; 30) NORTH 00°29'30" WEST, A DISTANCE OF 124.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 31) EASTERLY 104.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 183.00 FEET, A CENTRAL ANGLE OF 32°47'33", AND A CHORD BEARING AND DISTANCE OF NORTH 89°04'10" EAST 103.31 FEET; 32) NORTH 70°31'04" EAST, A DISTANCE OF 360.07 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 33) NORTHERLY 33.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 05°10'56", AND A CHORD BEARING AND DISTANCE OF NORTH 06°41'13" EAST 33.91 FEET; 34) NORTH 80°43'19" WEST, A DISTANCE OF 130.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 35) NORTHEASTERLY 703.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 79°50'30", AND A CHORD BEARING AND DISTANCE OF NORTH 49°11'56" EAST 648.15 FEET; 36) NORTH 89°07'11" EAST, A DISTANCE OF 244.98 FEET TO THE POINT OF BEGINNING.



NOTES:

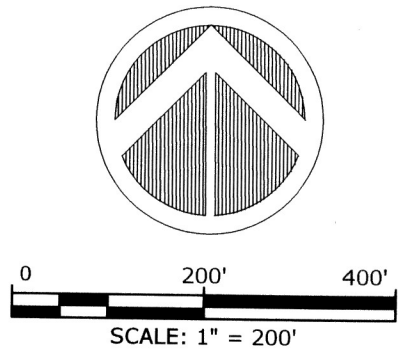
- 1) BEARINGS ARE BASED ON THE PLATTED EAST LINE TRACT 300 BEING SOUTH 00°52'49" EAST.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL 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.
- 4) THIS PLAT WAS PREPARED WITH THE BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2169-5274544, SEARCH PERIOD OF OCTOBER 30, 1975 THROUGH MARCH 31, 2021 AT 8:00 AM, AND DATED APRIL 4, 2021.

LEGEND:

- DE = DRAINAGE EASEMENT
LB# = LICENSED BUSINESS NUMBER
OA = OVERALL
PSM = PROFESSIONAL SURVEYOR AND MAPPER
(P) = PER PLAT OF VENICE WOODLANDS PHASE 1
PUE = PUBLIC UTILITY EASEMENT
(RTL) = REFERENCE TIE LINE
(NR) = NON-RADIAL BEARING
SF = SQUARE FEET
XXX.XXX
XXX.XXX = STATE PLANE COORDINATES
===== = EASEMENTS, SIZE AND TYPE AS NOTED
⊙ SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
○ SIR = SET 1/2" IRON ROD AND CAP "PRM LB #2610"



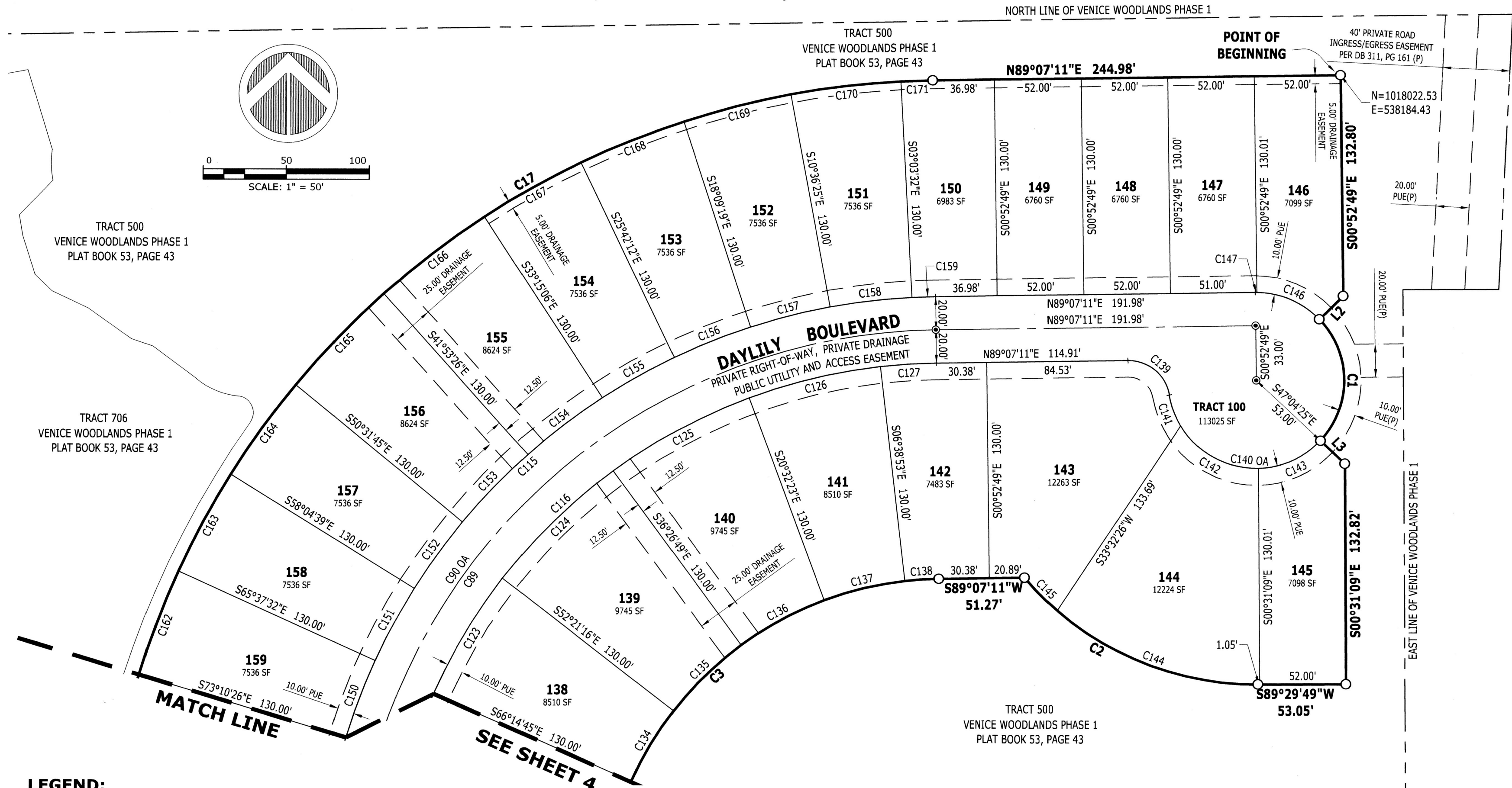
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
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License #2610



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	80.71'	53.00'	87°15'13"	S00°42'01"E	73.14'
C2	159.31'	183.00'	49°52'47"	N65°33'47"W	154.33'
C3	524.31'	205.00'	146°32'24"	S15°50'59"W	392.65'
C17	703.72'	505.00'	79°50'30"	N49°11'56"E	648.15'
C89	672.89'	355.00'	108°36'08"	S34°49'07"W	576.59'
C90	907.95'	355.00'	146°32'24"	S15°50'59"W	679.95'
C115	668.52'	375.00'	102°08'33"	S38°02'54"W	583.45'
C134	49.70'	205.00'	13°53'30"	S30°42'00"W	49.58'
C135	56.92'	205.00'	15°54'26"	S45°35'58"W	56.73'
C136	56.92'	205.00'	15°54'26"	S61°30'24"W	56.73'
C137	49.70'	205.00'	13°53'30"	S76°24'22"W	49.58'
C138	20.64'	205.00'	5°46'04"	S86°14'09"W	20.63'
C139	35.41'	25.00'	81°09'00"	N50°18'19"W	32.52'
C140	241.57'	53.00'	261°09'00"	N39°41'41"E	80.51'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C141	19.80'	53.00'	21°24'01"	S20°25'49"E	19.68'
C142	55.94'	53.00'	60°28'12"	S61°21'55"E	53.38'
C143	42.06'	53.00'	45°28'24"	N65°39'47"E	40.97'
C144	131.47'	183.00'	41°09'39"	N69°55'21"W	128.66'
C145	27.85'	183.00'	8°43'08"	N44°58'58"W	27.82'
C146	42.04'	53.60'	44°56'23"	N67°03'50"W	40.97'
C147	1.00'	53.00'	1°04'48"	S89°39'35"W	1.00'
C150	49.40'	375.00'	7°32'53"	S20°36'01"W	49.37'
C151	49.40'	375.00'	7°32'53"	S28°08'54"W	49.37'
C152	49.40'	375.00'	7°32'53"	S35°41'48"W	49.37'
C153	56.54'	375.00'	8°38'20"	S43°47'25"W	56.49'
C154	56.54'	375.00'	8°38'20"	S52°25'44"W	56.49'
C155	49.40'	375.00'	7°32'53"	S60°31'21"W	49.37'
C156	49.40'	375.00'	7°32'53"	S68°04'14"W	49.37'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C157	49.40'	375.00'	7°32'54"	S75°37'08"W	49.37'
C158	49.40'	375.00'	7°32'54"	S83°10'01"W	49.37'
C159	14.26'	375.00'	2°10'43"	S88°01'50"W	14.26'
C162	66.53'	505.00'	7°32'53"	N20°36'01"E	66.48'
C163	66.53'	505.00'	7°32'53"	N28°08'54"E	66.48'
C164	66.53'	505.00'	7°32'53"	N35°41'48"E	66.48'
C165	76.14'	505.00'	8°38'20"	N43°47'25"E	76.07'
C166	76.14'	505.00'	8°38'20"	N52°25'44"E	76.07'
C167	66.53'	505.00'	7°32'53"	N60°31'21"E	66.48'
C168	66.53'	505.00'	7°32'53"	N68°04'14"E	66.48'
C169	66.53'	505.00'	7°32'53"	N75°37'08"E	66.48'
C170	66.53'	505.00'	7°32'53"	N83°10'01"E	66.48'
C171	19.20'	505.00'	2°10'43"	N88°01'50"E	19.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S45°40'22"W	20.00'
L3	S47°04'25"E	20.00'

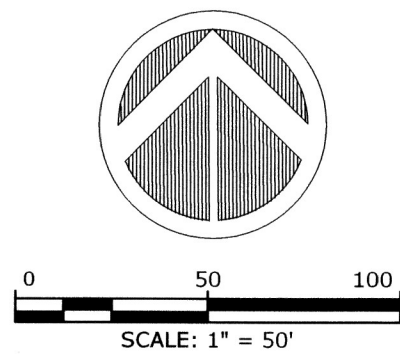
SEE SHEET 2 OF 6 FOR KEY MAP

SHEET 3 OF 6

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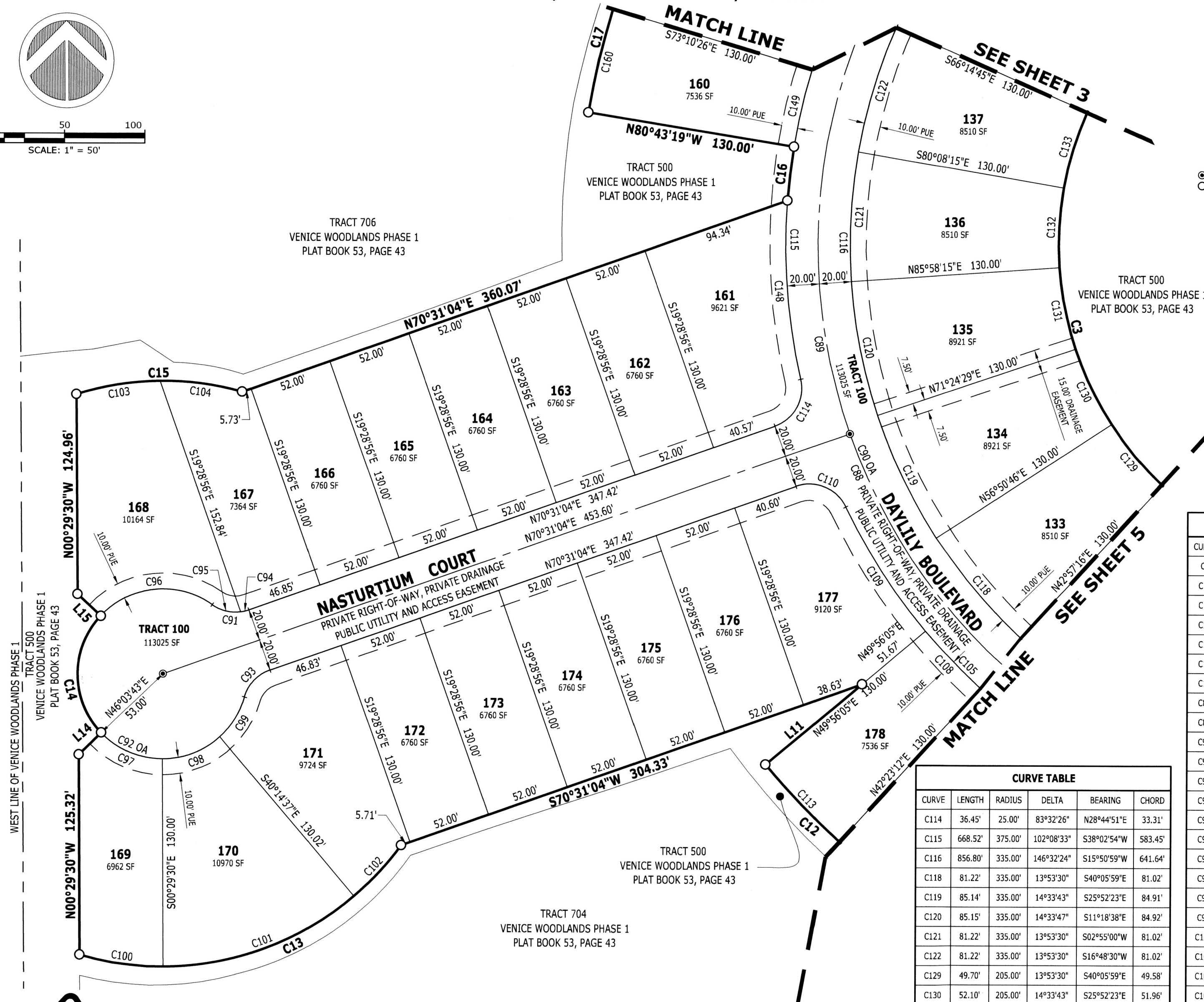
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LINE TABLE		
LINE	BEARING	DISTANCE
L11	N49°56'05"E	78.33'
L14	N46°03'46"E	19.60'
L15	N47°02'46"W	20.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	524.31'	205.00'	146°32'24"	S15°50'59"W	392.65'
C12	152.97'	505.00'	17°21'19"	N48°44'34"W	152.38'
C13	225.74'	183.00'	70°40'40"	S70°54'31"W	211.70'
C14	80.38'	53.00'	86°53'28"	N00°29'30"W	72.89'
C15	104.74'	183.00'	32°47'33"	N89°04'10"E	103.31'
C16	33.92'	375.00'	5°10'56"	N06°41'13"E	33.91'
C17	703.72'	505.00'	79°50'30"	N49°11'56"E	648.15'
C88	235.06'	355.00'	37°56'17"	S38°27'05"E	230.79'
C89	672.89'	355.00'	108°36'08"	S34°49'07"W	576.59'
C90	907.95'	355.00'	146°32'24"	S15°50'59"W	679.95'
C91	23.90'	25.00'	54°45'56"	S82°05'58"E	23.00'
C92	267.82'	53.00'	289°31'52"	S19°28'56"E	61.15'
C93	23.90'	25.00'	54°45'56"	S43°08'06"W	23.00'
C94	5.18'	25.00'	11°52'52"	N76°27'30"E	5.17'
C95	18.71'	25.00'	42°53'04"	S76°09'32"E	18.28'
C96	76.16'	53.00'	82°19'51"	S84°07'07"W	69.77'
C97	42.36'	53.00'	45°47'27"	S66°49'58"E	41.24'
C98	39.29'	53.00'	42°28'34"	N69°02'02"E	38.40'
C99	29.64'	53.00'	32°02'37"	N31°46'26"E	29.26'
C100	52.76'	183.00'	16°31'04"	N82°00'42"W	52.57'
C101	129.49'	183.00'	40°32'27"	S69°27'33"W	126.80'
C102	43.50'	183.00'	13°37'08"	S42°22'45"W	43.40'
C103	52.73'	183.00'	16°30'30"	N80°55'39"E	52.54'
C104	52.01'	183.00'	16°17'02"	S82°40'35"E	51.84'
C105	191.24'	375.00'	29°13'11"	S40°33'06"E	189.18'
C108	49.40'	375.00'	7°32'53"	S43°50'21"E	49.37'
C109	92.44'	375.00'	14°07'24"	S33°00'13"E	92.20'
C110	36.45'	25.00'	83°32'26"	N67°42'43"W	33.31'
C113	66.53'	505.00'	7°32'53"	N43°50'21"W	66.48'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C114	36.45'	25.00'	83°32'26"	N28°44'51"E	33.31'
C115	668.52'	375.00'	102°08'33"	S38°02'54"W	583.45'
C116	856.80'	335.00'	146°32'24"	S15°50'59"W	641.64'
C118	81.22'	335.00'	13°53'30"	S40°05'59"E	81.02'
C119	85.14'	335.00'	14°33'43"	S25°52'23"E	84.91'
C120	85.15'	335.00'	14°33'47"	S11°18'38"E	84.92'
C121	81.22'	335.00'	13°53'30"	S02°55'00"W	81.02'
C122	81.22'	335.00'	13°53'30"	S16°48'30"W	81.02'
C129	49.70'	205.00'	13°53'30"	S40°05'59"E	49.58'
C130	52.10'	205.00'	14°33'43"	S25°52'23"E	51.96'
C131	52.11'	205.00'	14°33'47"	S11°18'38"E	51.97'
C132	49.70'	205.00'	13°53'30"	S02°55'00"W	49.58'
C133	49.70'	205.00'	13°53'30"	S16°48'30"W	49.58'
C148	112.04'	375.00'	17°07'07"	S04°27'49"E	111.63'
C149	49.40'	375.00'	7°32'53"	S13°03'08"E	49.37'
C160	66.53'	505.00'	7°32'53"	N13°03'08"E	66.48'



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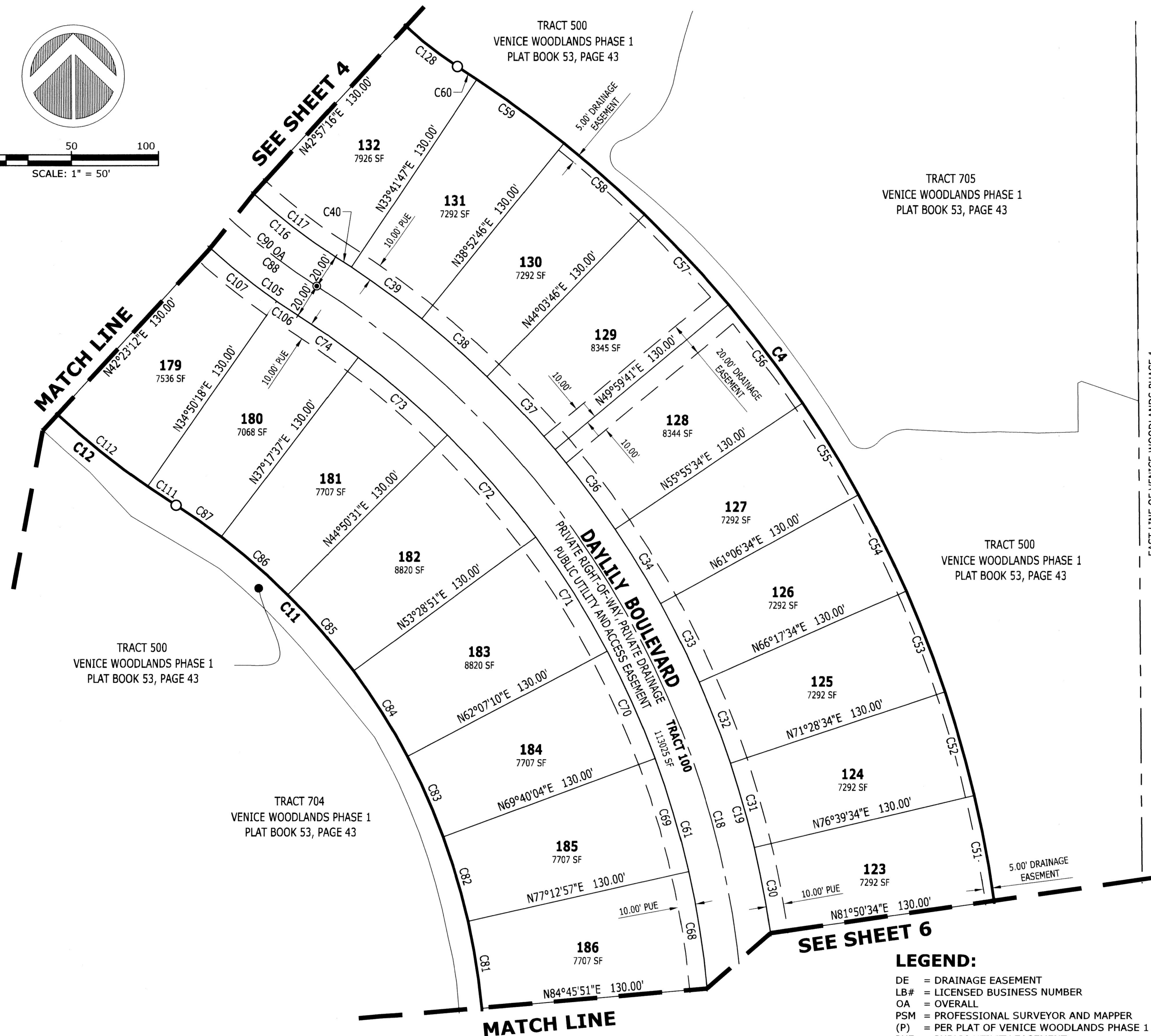
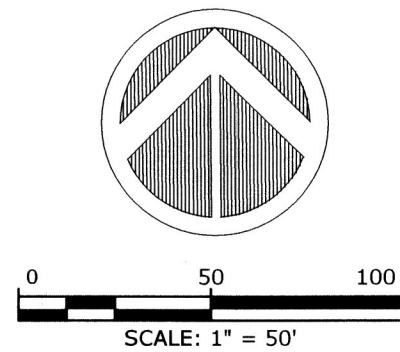
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SEE SHEET 2 OF 6 FOR KEY MAP
SHEET 4 OF 6

VENICE WOODLANDS PHASE 2B

BEING A REPLAT OF TRACT 300 OF VENICE WOODLANDS PHASE 1, ACCORDING TO
PLAT BOOK 53, PAGES 43 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA,
BEING A PORTION OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

PLAT
BOOK PAGE



LEGEND:

- DE = DRAINAGE EASEMENT
- LB# = LICENSED BUSINESS NUMBER
- OA = OVERALL
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- (P) = PER PLAT OF VENICE WOODLANDS PHASE 1
- PUE = PUBLIC UTILITY EASEMENT
- (RTL) = REFERENCE TIE LINE
- (NR) = NON-RADIAL BEARING
- SF = SQUARE FEET
- XXX.XXX = STATE PLANE COORDINATES
- ==== = EASEMENTS, SIZE AND TYPE AS NOTED
- ⊙ SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
- SIR = SET 1/2" IRON ROD AND CAP "PRM LB #2610"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C4	898.81'	685.00'	75°10'46"	S19°49'50"E	835.71'
C11	669.63'	385.00'	99°39'17"	N07°35'34"W	588.36'
C12	152.97'	505.00'	17°21'19"	N48°44'34"W	152.38'
C18	930.53'	535.00'	99°39'17"	N07°35'34"W	817.59'
C19	965.31'	555.00'	99°39'17"	N07°35'34"W	848.16'
C30	50.21'	555.00'	5°11'00"	S10°44'56"E	50.19'
C31	50.21'	555.00'	5°11'00"	S15°55'56"E	50.19'
C32	50.21'	555.00'	5°11'00"	S21°06'56"E	50.19'
C33	50.21'	555.00'	5°11'00"	S26°17'56"E	50.19'
C34	50.21'	555.00'	5°11'00"	S31°28'56"E	50.19'
C36	57.46'	555.00'	5°55'53"	S37°02'22"E	57.43'
C37	57.46'	555.00'	5°55'55"	S42°58'16"E	57.43'
C38	50.21'	555.00'	5°11'00"	S48°31'44"E	50.19'
C39	50.21'	555.00'	5°11'00"	N53°42'43"W	50.19'
C40	10.82'	555.00'	1°07'00"	N56°51'43"W	10.82'
C51	61.97'	685.00'	5°11'00"	S10°44'56"E	61.95'
C52	61.97'	685.00'	5°11'00"	S15°55'56"E	61.95'
C53	61.97'	685.00'	5°11'00"	S21°06'56"E	61.95'
C54	61.97'	685.00'	5°11'00"	S26°17'56"E	61.95'
C55	61.97'	685.00'	5°11'00"	S31°28'56"E	61.95'
C56	70.91'	685.00'	5°55'53"	S37°02'22"E	70.88'
C57	70.92'	685.00'	5°55'55"	S42°58'16"E	70.89'
C58	61.97'	685.00'	5°11'00"	S48°31'44"E	61.95'
C59	61.97'	685.00'	5°11'00"	S53°42'43"E	61.95'
C60	13.35'	685.00'	1°07'00"	N56°51'43"W	13.35'
C61	1,171.21'	515.00'	130°18'06"	N07°43'50"E	934.64'
C68	67.85'	515.00'	7°32'53"	N09°00'36"W	67.80'
C69	67.85'	515.00'	7°32'53"	N16°33'29"W	67.80'
C70	67.85'	515.00'	7°32'53"	N24°06'23"W	67.80'
C71	77.65'	515.00'	8°38'20"	N32°12'00"W	77.58'
C72	77.65'	515.00'	8°38'20"	N40°50'19"W	77.58'
C73	67.85'	515.00'	7°32'53"	N48°55'56"W	67.80'
C74	42.37'	515.00'	4°42'51"	N55°03'48"W	42.36'
C81	50.72'	385.00'	7°32'53"	N09°00'36"W	50.68'
C82	50.72'	385.00'	7°32'53"	N16°33'29"W	50.68'
C83	50.72'	385.00'	7°32'53"	N24°06'23"W	50.68'
C84	58.05'	385.00'	8°38'20"	N32°12'00"W	57.99'
C85	58.05'	385.00'	8°38'20"	N40°50'19"W	57.99'
C86	50.72'	385.00'	7°32'53"	N48°55'56"W	50.68'
C87	31.68'	385.00'	4°42'51"	N55°03'48"W	31.67'
C88	235.06'	355.00'	37°56'17"	S38°27'05"E	230.79'
C90	907.95'	355.00'	146°32'24"	S15°50'59"W	679.95'
C105	191.24'	375.00'	29°13'11"	S40°33'06"E	189.18'
C106	14.78'	375.00'	2°15'32"	S56°17'27"E	14.78'
C107	49.40'	375.00'	7°32'53"	S51°23'15"E	49.37'
C111	19.91'	505.00'	2°15'32"	N56°17'27"W	19.91'
C112	66.53'	505.00'	7°32'53"	N51°23'15"W	66.48'
C116	856.80'	335.00'	146°32'24"	S15°50'59"W	641.64'
C117	60.66'	335.00'	10°22'29"	S52°13'59"E	60.58'
C128	37.12'	205.00'	10°22'29"	S52°13'59"E	37.07'



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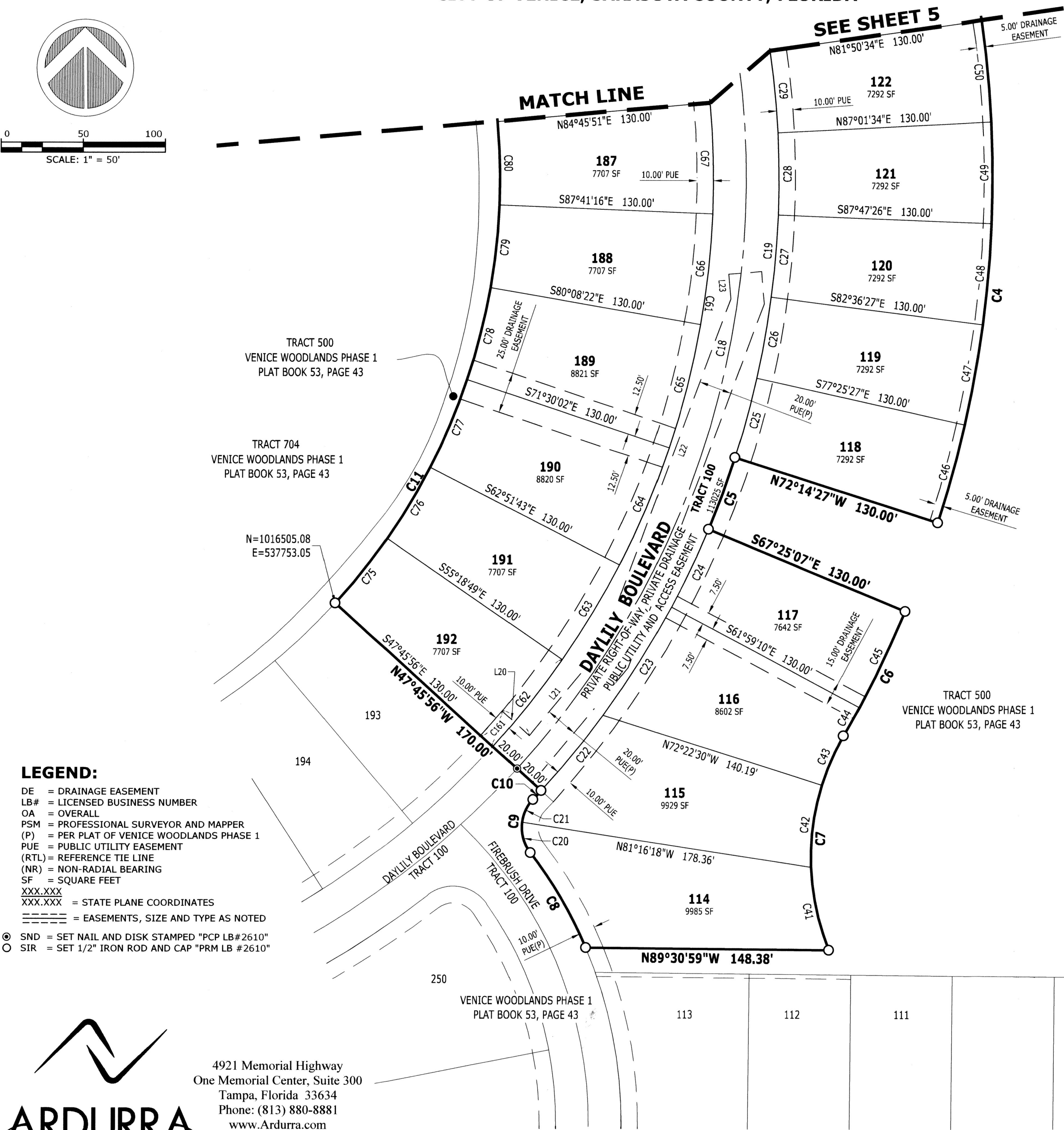
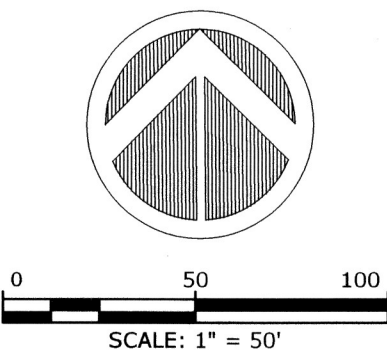
SEE SHEET 2 OF 6 FOR KEY MAP

SHEET 5 OF 6

VENICE WOODLANDS PHASE 2B

BEING A REPLAT OF TRACT 300 OF VENICE WOODLANDS PHASE 1, ACCORDING TO
PLAT BOOK 53, PAGES 43 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA,
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C4	898.81'	685.00'	75°10'46"	S19°49'50"E	835.71'
C5	46.71'	555.00'	4°49'20"	S20°10'13"W	46.70'
C6	84.71'	685.00'	7°05'07"	S26°07'27"W	84.66'
C7	135.84'	150.00'	51°53'11"	S03°43'25"W	131.24'
C8	67.34'	270.00'	14°17'27"	N30°23'23"W	67.17'
C9	35.14'	25.00'	80°32'19"	N02°44'03"E	32.32'
C10	7.45'	555.00'	0°46'09"	N42°37'09"E	7.45'
C11	669.63'	385.00'	99°39'17"	N07°35'34"W	588.36'
C18	930.53'	535.00'	99°39'17"	N07°35'34"W	817.59'
C19	965.31'	555.00'	99°39'17"	N07°35'34"W	848.16'
C20	19.66'	25.00'	45°04'00"	S15°00'06"E	19.16'
C21	15.48'	25.00'	35°28'19"	S25°16'03"W	15.23'
C22	59.58'	493.37'	6°55'09"	N39°09'34"E	59.54'
C23	78.18'	555.00'	8°04'14"	N32°02'57"E	78.11'
C24	52.62'	555.00'	5°25'58"	N25°17'52"E	52.60'
C25	50.21'	555.00'	5°11'00"	S15°10'03"W	50.19'
C26	50.21'	555.00'	5°11'00"	S09°59'03"W	50.19'
C27	50.21'	555.00'	5°11'00"	S04°48'04"W	50.19'
C28	50.21'	555.00'	5°11'00"	S00°22'56"E	50.19'
C29	50.21'	555.00'	5°11'00"	S05°33'56"E	50.19'
C41	52.08'	150.00'	19°53'36"	S12°16'22"E	51.82'
C42	50.70'	150.00'	19°21'59"	S07°21'25"W	50.46'
C43	33.06'	150.00'	12°37'36"	S23°21'12"W	32.99'
C44	19.76'	685.00'	1°39'10"	S28°50'25"W	19.76'
C45	64.95'	685.00'	5°25'58"	S25°17'52"W	64.93'
C46	61.97'	685.00'	5°11'00"	S15°10'03"W	61.95'
C47	61.97'	685.00'	5°11'00"	S09°59'03"W	61.95'
C48	61.97'	685.00'	5°11'00"	S04°48'04"W	61.95'
C49	61.97'	685.00'	5°11'00"	S00°22'56"E	61.95'
C50	61.97'	685.00'	5°11'00"	S05°33'56"E	61.95'
C62	67.85'	515.00'	7°32'53"	N38°27'38"E	67.80'
C63	67.85'	515.00'	7°32'53"	N30°54'44"E	67.80'
C64	77.65'	516.83'	8°36'29"	N22°49'07"E	77.58'
C65	77.65'	512.94'	8°40'25"	N14°10'48"E	77.58'
C66	67.85'	515.00'	7°32'53"	N06°05'11"E	67.80'
C67	67.85'	515.00'	7°32'53"	N01°27'42"W	67.80'
C75	50.72'	385.00'	7°32'53"	N38°27'38"E	50.68'
C76	50.72'	385.00'	7°32'53"	N30°54'44"E	50.68'
C77	58.05'	385.00'	8°38'20"	N22°49'07"E	57.99'
C78	58.05'	385.00'	8°38'20"	N14°10'48"E	57.99'
C79	50.72'	385.00'	7°32'53"	N06°05'11"E	50.68'
C80	50.72'	385.00'	7°32'53"	N01°27'42"W	50.68'
C161	19.98'	505.00'	2°16'02"	N41°06'03"E	19.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S47°45'56"E	22.18'
L21	N39°36'18"E	67.01'
L22	N20°18'37"E	229.31'
L23	N04°41'42"W	15.19'