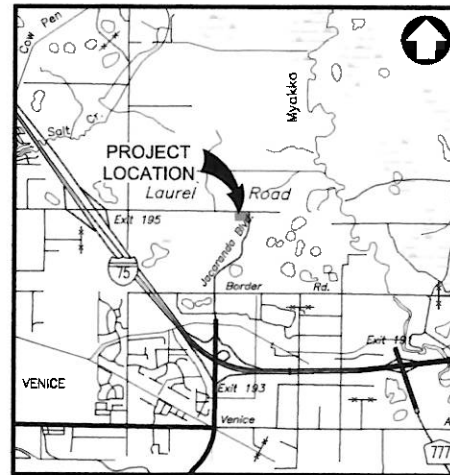


CIELO REPLAT

A REPLAT OF TRACT 501 AND PORTIONS OF
TRACTS 306 & 600 OF "CIELO" AS RECORDED
IN PLAT BOOK 53, PAGE 288 LYING IN SECTION
35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY
OF VENICE, SARASOTA COUNTY, FLORIDA

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. Public Utility Easements granted to the City of Venice and/or Sarasota County shall be for aboveground and underground utilities, as required by site and development plans approved for each lot.



LOCATION MAP

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this Plat has been Officially approved for record by the City Council of Venice, a municipality in the County of Sarasota, Florida, this ____ day of _____, A.D., 2023.

Approved:

City Attorney _____ Mayor, City of Venice

City Engineer _____

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 ____ of the Public Records of Sarasota County, Florida, this ____ day of _____, A.D., 2023.

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

By: _____
Deputy Clerk

CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that I have reviewed this plat for conformity to Chapter 177, Part 1, plotting of the Florida Statutes, and that I am under contract to the appropriate local governing body and acting hereto as an agent to the City of Venice. This limited certification as to facial conformity with the requirements of Chapter 177 of the Florida Statutes 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.

Name: _____
FLORIDA SURVEYOR CERTIFICATE NO. _____

Date: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

Pursuant to Florida Statutes 177.081, the undersigned, Pamela Curran, as Manager of Border and Jacaranda Holdings, LLC, a Florida limited liability company, on behalf of the company, certifies Ownership of the property described here on and has caused this plat entitled "Cielo Replat" to be made.

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed by its Manager, this ____ day of _____, A.D., 2023.

WITNESSES:

Signature of Witness: _____

Border and Jacaranda Holdings LLC, a
Florida Limited Liability Company

Print Name of Witness: _____

Signature of Witness: _____

By: _____
Pamela Curran, Manager

Print 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 _____, 2023, by Pamela Curran, as Manager of Border and Jacaranda Holdings, LLC, a Florida Limited Liability Company, on behalf of the company and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notary Public
Print Name: _____
My Commission Expires: _____
Commission Number: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Licensed Professional Land Surveyor, 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, Florida Statutes and the Sarasota County Unified Development Code, as amended and that the Permanent Reference Monuments (PRM's), Bench Marks and lot corners have been installed.

Stantec Consulting Services Inc L.B.#7868

Date: _____

By: _____
Joseph R. Jasper, P.S.M.
Florida Certificate #7168



Stantec

6000 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-4900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7868

NOTES:

BEARINGS SHOWN HEREON ARE ARBITRARY AND ARE BASED UPON THE NORTH LINE OF SECTION 35 HAVING AN ASSUMED BEARING OF S.89°10'25"E.

STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED USING A TRIMBLE GPS RECEIVER. CONTROL STATIONS USED TO ESTABLISH THE DATUM WERE 1-75 84 A01 AND 1-75 84 A03 NAD 83/2011, FLORIDA WEST ZONE.

ALL UTILITIES SHOWN HEREON ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R), ARE NOT RADIAL.

NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCH MARK PD-0L2714 HAVING A PUBLISHED ELEVATION OF 13.37 AND NGS BENCH MARK PD-0L2715 HAVING A PUBLISHED ELEVATION OF 14.05.

THIS SITE LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0244F, EFFECTIVE NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

BENCH MARK TABLE (NAVD 88)		
BENCH MARK #	ELEVATION	DESCRIPTION
		NAIL & DISK AT SIDEWALK
		NAIL & DISK AT SIDEWALK

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	17.60'	24°22'40"	7.49'	7.43'	N11°25'30"W
C2	110.67'	24°27'24"	47.24'	46.86'	N11°23'08"W
C3	25.19'	31°27'54"	13.83'	13.66'	N09°09'26"W
C4	121.73'	24°49'31"	52.74'	52.33'	N12°28'38"W

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2

CIELO REPLAT
A REPLAT OF TRACT 301 AND PORTIONS OF TRACTS 306 & 600 OF "CIELO" AS RECORDED IN PLAT BOOK 53, PAGE 288 LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

