MIRASOL TOWN CENTER

A REPLAT OF LOT 1, LAUREL ROAD PROPERTY, A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK ____, PAGE ___ SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION

LOT 1, LAUREL ROAD PROPERTY AS RECORDED IN PLAT BOOK 48, PAGE 37, 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., 2020.

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

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. 2020

APPROVED:

MAYOR, CITY OF VENICE

CITY ENGINEER

CITY ATTORNEY

CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I HEREBY CERTIFIED 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.

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

DATE: 07/02 , 2020

SURVEYORS NOTES

1) THE ORIGINAL BEARINGS FOR THE PLAT OF LAUREL ROAD PROPERTY, (PLAT BOOK 48, PAGE 37) HAVE BEEN ROTATED TO COINSIDE WITH THE BEARINGS FOR TOSCANA ISLES, UNIT 1 (PLAT BOOK 49, PAGE 32). A BEARING OF S.00°26'50"W. FOR THE EAST LINE OF SUBJECT PROPERTY WAS USED AS SHOWN HEREON. THIS DID NOT CHANGE THE GEOMETRIC DIMENSIONS OF THE SUBJECT PROPERTY.

2) EXISTING EASEMENTS AFFECTING THE PLATTED PROPERTY AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA HAVE BEEN GRAPHICALLY SHOWN HEREON. UPON FUTURE REPLATTING OF THESE TRACTS, SOME OF THESE SAID EASEMENTS WILL BE VACATED. REFER TO THE ORIGINAL RECORDED DOCUMENTS AS LABELED HEREON FOR THE BEARINGS, DISTANCES AND ORIENTATION TO THIS PLAT.

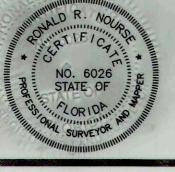
SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. LS 0006026, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF A M ENGINEERING, LLC., A CORPORATION 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 OF THE FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED JUNE 2, 2020 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 A SURVEOYS AFFIDAVIT.

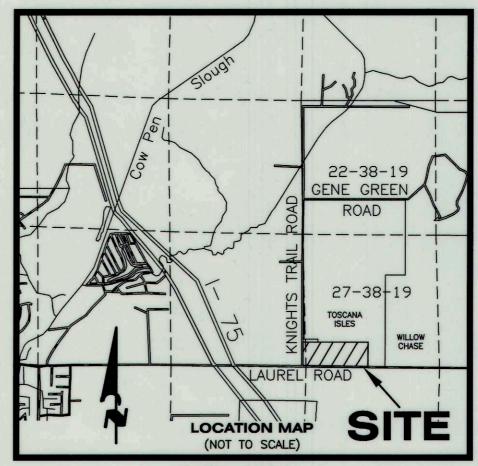
A M ENGINEERING, LLC.

RONALD R. NOURSE, P.S.M., VICE PRESIDENT

RONALD R. NOURSE, P.S.M., VICE PRESIDENT REGISTERED PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE LS 0006026



STATE OF



SHEET INDEX

1 COVER SHEET 2 DETAIL SHEET 3 DETAIL SHEET

NOTICE

1) 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 "200" AND "201", SHOWN HEREON IS A "PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY & DRAINAGE EASEMENT" A ROAD RIGHT OF WAY UNDER THE TERMS OF THE DECLARATION AND PART OF THE "COMMON AREAS" FOR THE SUBDIVISION AS REFERENCED IN THE DECLARATION.

4) TRACTS 300, 301, AND 302 ARE FUTURE DEVELOPMENT AREAS AND MAY BE RE-PLATTED IN ACCORDANCE WITH THE DECLARATION.

5) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PLAT PROPERTY INFORMATION REPORT ISSUED BY ATTORNEY'S TITLE FUND SERVICES, FUND FILE NUMBER: 872350, DATED APRIL 6, 2020.

RESERVATION OF EASEMENTS

LAUREL ROAD DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), DOES HEREBY RESERVE EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH TRACT AND LOT LINE THAT IS ADJACENT TO TRACTS 200 OR 201 AND FIVE (5) FEET IN WIDTH ALONG EACH TRACT AND LOT LINE THAT IS NOT ADJACENT TO TRACTS 200 OR 201 FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE AN AREA GREATER OR LESS THAN ONE LOT OR TRACT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO SAID EASEMENTS. NOTWITHSTANDING THE FORGOING, NO EASEMENTS WILL BE RESERVED BY THE COMPANY ALONG THE LOT LINES OF LOT 3.

UTILITY EASEMENTS

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS ACROSS EACH AREA DEPICTED ON THIS PLAT AS "UTILITY EASEMENT" OR "PUBLIC UTILITY EASEMENT" TO THE CITY OF VENICE, SARASOTA COUNTY, AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND 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 CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, OF OTHER PUBLIC UTILITY, OR WITH THE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED BY THE COMPANY OR MIRASOL TOWN CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION").

DRAINAGE EASEMENTS

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE DRAINAGE EASEMENTS TO THE ASSOCIATION FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT" OR "PRIVATE DRAINAGE EASEMENT."

PRIVATE ACCESS EASEMENT

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS TO THE ASSOCIATION; ALL OWNERS OF THE PROPERTY WITHIN MIRASOL TOWN CENTER 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 "PRIVATE ACCESS EASEMENT."

TRACT 100 ACCESS EASEMENT

THE COMPANY DOES HEREBY GRANT A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE OWNER OF TRACT 100 AND ITS GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS "TRACT 100 ACCESS EASEMENT" FOR THE PURPOSES OF ACCESS TO TRACT 100.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

LAUREL ROAD DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND TRI OF TREVISO GRAND, LLC., A FLORIDA LIMITED LIABILITY COMPANY, (THE "COMPANIES"), DO HEREBY CERTIFY OWNERSHIP BY THE COMPANIES OF THE PROPERTY DESCRIBED ON THIS PLAT, AND:

PRIVATE.

DO HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND PRIVATE STREETS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO MIRASOL TOWN CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND DO FURTHER HEREBY DEDICATE AND SET APART THE PRIVATE 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:

DO HEREBY DEDICATE AND SET APART ALL PUBLIC 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 ________, DAY OF __________, 2020.

WITNESSES:

Kathie Jette
SIGNATURE OF WITNESS

Kathie Jette
PRINT NAME OF WITNESS

SIGNATURE OF WITNESS

Joan Steinbergerint NAME OF WITNESS

STATE OF FLORIDA) COUNTY OF SARASOTA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (______) PHYSICAL PRESENCE OR (_______) ONLINE NOTARIZATION THIS _____ DAY OF_________, 2020, JOHN R PESHKIN, AS ITS MANAGER OF LAUREL ROAD DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, (______) WHO IS PERSONALLY KNOWN TO ME, OR (______) WHO PRODUCED _____ AS IDENTIFICATION.

AFFIX SEAL)



NOTARY PUBLIC STATE OF FLORIDA AT LARGE,

TRI OF TREVISO GRAND, LLC.

A FLORIDA LIMITED LIABILITY COMPANY

BY: TOWNE REALTY, INC., AS ITS MANAGER.

KOHN BENNETT, VICE PRESIDENT

LAUREL ROAD DEVELOPMENT, LLC.,

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

JOHN R. PESHKIN, AS ITS MANAGER

PRINT NOTARY NAME: Kathie Tette.
NOTARY PUBLIC STATE OF FLORIDA.
COMMISSION NO. 661333351

MY COMMISSION EXPIRES: 7-11-2021

WITNESSES:

SIGNATURE OF WITNESS

Kathic Jette
PRINT NAME OF WITNESS

SIGNATURE OF WITNESS

PRINT NAME OF WITNESS

STATE OF FLORIDA)
COUNTY OF S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (______) PHYSICAL PRESENCE OR (______) ONLINE NOTARIZATION THIS ________ DAY OF ________, 2020, Kcho ________, 2020, Kcho _______, AS VICE PRESIDENT OF TOWNE REALTY, INC., A FLORIDA CORPORATION, AS MANAGER OF TRI OF TREVISO GRAND, LLC., A FLORIDA LIMITED LIABILITY COMPANY, (______) WHO IS PERSONALLY KNOWN TO ME, OR (_______) WHO PRODUCED _______ AS IDENTIFICATION.

AFFIX SEAL)

TERESA ALEXANDER
MY COMMISSION #GG021339
EXPIRES: AUG 15, 2020
Bonded through 1st State Insurance

NOTARY PUBLIC STATE OF FLORIDA

PRINT NOTARY NAME STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. GCO2/339

MY COMMISSION EXPIRES: Aug 15, 2020

ENGINEERING, LLC.

CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334

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

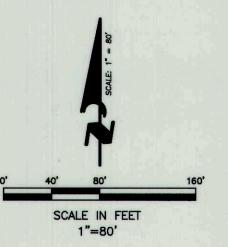
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MIRASOL TOWN CENTER PLAT BOOK PAGE A REPLAT OF LOT 1, LAUREL ROAD PROPERTY, A SUBDIVISION LYING SHEET 2 OF 3 SHEETS IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF DETAIL SHEET VENICE, SARASOTA COUNTY, FLORIDA. TOSCANA ISLES, UNIT 1 SYMBOL LEGEND (PLAT BOOK 49, PAGE 32) ■ 4"X4" CONCRETE MONUMENT STAMPED 174 176 177 175 179 183 184 185 186 187 "AM ENG INC LB 4334 PRM SURVEY UNPLATTED LANDS N.00°41'50"E. EASEMENT AGREEMENT PER -25' S.89°28'24"E. 1626.85'(OA) MARKER" OR AS OTHERWISE NOTED TRACT 170-OPEN SPACE AREA-2 20.00'- SET 5/8" IRON ROD WITH 2" ALUMINUM S.89°28'24"E. 252.74' CAP STAMPED "AM ENG INC LB 4334 S.89°28'24"E. 462.01' S.89'42'29"E PCP SURVEY MARKER" OR AS OTHERWISE UTILITY EASEMENT (O.R.I. #2018083925) N.25°41'16"W. -N.00'31'36"E. 20' PUBLIC UTILITY &DRAINAGE EASEMENT (O.R.I. #2014101630) SET MAGNETIC NAIL WITH 2" ALUMINUM 20.73 29.49 DISK STAMPED "AM ENG INC LB 4334 CENTERLINE OF 25' WIDE PRIVATE DRAINAGE PCP SURVEY MARKER" OR AS OTHERWISE EASEMENT INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY -S.89'24'32"E. 36.00 **ABBREVIATION LEGEND** OVERALL N.89'06'11"W. N.00°41'50"E. OFFICIAL RECORDS INSTRUMENT 50.00' 39.91 SQ.FT. SQUARE FEET F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION LOT 2 TRACT 302 - ADDITIONAL RIGHT OF (228,001 SQ.FT,+/-) WAY-PARCEL 101.00A (438,083 SQ.FT,+/-) LINE TABLE (PER O.R.I.#2008113315) (FUTURE DEVELOPMENT AREA) NUMBER DIRECTION EVARD LENGTH O.R.I.#2007172178) N.41'10'28"E. 11.89 N.02*18'19"E. 67.64' CENTERLINE OF 25' S.89°21'11"E. 67.95' WIDE PRIVATE DRAINAGE S.02°18'19"W. 67.64' EASEMENT N.89°21'11"W. 67.95' N.02°25'21"E. 13.01' BOUL PERMANENT S.89°21'39"E. 67.33' EASEMENT-PARCEL 106 N.89°33'33"W. 36.94' (O.R.I.#2010066284) S.89°33'33"E. 62.06' L10 N.89°21'39"W. 66.59' 101.01 -S.89'24'32"E. **CURVE TABLE** 36.00 NUMBER RADIUS DELTA ANGLE | ARC | CHORD | BEARING C1 22.00 89°53'16" 34.51 31.08 S.44°25'01"E. 112.96 101.72 S.44°25'01"E. C2 72.00 89'53'16" C3 22.01 86°44'24" 33.32 30.22 S.42*51'39"E. C4 | 22.00 | 93°11'42" 35.78 31.97 N.47'11'21"E. C5 22.00 86°48'16" 33.33 30.23 N.42*48'39"W N.02°25'21"E. 50' WIDE PRIVATE PUBLIC UTILITY C6 22.00 93°15'36" 35.81 31.99 N.47'09'24"E 25.01 ACCESS EASEMENT AND - EASEMENT S.00°35'28"W. TRACT 200 33.35 30.25 S.42*47'14"E. C7 22.00 86'51'07" PUBLIC UTILITY & 58.09 Ni02'25'21"E. 50' WIDE PRIVATE 54.91 49.45 S.44°25'01"E. -DRAINAGE EASEMENT S.89°28'24"E. 380.00' C8 35.00 89°53'16" E 1.13' N.89°21'39"W. 363.90' ACCESS EASEMENT AND C9 59.00 89°53'16" 92.56 83.36 N.44°25'01"W PUBLIC UTILITY & C10 47.00 89°53'16" 73.74 66.40 S.44*25'01"E m DRAINAGE EASEMENT S.89'21'39"E. 364.68' MONTECITO STREET CO PRIVATE DRAINAGE S.57'46'26"E. N.00°31'36"E. EASEMENT 72.48 UTILITY EASEMENT (O.R.I. #2018083925) N\89°21'39"W. 365.46' (WIDTH VARIES) LOT 5 30.47 PRIVATE DRAINAGE (64,371 SQ.FT,+/-) IGHTS OF WAY-EASEMENT CENTERLINE OF 20' S.87*36'32"E. 215.17" (WIDTH VARIES) ACCESS EASEMENT S.82*14'53"E. 249.05' N.86°12'47"W. 171.30' -S.03'24'00"W. -N.00'35'13"E. 21.86 N.86°12'47"W. 359|79' 33.01 S.86°12'47"E 1 1 389.19" SERANO WAY S.86'12'47"E. 967.62' PUBLIC UTILITY & DRAINAGE EASEMENT (108,308.10 SQ.FT,+/-) N.86°12'47"W. 192.81' LOT 4 N.86°12'47"W. 471.23 (138,428 SQ.FT,+/-) S.86'12'47"E. 184.29' SCALE IN FEET 1"=80" LOT 6 MONTECITO 3 TRACT 100 (51746 SQ.FT,+/-) (4595 | SQ.FT,+/-) LOT 9 TRACT 300 STREET TRACT 200 (113,096 SQ.FT,+/-) (49080 SHEET WASTEWATER FORCEMAIN EASEMENT (O.R.I.#2015009744) SQ.FT,+/-) (FUTURE DEVELOPMENT AREA) 50' WIDE PRIVATE ACCESS EASEMENT-SIGNAGE 4 NO. 6026 AND PUBLIC UTILITY WASTEWATER FORCEMAIN EASEMENT -S.89°21'41"E. STATE OF TRACT & DRAINAGE S.89°21'41"E. 399.45 (O.R.I.#2015009744) EASEMENT 3.66' CORIDA N.86°12'47"W. 212.44' 5.89°21'41"E/ 453.11'(OA) UTILITY EASEMENT (O.R.I. #2018083925) UTILITY POLE AT PROPERTY CORNER (5.00' OFFSET CORNERS) FOUND OFFSET PRMS F.D.O.T. RIGHT OF WAY LINE PER SECTION 17075-24 S.86°12'47"E. 471.23' FASEMENT-PARCEL 106 ENGINEERING, LLC. N.86'12'47"W. 1001,51'(OA) S.86'12'47"E. 204.65' (O.R.I.#2010066284) PARCEL 105 LAUREL ROAD FPL EASEMENT CONSULTING ENGINEERS (OFFICIAL RECORDS BOOK 2432, (O.R.I.#2018137639) (O.R.I.#2018140241) (VARIABLE WIDTH PUBLIC RIGHT OF WAY) & SURVEYORS, L.B. 4334 PAGE 1354-1369) 8340 CONSUMER COURT SARASOTA, FLORIDA. 34240 PHONE (941) 377-9178 FAX 378-3786 SOUTH LINE OF SECTION 27-38-19 AND F.D.O.T. CENTERLINE OF SURVEY LAUREL ROAD PER F.D.O.T. SECTION 17075-2434

MIRASOL TOWN CENTER A REPLAT OF LOT 1, LAUREL ROAD PROPERTY, A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA. TOSCANA ISLES, UNIT 1 (PLAT BOOK 49, PAGE 32) 196 197 198 190 191 192 193 194 200 201 202 203 204 186 187 188 189 S.89°28'24"E. 1626.85'(OA) NORTHEAST CORNER LOT 1 & SOUTHEAST CORNER TRACT 170 25' PRIVATE DRAINAGE EASEMENT TRACT 170 OPEN, SPACE AREA N.89°28'24"W. 994.11 PORTION OF EASEMENT AGREEMENT 217 UTILITY EASEMENT (O.R.I. #2018083925) PER O.R.I.#2013001749 AS RELOCATED N.00'29'24"E: 10' LANDSCAPE EASEMENT-(O.R.I. #2014101630) 12.40' 218 UTILITY EASEMENT (O.R.I. #2018083925) 219 FPL EASEMENT (O.R.I. #2018140242) (O.R.I. #2018137640) (O.R.I. #2018140242) (O.R.I. #2018137640) CENTERLINE OF 25' 15' LANDSCAPE EASEMENT WIDE PRIVATE DRAINAGE-(O.R.I. #2014101630) 220 EASEMENT 221 EAST LINE 80.67 222 S.89°28'24"E. 195.02' S.89°28'24"E. -N.00°06'22"W. 223 44.81 UTILITY EASEMENT -N.39°28'52"W. (O.R.I. #2018083925)~ PRIVATE DRAINAGE N.89.53'38"E. 139.03' 25.87 224 EASEMENT-LOT 3 (794,585 SQ.FT,+/-) 225 S.27°14'43"W. N.77°22'37"W. 23.53' -20.00° ~S.59'03'02"W. 226 29.32 N.89'04'22"W. 198.51' N.76'09'09"W. 227 N.30°56'58"W ~95.10° 70.69 CENTERLINE OF 20' 228 WIDE PRIVATE DRAINAGE-EASEMENT N.59'07'03"W. 111.34 229 TOSCANA ISLES, UNITS 1 & 2, PHASE 4 (PLAT BOOK 51, PAGE 103) CENTERLINE OF 20'-WIDE PRIVATE DRAINAGE EASEMENT -UTILITY EASEMENT 230 FPL EASEMENT (O.R.I. #2018140242) (O.R.I. #2018137640) UTILITY EASEMENT 231 -N.00°35'1,3"E. 33.01 (O.R.I. #2018083925) 232 S.86°12'47"E____ 780-10-1+202.13 S.89°24'30"E. 607.54' 233 N.00°35'30"E. FPL EASEMENT 10'- (O.R.I.#2018140241) N.34'32'47"E. 47.08 S.86°12'47"E. 184.29' 50.73 -FPL EASEMENT (O.R.I.#2018140241) 234 MIRASOL BOULEVARD UTILITY EASEMENT -TRACT 201 TRACT 450 ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT (O.R.I. #2017151842) LOT 9 210 (29,535 SQ.FT,+/-) (49080 100' WIDE PRIVATE ACCESS SEE TRACT 301 SQ.FT,+/-) EASEMENT AND PUBLIC UTILITY (187,578 SQ.FT,+/-) & DRAINAGE EASEMENT (FUTURE DEVELOPMENT AREA) -100' WIDE ACCESS EASEMENT 235 236 EMERGENCY ACCESS (O.R.I. #2017151840) WASTEWATER FORCEMAIN EASEMENT EASEMENT (O.R.I. #2017151841) (O.R.I.#2015009744) 100100 UTILITY EASEMENT -S.44°21'41"E. 32.16' (O.R.I. #2018083925) S.00°38'19"W. 10.42' S.86°12'47"E. 204.65 TRACT 470 63.12 OPEN SPACE AREA S.89°21'41E. 628.23' S.89'21'41E, 637,94'(OA) S.89'21'41"E. 9.72' F.D.O.T STATION 165+00. F.D.O.T. STATION 165+00. 80' LEFT, SET MAGNETIC & NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC. LB 4334 PRM SURVEY MARKER" (O.R.I.#2018137639) (O.R.I.#2018140241) LAUREL ROAD O.R. BOOK 2432, PAGE 1354-1369 O.R.I. #2004171672-(VARIABLE WIDTH PUBLIC RIGHT OF WAY) SOUTH LINE OF SECTION 27-38-19 200.00

PLAT BOOK PAGE
SHEET 3 OF 3 SHEETS

DETAIL SHEET



SYMBOL LEGEND

- **A4" CONCRETE MONUMENT STAMPED

 "AM ENG INC LB 4334 PRM SURVEY

 MARKER" OR AS OTHERWISE NOTED
- SET 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
- SET MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
- INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

ABBREVIATION LEGEND

O.A. OVERALL

O.R.I. OFFICIAL RECORDS INSTRUMENT

SQ.FT. SQUARE FEET

F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

LINE TABLE

NUMBER	DIRECTION	LENGTH	
L11	N.39'28'52"W.	12.94'	
L12	S.27*14'43"W.	11.77	
L13	N.77'22'37"W.	10.00'	

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C7	22.00	86'51'07"	33.35	30.25	S.42'47'14"E.

