

MIRASOL TOWN CENTER

PLAT BOOK _____, PAGE _____
SHEET 1 OF 3 SHEETS

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.

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

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., 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 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.

BY: Robert B. Strayer, Jr.
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 COINCIDE 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.

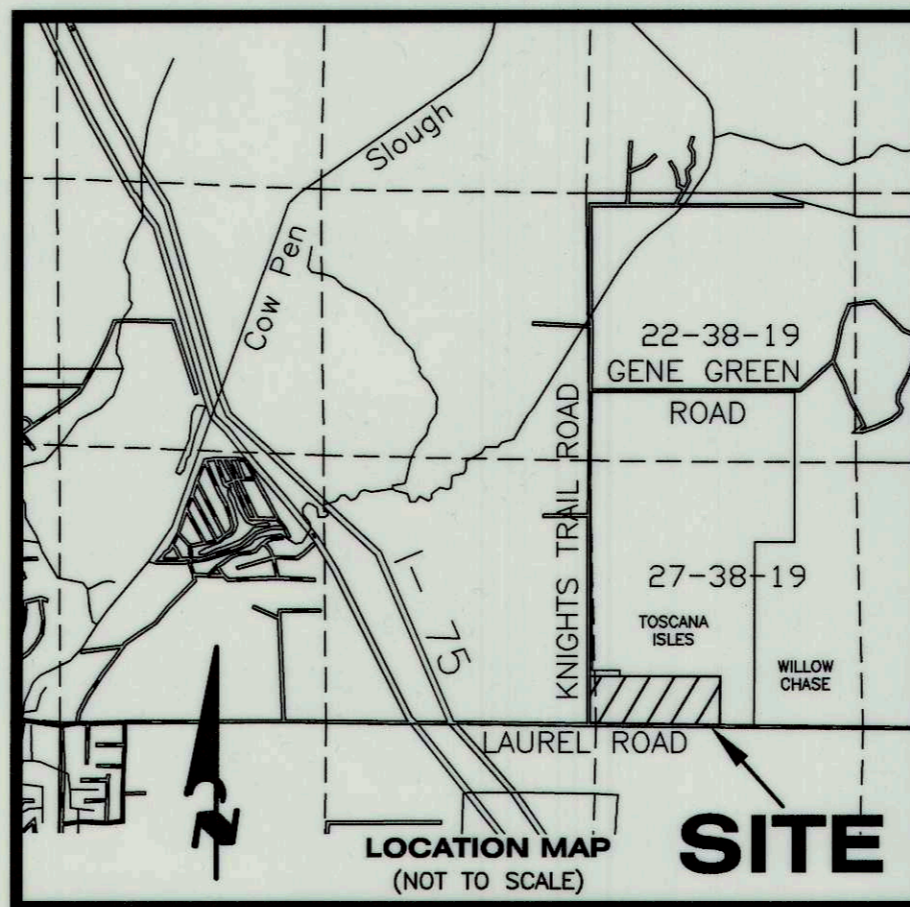
2) EXISTING EASEMENTS AFFECTING THE PLATTED PROPERTY AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA HAVE BEEN GRAPHICALLY SHOWN HEREON. UPON FUTURE REPLATTING OF THESE TRACTS, SOME OF THESE SAID EASEMENTS WILL BE VACATED. REFER TO THE ORIGINAL RECORDED DOCUMENTS AS LABELED HEREON FOR THE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

A M ENGINEERING, LLC.

BY: Ronald R. Nourse 06/30/2020
RONALD R. NOURSE, P.S.M., VICE PRESIDENT
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS 0006026



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.
- 2) THE DECLARATION OF RESTRICTIONS FOR MIRASOL TOWN CENTER ("THE DECLARATION") IS SIMULTANEOUSLY RECORDED WITH THIS PLAT AS OFFICIAL RECORDS INSTRUMENT NUMBER _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 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 July, 2020.

WITNESSES:

Kathie Jette
SIGNATURE OF WITNESS

Kathie Jette
PRINT NAME OF WITNESS

Jan Steinberg
SIGNATURE OF WITNESS

Joan Steinberg
PRINT NAME OF WITNESS

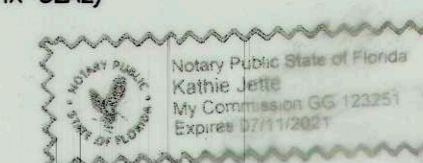
LAUREL ROAD DEVELOPMENT, LLC.,
A FLORIDA LIMITED LIABILITY COMPANY
BY: Vanguard Realtors, LLC.
A FLORIDA LIMITED LIABILITY COMPANY, AS ITS MANAGER

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

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

THE FOREGOING 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)



Kathie Jette
NOTARY PUBLIC STATE OF FLORIDA AT LARGE,

PRINT NOTARY NAME: Kathie Jette
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. GG123251

MY COMMISSION EXPIRES: 7-11-2021

WITNESSES:

Kathie Jette
SIGNATURE OF WITNESS

Kathie Jette
PRINT NAME OF WITNESS

Janet Kohlenberg
SIGNATURE OF WITNESS

JANET KOHLENBERG
PRINT NAME OF WITNESS

TRI OF TREVISO GRAND, LLC.
A FLORIDA LIMITED LIABILITY COMPANY
BY: Towne Realty, Inc., AS ITS MANAGER

BY: Kohn Bennett
KOHN BENNETT, VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF Sarasota

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS ____ DAY OF July, 2020, Rohn Bennett 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
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

PRINT NOTARY NAME: Teresa Alexander
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. G021339

MY COMMISSION EXPIRES: Aug 15, 2020

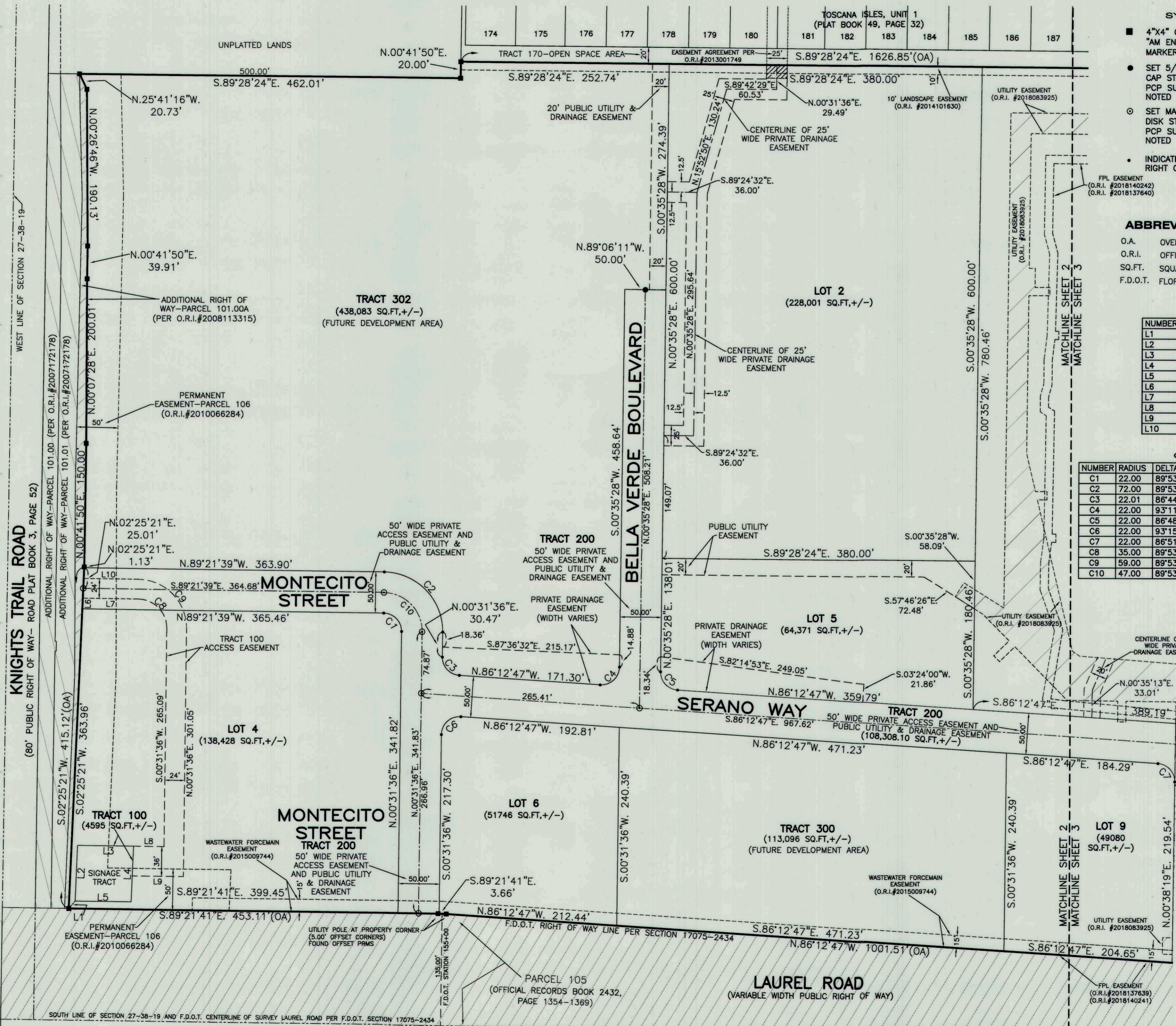
A
M
ENGINEERING, LLC.

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

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.

DETAIL SHEET



- SYMBOL LEGEND**
- 4"x4" 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
- FPL EASEMENT (O.R.I. #2018140242) (O.R.I. #2018137640)

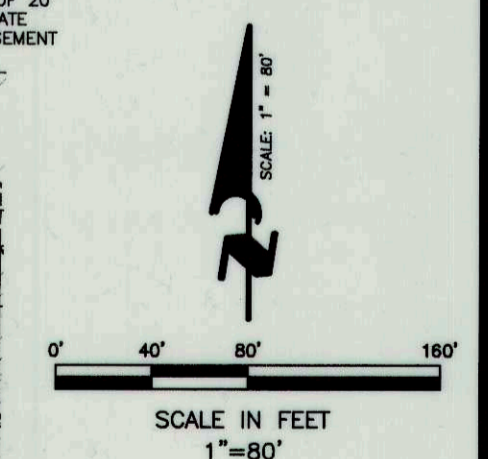
- ABBREVIATION LEGEND**
- O.A. OVERALL
 - O.R.I. OFFICIAL RECORDS INSTRUMENT
 - SQ.FT. SQUARE FEET
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N.41°10'28"E.	11.89'
L2	N.02°18'19"E.	67.64'
L3	S.89°21'11"E.	67.95'
L4	S.02°18'19"W.	67.64'
L5	N.89°21'11"W.	67.95'
L6	N.02°25'21"E.	13.01'
L7	S.89°21'39"E.	67.33'
L8	N.89°33'33"W.	36.94'
L9	S.89°33'33"E.	62.06'
L10	N.89°21'39"W.	66.59'

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C1	22.00	89°53'16"	34.51	31.08	S.44°25'01"E.
C2	72.00	89°53'16"	112.96	101.72	S.44°25'01"E.
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.
C6	22.00	93°15'36"	35.81	31.99	N.47°09'24"E.
C7	22.00	86°51'07"	33.35	30.25	S.42°47'14"E.
C8	35.00	89°53'16"	54.91	49.45	S.44°25'01"E.
C9	59.00	89°53'16"	92.56	83.36	N.44°25'01"W.
C10	47.00	89°53'16"	73.74	66.40	S.44°25'01"E.



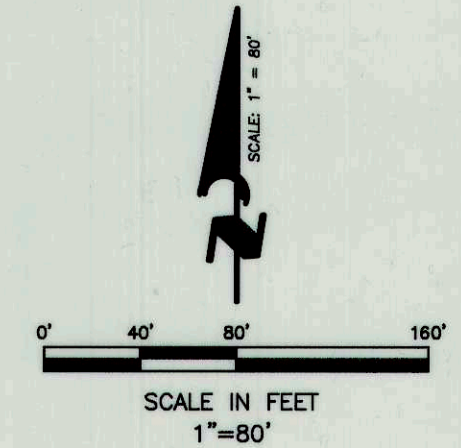
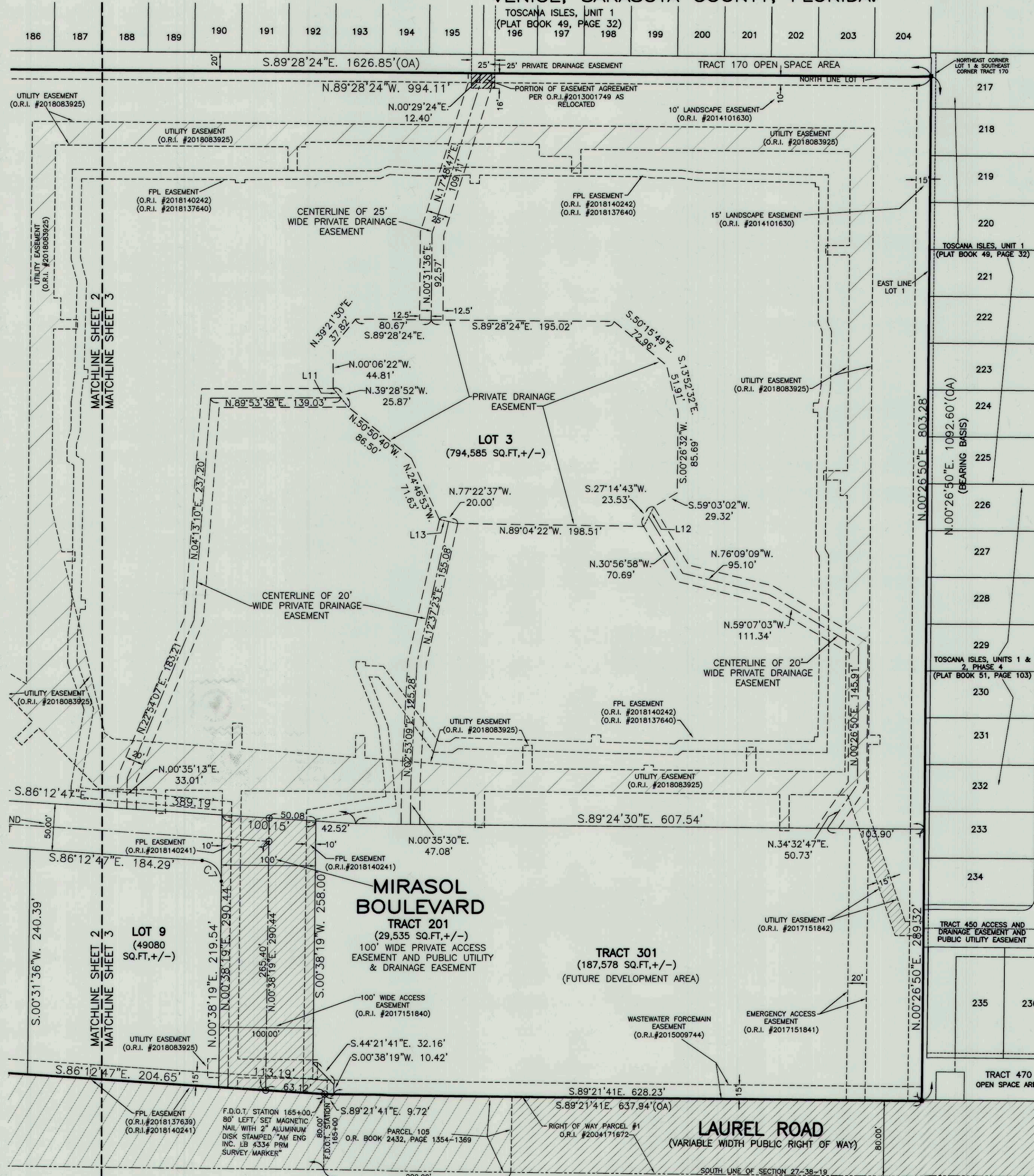
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 FAX 378-3786

WEST LINE OF SECTION 27-38-19
 KNIGHTS TRAIL ROAD
 (80' PUBLIC RIGHT OF WAY - ROAD PLAT BOOK 3, PAGE 52)

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

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- SYMBOL LEGEND**
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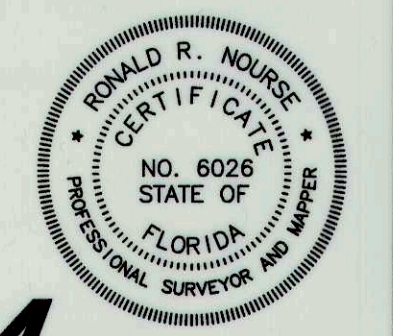
- ABBREVIATION LEGEND**
- O.A. OVERALL
 - O.R.I. OFFICIAL RECORDS INSTRUMENT
 - SQ.FT. SQUARE FEET
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

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.



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