PLAT BOOK_____PAGE _____
SHEET 1 OF 9 SHEETS

FIORE

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

LEGAL DESCRIPTION (PREPARED BY ARDURRA GROUP, INC.)

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS INSTRUMENT# 2014028405 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°19'26" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 12.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF LAUREL ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT # 2019041854 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°19'26" WEST A DISTANCE OF 1,120.11 FEET TO THE NORTH LINE OF ARIA ACCORDING TO PLAT BOOK 52, PAGE 428 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°30'30" WEST, A DISTANCE OF 389.84 FEET; (2) SOUTH 00°08'44" WEST, A DISTANCE OF 26.40 FEET; (3) NORTH 89°30'15" WEST, A DISTANCE OF 963.59 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 34; THENCE NORTH 00°01'38" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,150.18 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF LAUREL ROAD; THENCE SOUTH 89°21'08" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, SAME BEING A LINE 12.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,359.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.519 ACRES.

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., 2021.

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., 2021.

APPROVED:

_____
MAYOR, CITY OF VENICE

_____
CITY ENGINEER

_____
CITY ATTORNEY

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO THE "OWNER", ITS SUCCESSORS OR ASSIGNS, AN EASEMENT OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND ALL PRIVATE DRAINAGE EASEMENTS, SHOWN HEREON, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, INCLUDING IRRIGATION FACILITIES.

UTILITY EASEMENTS

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE CITY OF VENICE; FLORIDA POWER AND LIGHT COMPANY; AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVE GROUND, SURFACE AND UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES, AND FACILITIES UNDER EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC UTILITY EASEMENT". ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, OR WITH THE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED THEREIN.

CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

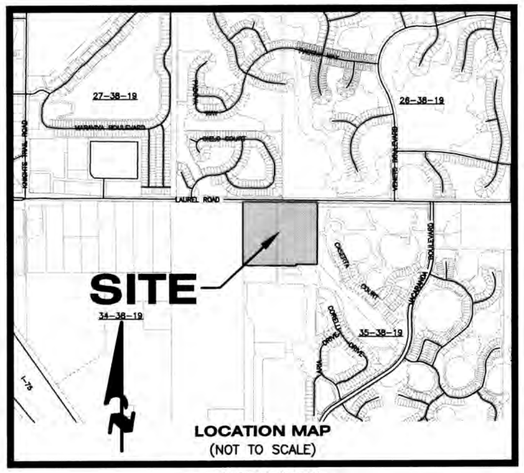
STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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.

ROBERT B. STRAYER JR. CERTIFICATE No. 5027 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DATE: 6/4/21

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



LOCATION MAP
(NOT TO SCALE)

SHEET INDEX

1 COVER SHEET
2 KEY SHEET
3-9 DETAIL SHEETS

NOTICE

1) THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIORE (THE "DECLARATION") IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2) 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) OWNER RETAINS AND RESERVES OWNERSHIP OF ALL PROPERTY, EASEMENTS AND INTERESTS SET FORTH ON THIS PLAT THAT HAVE NOT OTHERWISE BEEN CONVEYED AND/OR DEDICATED TO ANOTHER PARTY.

TRACT DESIGNATIONS

TRACT 120: PRIVATE ROADWAY, INGRESS, EGRESS, DRAINAGE, LANDSCAPE AND HARDSCAPE EASEMENT & PUBLIC UTILITY EASEMENT
TRACTS 220: AMENITY CENTER
TRACTS 320 – 321: WETLAND, PRIVATE DRAINAGE & FLOWAGE EASEMENT
TRACTS 520 – 522: PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
TRACT 620: OPEN SPACE
TRACT 621: OPEN SPACE, PRIVATE DRAINAGE & FLOWAGE EASEMENT
TRACTS 720 – 722: FUTURE DEVELOPMENT – RESERVED FOR OWNER

SURVEYORS NOTES

* BEARINGS ARE BASED ON A BEARING OF S.89°21'08"E. FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST WAS USED AS SHOWN HEREON.
* THIS PLAT WAS PREPARED BASED ON A BOUNDARY SURVEY BY ARDURRA GROUP, INC., JOB NUMBER 219-3976-00, SIGNED ON 2021-01-26 BY GREGORY P. BAKSIS PSM# 6956 AND FURNISHED TO AM ENGINEERING, LLC.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I, JAMES R. SCHIER, AS MANAGER OF NCDG MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALL COMPANIES LICENSED TO DO BUSINESS IN THE IN THE STATE OF FLORIDA, ("OWNER"), CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "FIORE" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE CITY OF VENICE, ITS SUCCESSORS AND/OR ASSIGNS:

   A) A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT ACROSS, OVER AND UNDER THE ROADS AND RIGHT-OF-WAY SHOWN HEREON AS TRACT 120 FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND FOR AUTHORIZED GOVERNMENTAL SERVICES.

   B) ALL POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES, ABOVE GROUND, SURFACE AND UNDERGROUND UTILITIES ALONG AND ADJACENT TO TRACT 120.

   C) ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

2. TO SARASOTA COUNTY, ITS SUCCESSORS AND/OR ASSIGNS:

   A) AN EXCLUSIVE LIFT STATION EASEMENT AS SHOWN AND DEPICTED ON THIS PLAT AS "PERMANENT EXCLUSIVE LIFT STATION EASEMENT DEDICATED TO SARASOTA COUNTY" FOR THE PURPOSE OF INSTALLATION MAINTENANCE, AND OPERATION OF A SEWAGE LIFT STATION AND RELATED FACILITIES.

3) DEDICATES AND SETS APART TRACTS 320-321, 520-522 & 620-621, AS SHOWN AND DESCRIBED ON THIS PLAT FOR A PERIOD OF 99 YEARS FROM THE RECORDING OF THIS PLAT IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR OPEN SPACE PURPOSES ONLY PURSUANT TO SECTION 86-130(J) OF THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS AND ORDINANCE NO. _____, SUCH OPEN SPACE USE, CONSISTENT WITH THE CURRENT DEFINITION IN THE CITY OF VENICE LAND DEVELOPMENT REGULATIONS, SHALL BE DEEMED TO MEAN THAT THE PROPERTY MUST BE UNOCCUPIED OR PREDOMINATELY UNOCCUPIED BY BUILDINGS OR OTHER IMPERVIOUS SURFACES, AND USED FOR STORMWATER MANAGEMENT, PARKS, RECREATION, CONSERVATION, PRESERVATION OF NATIVE HABITAT AND OTHER NATURAL RESOURCES, OR HISTORIC OR SCENIC PURPOSES. UNOCCUPIED OR PREDOMINATELY UNOCCUPIED BY BUILDINGS OR OTHER IMPERVIOUS SURFACES SHALL MEAN THAT NOT MORE THAN 5% OF THE AREA OF ANY REQUIRED OPEN SPACE, WHEN CALCULATED BY EACH AREA SHALL BE OCCUPIED BY IMPERVIOUS SURFACES.

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: NCDG MANAGEMENT, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
JAMES R. SCHIER, MANAGER

Nikayla Newberg
WITNESS
NiKayla Newberg
PRINT NAME OF WITNESS
Michele Z.
WITNESS
Michele Zink
PRINT NAME OF WITNESS

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (✓) PHYSICAL PRESENCE OR (_____) ONLINE NOTARIZATION THIS 2 DAY OF JUNE, 2021, BY JAMES R. SCHIER, AS MANAGER OF NCDG MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, (✓) WHO IS PERSONALLY KNOWN TO ME, OR (_____) WHO HAS PRODUCED _____ AS IDENTIFICATION.

Veronica McGuire
SIGNATURE OF NOTARY PUBLIC

(AFFIX SEAL)

PRINT NOTARY NAME: Veronica McGuire
NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. HH 091189

EXPIRATION DATE: 05/29/2025

Notary Public State of Florida
Veronika McGuire
My Commission HH 091189
Expires 05/29/2025

SURVEYORS CERTIFICATE

PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING LICENSE NO. 0007310, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF A M ENGINEERING, LLC., A LIMITED LIABILITY COMPANY 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, PART 1 OF THE FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED AS OF APRIL 22, 2021 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 SURVEYORS AFFIDAVIT.

BRIAN C. RITZ License Number 7310 STATE OF FLORIDA Professional Surveyor and Mapper

A M ENGINEERING, LLC.

A M ENGINEERING, LLC.

BY: _____ 6/2/21
BRIAN C. RITZ, P.S.M.
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 0007310

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

DRAWING FILE: NEAL0015P1.DWG
COVER SHEET-PLOTTED DATE 6/2/2021

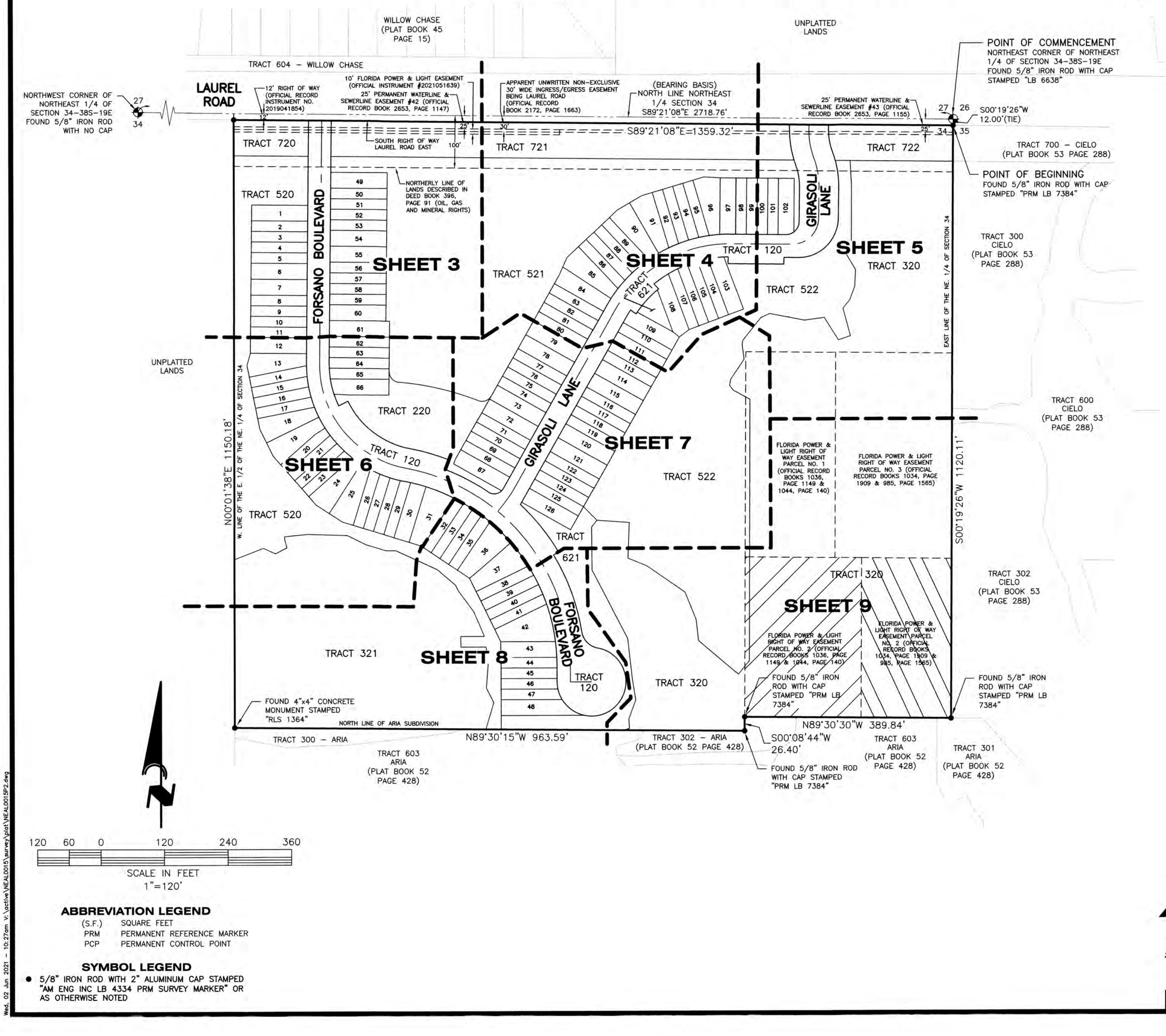
FIORE

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 2 OF 9 SHEETS

KEY SHEET



ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT

SYMBOL LEGEND

- ● 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED

BRIAN C. RITZ License Number 7310 STATE OF FLORIDA Professional Surveyor and Mapper

AM ENGINEERING, LLC.

CONSULTING ENGINEERS & SURVEYORS, L.B. 4334

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

DRAWING FILE: NEAL0015P2.DWG
DETAIL SHEET 2-PLOTTED DATE 6/2/2021

Wed, 02 Jun 2021 - 10:27am V:\active\NEAL0015\survey\plat\NEAL0015P2.dwg

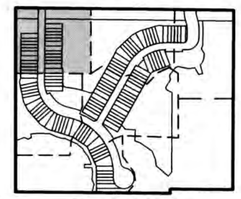
FIORE

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK_____ PAGE _____

SHEET 3 OF 9 SHEETS

DETAIL SHEET



KEY MAP
(NOT TO SCALE)

NORTHWEST CORNER OF NORTHEAST 1/4 OF SECTION 34–38S–19E FOUND 5/8" IRON ROD WITH NO CAP

NORTHWEST CORNER TRACT 720

LAUREL ROAD
RIGHT OF WAY
(WIDTH VARIES)

APPARENT UNWRITTEN NON–EXCLUSIVE 30' WIDE INGRESS/EGRESS EASEMENT BEING LAUREL ROAD (OFFICIAL RECORD BOOK 2172, PAGE 1663)

12' RIGHT OF WAY (OFFICIAL RECORD INSTRUMENT NO. 2019041854)

(BEARING BASIS)
N89°21'08"W 2718.76'
N. LINE OF THE NE. 1/4 OF SECTION 34

25' PERMANENT WATERLINE & SEWERLINE EASEMENT #42 (OFFICIAL RECORD BOOK 2653, PAGE 1147)

NORTHEAST CORNER OF NORTHEAST 1/4 OF SECTION 34–38S–19E FOUND 5/8" IRON ROD WITH CAP STAMPED "LB 6638"

S89°21'08"E 1359.32'
865.99'

NORTHEAST CORNER TRACT 722 5/8" IRON ROD WITH CAP STAMPED "PRM LB 7384"

NORTHEAST CORNER TRACT 721

SOUTHEAST CORNER TRACT 721

10.0' FLORIDA POWER & LIGHT EASEMENT (OFFICIAL INSTRUMENT #2021051639)

TRACT 720
FUTURE DEVELOPMENT RESERVED FOR OWNER
9591.82 S.F.

TRACT 721
FUTURE DEVELOPMENT RESERVED FOR OWNER
59062.74 S.F.

PUBLIC UTILITY EASEMENT (WIDTH VARIES)

10' PUBLIC UTILITY EASEMENT

20' PUBLIC UTILITY EASEMENT

TRACT 520
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
68932.74 S.F.

PERMANENT EXCLUSIVE LIFT STATION EASEMENT DEDICATED TO SARASOTA COUNTY

NORTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 396, PAGE 91 (OIL, GAS AND MINERAL RIGHTS)

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S89°17'28"E	15.10'
L2	N89°17'28"W	15.10'

MATCHLINE SEE SHEET 4

UNPLATTED LANDS

NO0°01'38"E 1150.18'
W. LINE OF THE E. 1/2 OF THE NE. 1/4 OF SECTION 34

GIRASOLI LANE
TRACT 120
PRIVATE ROADWAY, INGRESS, EGRESS, DRAINAGE, LANDSCAPE AND HARDSCAPE EASEMENT & PUBLIC UTILITY EASEMENT
130711.90 S.F.

TRACT 521
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
166142.04 S.F.

MATCHLINE

SOUTHWEST LOT 12

NORTHWEST CORNER TRACT 321

SOUTHWEST CORNER TRACT 321 4'x4" CONCRETE MONUMENT WITH CAP STAMPED "RLS 1364"

SEE SHEET 6

MATCHLINE SEE SHEET 7

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
(R)	RADIAL
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT

SYMBOL LEGEND

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

40 20 0 40 80 120
SCALE IN FEET 1"=40'

NOTE:
ALL BEARINGS SHOWN HEREON ARE NON–RADIAL, UNLESS OTHERWISE LABELED.

BRIAN C. RITZ
License Number 7310
STATE OF FLORIDA
Professional Surveyor and Mapper

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

DRAWING FILE: NEAL0015P3.DWG
DETAIL SHEET 3–PLOTTED DATE 6/2/2021

Wed, 02 Jun 2021 – 10:27am V:\active\NEAL0015\survey\plat\NEAL0015P3.dwg

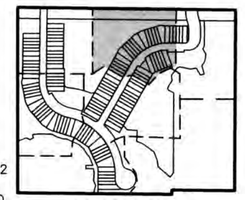
FIORE

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK_____ PAGE _____

SHEET 4 OF 9 SHEETS

DETAIL SHEET



KEY MAP
(NOT TO SCALE)

NORTHWEST CORNER OF NORTHEAST 1/4 OF SECTION 34-38S-19E FOUND 5/8" IRON ROD WITH NO CAP

NORTHWEST CORNER TRACT 721

NORTHWEST CORNER TRACT 720

APPARENT UNWRITTEN NON-EXCLUSIVE 30' WIDE INGRESS/EGRESS EASEMENT BEING LAUREL ROAD (OFFICIAL RECORD BOOK 2172, PAGE 1663)

25' PERMANENT WATERLINE & SEWERLINE EASEMENT #42 (OFFICIAL RECORD BOOK 2653, PAGE 1147)

25' PERMANENT WATERLINE & SEWERLINE EASEMENT #43 (OFFICIAL RECORD BOOK 2653, PAGE 1155)

12' RIGHT OF WAY (OFFICIAL RECORD INSTRUMENT NO. 2019041854)

LAUREL ROAD
RIGHT OF WAY
(WIDTH VARIES)

(BEARING BASIS)
N89°21'08"W 2718.76'
N. LINE OF THE NE. 1/4 OF SECTION 34

S89°21'08"E 1359.32'

30' 25' 25' 12' 865.99'

NORTHEAST CORNER OF NORTHEAST 1/4 OF SECTION 34-38S-19E FOUND 5/8" IRON ROD WITH CAP STAMPED "LB 6638"

NORTHEAST CORNER TRACT 722 5/8" IRON ROD WITH CAP STAMPED "PRM LB 7384"

NORTHEAST CORNER TRACT 721

SOUTHEAST CORNER TRACT 721

10' FLORIDA POWER & LIGHT EASEMENT (INSTRUMENT #2021051639)

100'

TRACT 721
FUTURE DEVELOPMENT RESERVED FOR OWNER
59062.74 S.F.

68.00'

S89°21'08"E 875.18'

SOUTHWEST CORNER TRACT 721

NORTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 396, PAGE 91 (OIL, GAS AND MINERAL RIGHTS)

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L3	S53°40'47"E	12.68'
L4	N41°26'18"W	12.68'
L5	N00°38'57"E	12.63'
L6	N51°38'07"W	15.58'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	250.00	61°04'46"	266.51	254.07	S60°06'34"W
C2	268.00	61°04'46"	285.70	272.36	N60°06'34"E
C3	225.00	38°46'35"	152.27	149.38	S70°14'32"W
C4	212.33	17°06'00"	63.37	63.14	S42°26'27"W
C5	225.00	4°27'28"	17.51	17.50	S31°47'56"W
C6	212.33	1°04'37"	3.99	3.99	N34°25'46"E
C7	212.33	15°14'45"	56.50	56.33	N42°35'27"E
C8	212.33	0°46'39"	2.88	2.88	N50°36'08"E
C9	225.00	8°23'01"	32.92	32.89	N55°02'45"E
C10	225.00	5°08'33"	20.19	20.19	N61°48'32"E
C11	225.00	5°06'01"	20.03	20.02	N66°55'49"E
C12	225.00	5°05'57"	20.02	20.02	N72°01'48"E
C13	225.00	5°08'20"	20.18	20.17	N77°08'57"E
C14	225.00	7°52'50"	30.95	30.92	N83°39'32"E
C15	225.00	2°01'53"	7.98	7.98	N88°36'53"E
C16	268.00	4°23'41"	20.56	20.55	S88°27'07"W
C17	268.00	4°14'53"	19.87	19.87	S84°07'50"W
C18	268.00	4°18'13"	20.13	20.13	S79°51'16"W
C19	268.00	4°16'47"	20.02	20.01	S75°33'46"W
C20	268.00	4°16'47"	20.02	20.01	S71°16'59"W
C21	268.00	4°18'15"	20.13	20.13	S66°59'28"W
C22	268.00	4°41'06"	21.91	21.91	S62°29'48"W
C23	268.00	4°41'06"	21.91	21.91	S57°48'42"W
C24	268.00	4°18'15"	20.13	20.13	S53°19'02"W
C25	268.00	4°16'47"	20.02	20.01	S49°01'31"W
C26	268.00	4°16'47"	20.02	20.01	S44°44'44"W
C27	268.00	4°18'13"	20.13	20.13	S40°27'14"W
C28	268.00	4°55'08"	23.01	23.00	S35°50'33"W
C29	268.00	3°48'47"	17.84	17.83	S31°28'35"W

MATCHLINE SEE SHEET 3

SEE SHEET 5

MATCHLINE

MATCHLINE SEE SHEET 7

SEE SHEET 7

NORTHEAST CORNER LOT 102

TRACT 521
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
166142.04 S.F.

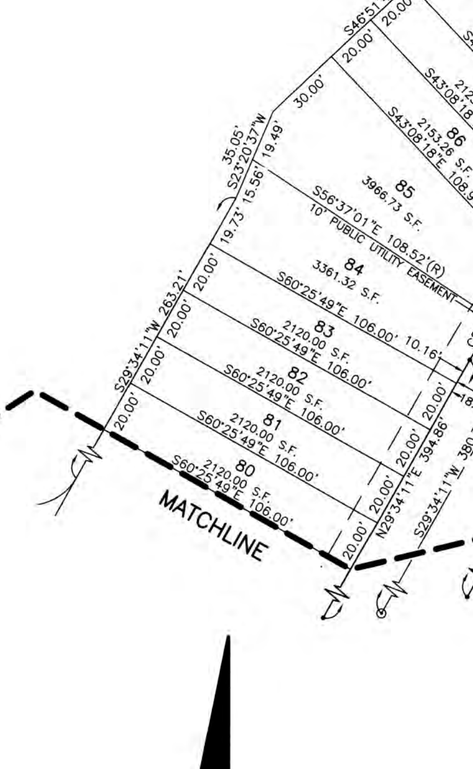
GIRASOLI LANE
TRACT 120 130711.90 S.F.
PRIVATE ROADWAY, INGRESS, EGRESS, DRAINAGE, LANDSCAPE AND HARDSCAPE EASEMENT & PUBLIC UTILITY EASEMENT

TRACT 620
OPEN SPACE
2178.19 S.F.

TRACT-522
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
152003.39 S.F.

10' PUBLIC UTILITY EASEMENT

NORTHEAST CORNER LOT 112



40 20 0 40 80 120
SCALE IN FEET 1"=40'

NOTE:
ALL BEARINGS SHOWN HEREON ARE NON-RADIAL, UNLESS OTHERWISE LABELED.

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
(R)	RADIAL
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT

SYMBOL LEGEND

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

BRIAN C. RITZ
License Number 7310
STATE OF FLORIDA
Professional Surveyor and Mapper

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

DRAWING FILE: NEAL0015P3.DWG
DETAIL SHEET 4-PLOTTED DATE 6/1/2021

Wed, 02 Jun 2021 - 10:27am V:\active\NEAL0015\survey\plat\NEAL0015P3.dwg

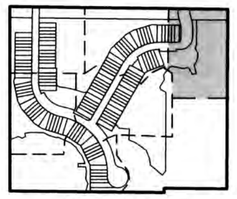
FIORE

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK_____ PAGE _____

SHEET 5 OF 9 SHEETS

DETAIL SHEET



KEY MAP
(NOT TO SCALE)

NORTHWEST CORNER OF NORTHEAST 1/4 OF SECTION 34-38S-19E FOUND 5/8" IRON ROD WITH NO CAP

LAUREL ROAD
RIGHT OF WAY
(WIDTH VARIES)

25' PERMANENT WATERLINE & SEWERLINE EASEMENT #43 (OFFICIAL RECORD BOOK 2653, PAGE 1155)

APPARENT UNWRITTEN NON-EXCLUSIVE 30' WIDE INGRESS/EGRESS EASEMENT BEING LAUREL ROAD (OFFICIAL RECORD BOOK 2172, PAGE 1663)

POINT OF COMMENCEMENT
NORTHEAST CORNER OF NORTHEAST 1/4 OF SECTION 34-38S-19E FOUND 5/8" IRON ROD WITH CAP STAMPED "LB 6638"

(BEARING BASIS)
N89°21'08"W 2718.76'
N. LINE OF THE NE. 1/4 OF SECTION 34

S89°21'08"E 1359.32'

S00°19'26"W 12.00'

25' 865.99' S00°38'06"W 10.08'

37.00' 37.00'

L7

N00°38'06"E 10.07'

234.92'

30'

12' 34

27 26 35

NORTHWEST CORNER TRACT 721

10' PUBLIC UTILITY EASEMENT

POINT OF BEGINNING
FOUND 5/8" IRON ROD WITH CAP STAMPED "PRM LB 7384"

NORTHWEST CORNER TRACT 720

TRACT 721
FUTURE DEVELOPMENT RESERVED FOR OWNER
59062.74 S.F.

TRACT 722
FUTURE DEVELOPMENT RESERVED FOR OWNER
15703.00 S.F.

12' RIGHT OF WAY (OFFICIAL RECORD INSTRUMENT NO. 2019041854)

100' 68.00'

10' PUBLIC UTILITY EASEMENT

SOUTHWEST CORNER TRACT 721

S89°21'08"E 875.18'

37.0' 37.0' 74.0'

N89°21'08"W 222.00'
194.35'

27.65'

TRACT 521
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
166142.04 S.F.

NORTHWEST CORNER LOT 97

N89°21'03"W 140.00'

20.00' 20.00' 30.00'

NORTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 396, PAGE 91 (OIL, GAS AND MINERAL RIGHTS)

N03°11'03"W 45.87'

SEE SHEET 4

S00°38'06"W 106.00'
100
2120.00 S.F.

S00°38'06"W 106.00'
101
2120.00 S.F.
10' PUBLIC UTILITY EASEMENT

S00°38'06"W 106.00'
102
3155.97 S.F.

S00°38'06"W 100.98'
N00°38'06"E 100.98'
N00°39'02"E 65.88'

GIRASOLI LANE

TRACT 120
PRIVATE ROADWAY, INGRESS, EGRESS, DRAINAGE, LANDSCAPE AND HARDSCAPE EASEMENT & PUBLIC UTILITY EASEMENT
130711.90 S.F.

S00°39'02"W 58.88'
N00°39'02"E 58.88'

N00°14'49"E 108.05'

20.00' 20.00' 14.98'

S89°21'03"E 104.44'

18.0'

N89°21'03"W 116.44'

55.67'

37.67'

S89°21'03"E 27.44'

S00°38'57"W 12.67'

10' PUBLIC UTILITY EASEMENT

N23°11'22"E 25.05'

N13°08'18"W 34.19'

N03°04'04"E 31.51'

N20°42'30"E 26.60'

N38°39'06"E 20.70'

N15°12'06"W 54.00'

TRACT 320
WETLAND, PRIVATE DRAINAGE & FLOWAGE EASEMENT
407055.87 S.F.

E. LINE OF THE NE. 1/4 OF SECTION 34

1052.11'

S00°19'26"W 1120.11'

TRACT 300
CIELO
(PLAT BOOK 53 PAGE 288)

TRACT 522
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
152003.39 S.F.

MATCHLINE

MATCHLINE SEE SHEET 7

N65°36'15"E 18.58'

S79°01'29"E 67.11'

N82°11'17"E 37.91'

S31°55'38"E 50.32'

23.67' N71°16'45"E

S38°43'19"W 48.84'

MATCHLINE SEE SHEET 7

FLORIDA POWER & LIGHT RIGHT OF WAY EASEMENT PARCEL NO. 1 (OFFICIAL RECORD BOOKS 1036, PAGE 1149 & 1044, PAGE 140)

FLORIDA POWER & LIGHT RIGHT OF WAY EASEMENT PARCEL NO. 3 (OFFICIAL RECORD BOOKS 1034, PAGE 1909 & 985, PAGE 1565)

TRACT 600
CIELO
(PLAT BOOK 53 PAGE 288)

MATCHLINE SEE SHEET 9

SOUTHEAST CORNER TRACT 320 5/8" IRON ROD WITH CAP STAMPED "PRM LB 7384"

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L7	S00°38'06"W	10.07'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C30	50.00	89°59'55"	78.54	70.71	S45°39'00"W
C31	150.00	21°06'16"	55.25	54.94	S09°54'06"E
C32	150.00	21°05'19"	55.21	54.90	S09°54'34"E
C33	25.00	89°59'55"	39.27	35.35	N45°39'00"E
C34	113.00	21°06'16"	41.62	41.39	S09°54'06"E
C35	187.00	21°05'19"	68.83	68.44	N09°54'34"W
C36	113.00	21°05'19"	41.59	41.36	N09°54'34"W
C37	187.00	21°06'16"	68.88	68.49	S09°54'06"E
C38	75.00	89°59'55"	117.81	106.06	N45°39'00"E
C39	187.00	15°31'35"	50.67	50.52	N07°06'45"W
C40	187.00	5°34'41"	18.21	18.20	N17°39'53"W
C41	187.00	18°02'34"	58.89	58.64	S08°23'11"E
C42	187.00	3°02'45"	9.94	9.94	S18°55'51"E
C43	25.00	53°03'44"	23.15	22.33	S27°10'54"W
C44	25.00	36°56'11"	16.12	15.84	S72°10'51"W

NOTE:
ALL BEARINGS SHOWN HEREON ARE NON-RADIAL, UNLESS OTHERWISE LABELED.

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
(R)	RADIAL
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT

SYMBOL LEGEND

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

40 20 0 40 80 120
SCALE IN FEET 1"=40'

BRIAN C. RITZ
License Number 7310
STATE OF FLORIDA
Professional Surveyor and Mapper

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

DRAWING FILE: NEAL0015P3.DWG
DETAIL SHEET 5-PLOTTED DATE 6/1/2021

Wed, 02 Jun 2021 - 10:27am V:\active\NEAL0015\survey\plot\NEAL0015P3.dwg

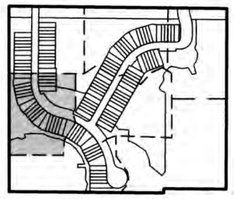
FIORE

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

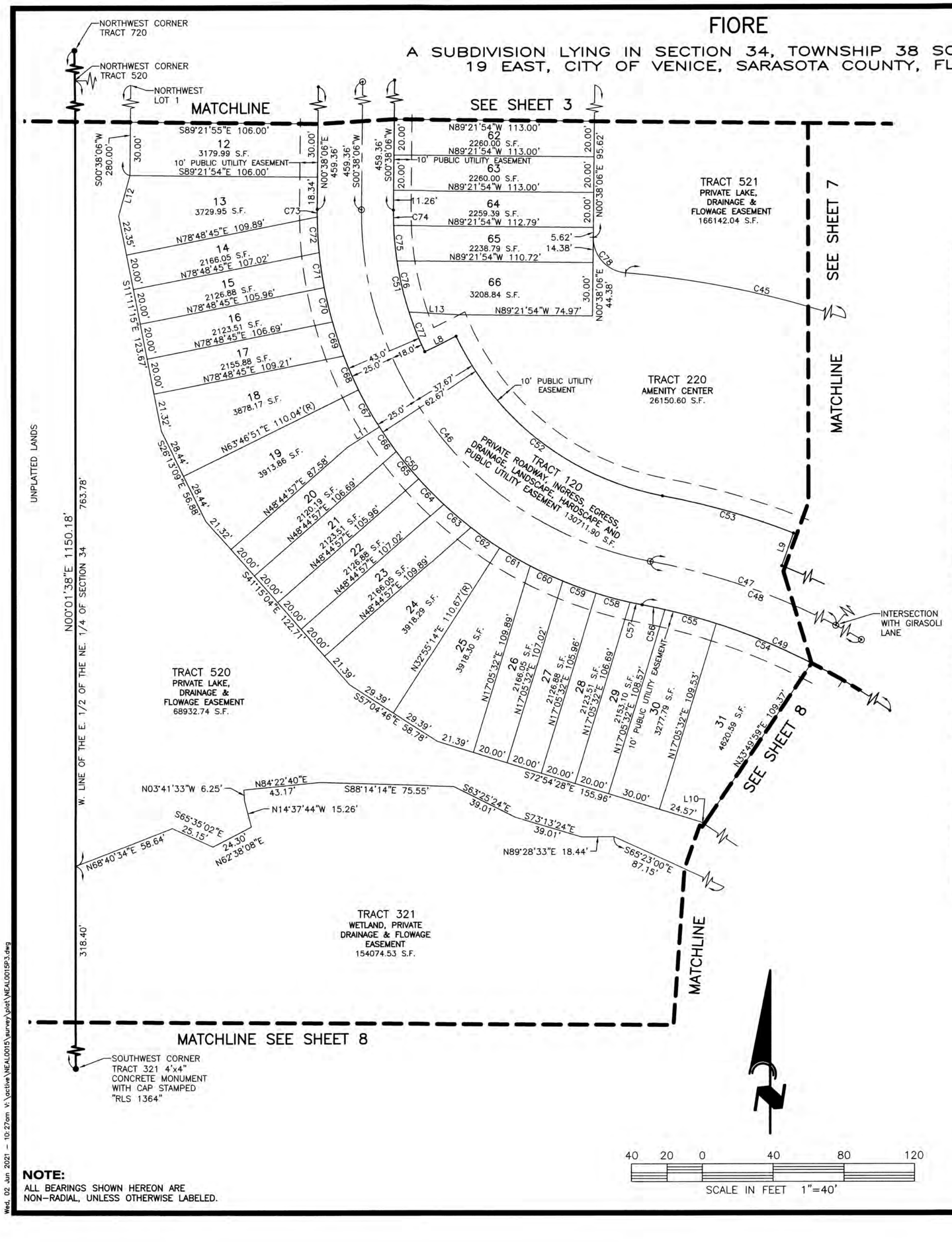
PLAT BOOK_____PAGE_____

SHEET 6 OF 9 SHEETS

DETAIL SHEET



KEY MAP
(NOT TO SCALE)



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L8	S63°20'34"W	19.67'
L9	N20°02'44"E	19.67'
L10	N56°10'01"W	2.09'
L11	N57°38'57"E	21.34'
L12	N15°19'08"E	24.05'
L13	N87°19'56"W	28.65'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C45	540.00	16°24'34"	154.66	154.13	N76°48'40"W
C46	200.00	79°55'21"	278.98	256.91	S39°19'35"E
C47	380.00	29°10'46"	193.53	191.44	S64°41'52"E
C48	380.00	79°14'06"	525.51	484.62	S39°40'12"E
C49	355.00	79°14'06"	490.94	452.74	N39°40'12"W
C50	225.00	79°55'21"	313.85	289.02	N39°19'35"W
C51	182.00	26°01'58"	82.69	81.98	S12°22'53"E
C52	162.33	54°02'33"	153.12	147.50	S52°15'59"E
C53	417.67	10°34'05"	77.04	76.93	S74°00'13"E
C54	355.00	9°25'26"	58.39	58.32	S67°36'16"E
C55	355.00	4°50'45"	30.02	30.02	S74°44'22"E
C56	355.00	2°07'31"	13.17	13.17	S78°13'30"E
C57	225.00	1°45'45"	6.92	6.92	S78°24'23"E
C58	225.00	5°05'53"	20.02	20.01	S74°58'34"E
C59	225.00	5°06'06"	20.04	20.03	S69°52'35"E
C60	225.00	5°08'48"	20.21	20.20	S64°45'07"E
C61	225.00	5°05'57"	20.03	20.02	S59°37'45"E
C62	225.00	5°05'57"	20.02	20.02	S54°31'47"E
C63	225.00	5°08'48"	20.21	20.20	S49°24'25"E
C64	225.00	5°06'06"	20.04	20.03	S44°16'57"E
C65	225.00	5°05'53"	20.02	20.01	S39°10'58"E
C66	225.00	4°16'59"	16.82	16.82	S34°29'32"E
C67	225.00	6°07'54"	24.08	24.07	S29°17'06"E
C68	225.00	5°16'46"	20.73	20.73	S23°34'46"E
C69	225.00	5°08'06"	20.16	20.16	S18°22'20"E
C70	225.00	5°05'53"	20.02	20.01	S13°15'21"E
C71	225.00	5°06'06"	20.03	20.03	S08°09'21"E
C72	225.00	5°08'48"	20.21	20.20	S03°01'54"E
C73	225.00	1°05'35"	4.29	4.29	S00°05'18"W
C74	182.00	2°45'08"	8.74	8.74	N00°44'28"W
C75	182.00	6°20'00"	20.12	20.11	N05°17'02"W
C76	182.00	9°24'21"	29.88	29.84	N13°09'12"W
C77	182.00	7°32'30"	23.95	23.94	N21°37'37"W
C78	20.00	85°39'03"	29.90	27.19	N42°11'26"W

NOTE:
ALL BEARINGS SHOWN HEREON ARE NON-RADIAL, UNLESS OTHERWISE LABELED.

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
(R)	RADIAL
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT

SYMBOL LEGEND

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

BRIAN C. RITZ
License Number 7310
STATE OF FLORIDA
Professional Surveyor and Mapper

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

DRAWING FILE: NEAL0015P3.DWG
DETAIL SHEET 6-PLOTTED DATE 6/1/2021

Wed, 02 Jun 2021 - 10:27am V:\active\NEAL0015\survey\plat\NEAL0015P3.dwg

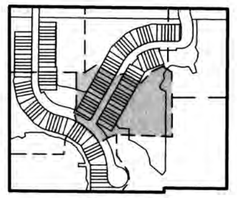
FIORE

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK_____ PAGE _____

SHEET 7 OF 9 SHEETS

DETAIL SHEET



KEY MAP
(NOT TO SCALE)

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

MATCHLINE

SEE SHEET 4

SEE SHEET 5

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 8

TRACT 521
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
166142.04 S.F.

TRACT 220
AMENITY CENTER
26150.60 S.F.

GIRASOLI LANE

TRACT 120
PRIVATE ROADWAY, INGRESS, EGRESS, DRAINAGE, LANDSCAPE, HARDSCAPE AND PUBLIC UTILITY EASEMENT
136771.80 S.F.

FORSANO BOULEVARD

TRACT 621
OPEN SPACE, PRIVATE DRAINAGE & FLOWAGE EASEMENT
27894.23 S.F.

TRACT 522
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
152003.39 S.F.

TRACT 320
WETLAND, PRIVATE DRAINAGE & FLOWAGE EASEMENT
407055.87 S.F.

TRACT 320
WETLAND, PRIVATE DRAINAGE & FLOWAGE EASEMENT
407055.87 S.F.

FLORIDA POWER & LIGHT RIGHT OF WAY EASEMENT PARCEL NO. 1 (OFFICIAL RECORD BOOKS 1036, PAGE 1149 & 1044, PAGE 140)

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L9	N20°02'44"E	19.67'
L14	S38°32'35"W	17.93'
L15	N57°48'58"E	11.00'
L16	N21°26'43"E	10.10'
L17	S37°29'41"W	15.81'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C45	540.00	16°24'34"	154.66	154.13	N76°48'40"W
C47	380.00	29°10'46"	193.53	191.44	S64°41'52"E
C48	380.00	79°14'06"	525.51	484.62	S39°40'12"E
C49	355.00	79°14'06"	490.94	452.74	N39°40'12"W
C79	20.00	81°49'25"	28.56	26.20	S70°28'54"W
C80	380.00	50°03'20"	331.98	321.52	S25°04'49"E
C81	250.00	8°58'24"	39.15	39.11	S34°03'23"W
C82	398.00	13°09'42"	91.43	91.22	S62°04'40"E
C83	20.00	94°55'59"	33.14	29.48	N77°02'11"E
C84	417.67	15°46'39"	115.01	114.65	N38°50'16"W
C85	20.00	79°34'51"	27.78	25.60	S84°42'45"W
C86	20.00	15°21'08"	5.36	5.34	S37°14'46"W

NOTE:
ALL BEARINGS SHOWN HEREON ARE NON-RADIAL, UNLESS OTHERWISE LABELED.

40 20 0 40 80 120

SCALE IN FEET 1"=40'

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
(R)	RADIAL
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT

SYMBOL LEGEND

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

BRIAN C. RITZ
License Number 7310
STATE OF FLORIDA
Professional Surveyor and Mapper

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

DRAWING FILE: NEAL0015P3.DWG
DETAIL SHEET 7-PLOTTED DATE 6/1/2021

Wed, 02 Jun 2021 - 10:27am V:\active\NEAL0015\survey\plat\NEAL0015P3.dwg

FIORE

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK_____ PAGE _____

SHEET 8 OF 9 SHEETS

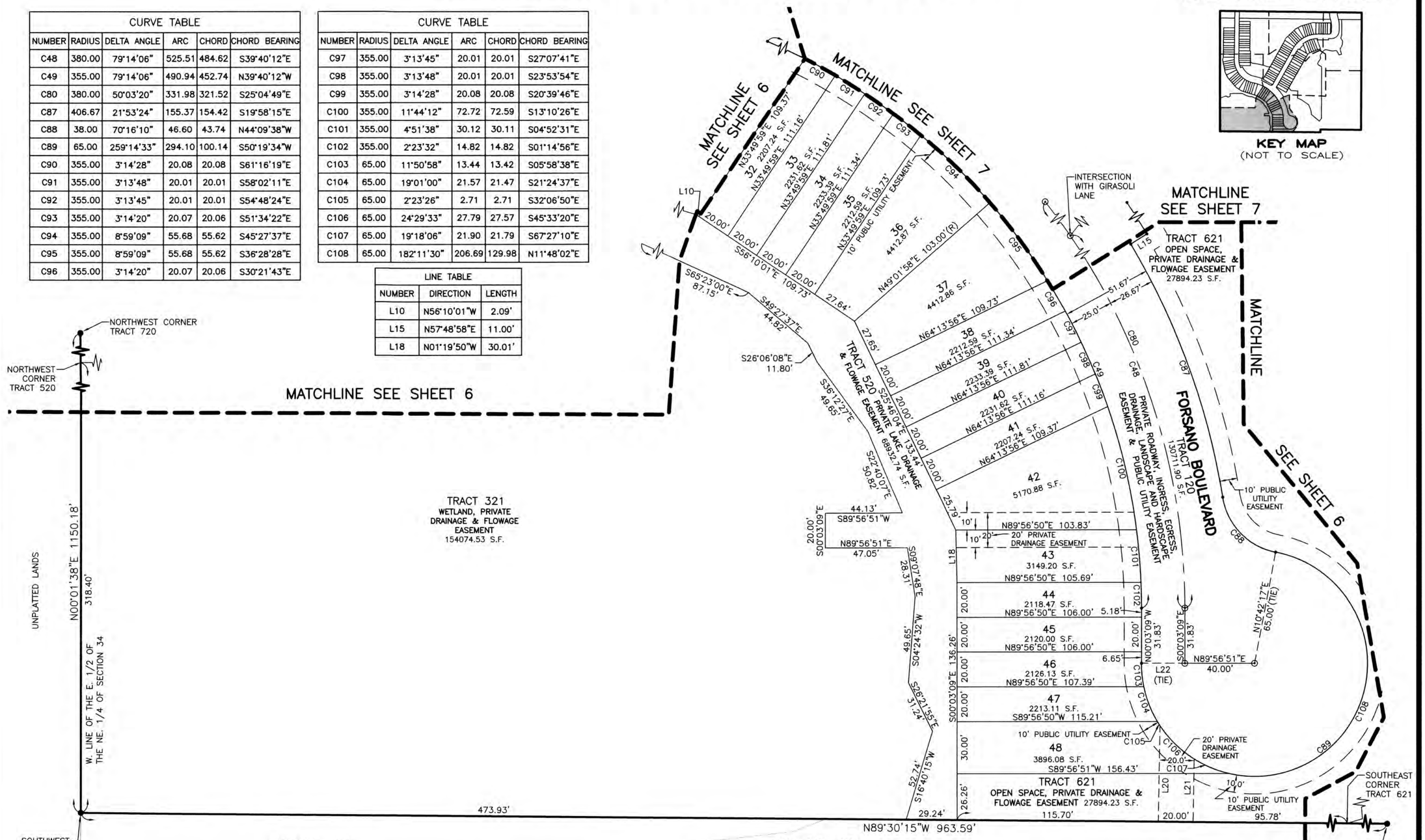
DETAIL SHEET

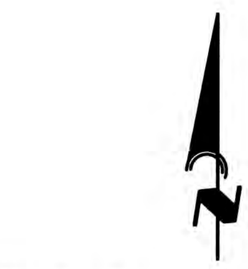
CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C48	380.00	79°14'06"	525.51	484.62	S39°40'12"E
C49	355.00	79°14'06"	490.94	452.74	N39°40'12"W
C80	380.00	50°03'20"	331.98	321.52	S25°04'49"E
C87	406.67	21°53'24"	155.37	154.42	S19°58'15"E
C88	38.00	70°16'10"	46.60	43.74	N44°09'38"W
C89	65.00	259°14'33"	294.10	100.14	S50°19'34"W
C90	355.00	3°14'28"	20.08	20.08	S61°16'19"E
C91	355.00	3°13'48"	20.01	20.01	S58°02'11"E
C92	355.00	3°13'45"	20.01	20.01	S54°48'24"E
C93	355.00	3°14'20"	20.07	20.06	S51°34'22"E
C94	355.00	8°59'09"	55.68	55.62	S45°27'37"E
C95	355.00	8°59'09"	55.68	55.62	S36°28'28"E
C96	355.00	3°14'20"	20.07	20.06	S30°21'43"E

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C97	355.00	3°13'45"	20.01	20.01	S27°07'41"E
C98	355.00	3°13'48"	20.01	20.01	S23°53'54"E
C99	355.00	3°14'28"	20.08	20.08	S20°39'46"E
C100	355.00	11°44'12"	72.72	72.59	S13°10'26"E
C101	355.00	4°51'38"	30.12	30.11	S04°52'31"E
C102	355.00	2°23'32"	14.82	14.82	S01°14'56"E
C103	65.00	11°50'58"	13.44	13.42	S05°58'38"E
C104	65.00	19°01'00"	21.57	21.47	S21°24'37"E
C105	65.00	2°23'26"	2.71	2.71	S32°06'50"E
C106	65.00	24°29'33"	27.79	27.57	S45°33'20"E
C107	65.00	19°18'06"	21.90	21.79	S67°27'10"E
C108	65.00	182°11'30"	206.69	129.98	N11°48'02"E

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L10	N56°10'01"W	2.09'
L15	N57°48'58"E	11.00'
L18	N01°19'50"W	30.01'

KEY MAP
(NOT TO SCALE)





40 20 0 40 80 120

SCALE IN FEET 1"=40'

NOTE:
ALL BEARINGS SHOWN HEREON ARE NON–RADIAL, UNLESS OTHERWISE LABELED.

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
(R)	RADIAL
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT

SYMBOL LEGEND

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

BRIAN C. RITZ
License Number 7310
STATE OF FLORIDA
Professional Surveyor and Mapper

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

DRAWING FILE: NEAL0015P3.DWG
DETAIL SHEET 8–PLOTTED DATE 6/1/2021

Wed, 02 Jun 2021 – 10:27am V:\active\NEAL0015\survey\plat\NEAL0015P3.dwg

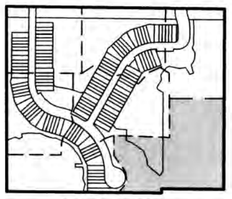
FIORE

A SUBDIVISION LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK_____ PAGE _____

SHEET 9 OF 9 SHEETS

DETAIL SHEET



KEY MAP
(NOT TO SCALE)

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
(R)	RADIAL
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT

40 20 0 40 80 120

SCALE IN FEET 1"=40'

SYMBOL LEGEND

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

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L19	S73°28'13"W	11.69'

NORTHEAST CORNER TRACT 320

NORTHEAST CORNER TRACT 722 5/8" IRON ROD WITH CAP STAMPED "PRM LB 7384"

MATCHLINE SEE SHEET 5

TRACT 600 CIELO (PLAT BOOK 53 PAGE 288)

1052.11'

MATCHLINE SEE SHEET 7

FLORIDA POWER & LIGHT RIGHT OF WAY EASEMENT PARCEL NO. 1 (OFFICIAL RECORD BOOKS 1036, PAGE 1149 & 1044, PAGE 140)

FLORIDA POWER & LIGHT RIGHT OF WAY EASEMENT PARCEL NO. 3 (OFFICIAL RECORD BOOKS 1034, PAGE 1909 & 985, PAGE 1565)

TRACT 320
WETLAND, PRIVATE DRAINAGE & FLOWAGE EASEMENT
407055.87 S.F.

E. LINE OF THE NE. 1/4 OF SECTION 34
S00°19'26"W 1120.11'

MATCHLINE SEE SHEET 7

S02°12'14"W 67.24'

82.01' N00°26'06"W

38.77' S67°37'16"E

S55°15'49"E 87.52'

TRACT 522
PRIVATE LAKE, DRAINAGE & FLOWAGE EASEMENT
152003.39 S.F.

S21°53'20"E 56.25'

39.94' S06°34'07"E

S49°37'17"E 98.66'

N39°00'25"E 32.67'

N00°14'59"E 494.50'

TRACT 621
OPEN SPACE, PRIVATE DRAINAGE & FLOWAGE EASEMENT
27894.23 S.F.

N27°21'34"W 145.97'

TRACT 320
WETLAND, PRIVATE DRAINAGE & FLOWAGE EASEMENT
407055.87 S.F.

FLORIDA POWER & LIGHT RIGHT OF WAY EASEMENT PARCEL NO. 2 (OFFICIAL RECORD BOOKS 1036, PAGE 1149 & 1044, PAGE 140)

FLORIDA POWER & LIGHT RIGHT OF WAY EASEMENT PARCEL NO. 2 (OFFICIAL RECORD BOOKS 1034, PAGE 1909 & 985, PAGE 1565)

TRACT 302 CIELO (PLAT BOOK 53 PAGE 288)

MATCHLINE SEE SHEET 8

N06°23'30"W 76.76'

N09°02'37"W 40.26'

N20°12'41"E 38.29'

N04°21'02"W 18.00'

L19

95.78'

SOUTHWEST CORNER TRACT 321 4'x4" CONCRETE MONUMENT WITH CAP STAMPED "RLS 1364"

SOUTHWEST CORNER TRACT 621

TRACT 603 – ARIA

228.94'

N89°30'15"W 963.59'

5/8" IRON ROD WITH CAP STAMPED "PRM LB 7384"

S00°08'44"W 26.40'

5/8" IRON ROD WITH CAP STAMPED "PRM LB 7384"

TRACT 302 – ARIA (PLAT BOOK 52 PAGE 428)

SOUTHEAST CORNER TRACT 320 5/8" IRON ROD WITH CAP STAMPED "PRM LB 7384"

N89°30'30"W 389.84'

TRACT 603 – ARIA (PLAT BOOK 52 PAGE 428)

TRACT 301 ARIA (PLAT BOOK 52 PAGE 428)

NOTE: ALL BEARINGS SHOWN HEREON ARE NON–RADIAL, UNLESS OTHERWISE LABELED.

BRIAN C. RITZ
License Number 7310
STATE OF FLORIDA
Professional Surveyor and Mapper

AM ENGINEERING, LLC.

CONSULTING ENGINEERS & SURVEYORS, L.B. 4334

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

DRAWING FILE: NEAL0015P3.DWG
DETAIL SHEET 9–PLOTTED DATE 6/1/2021

Wed, 02 Jun 2021 - 10:27am V:\active\NEAL0015\survey\plat\NEAL0015P3.dwg