

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 2 SHEETS

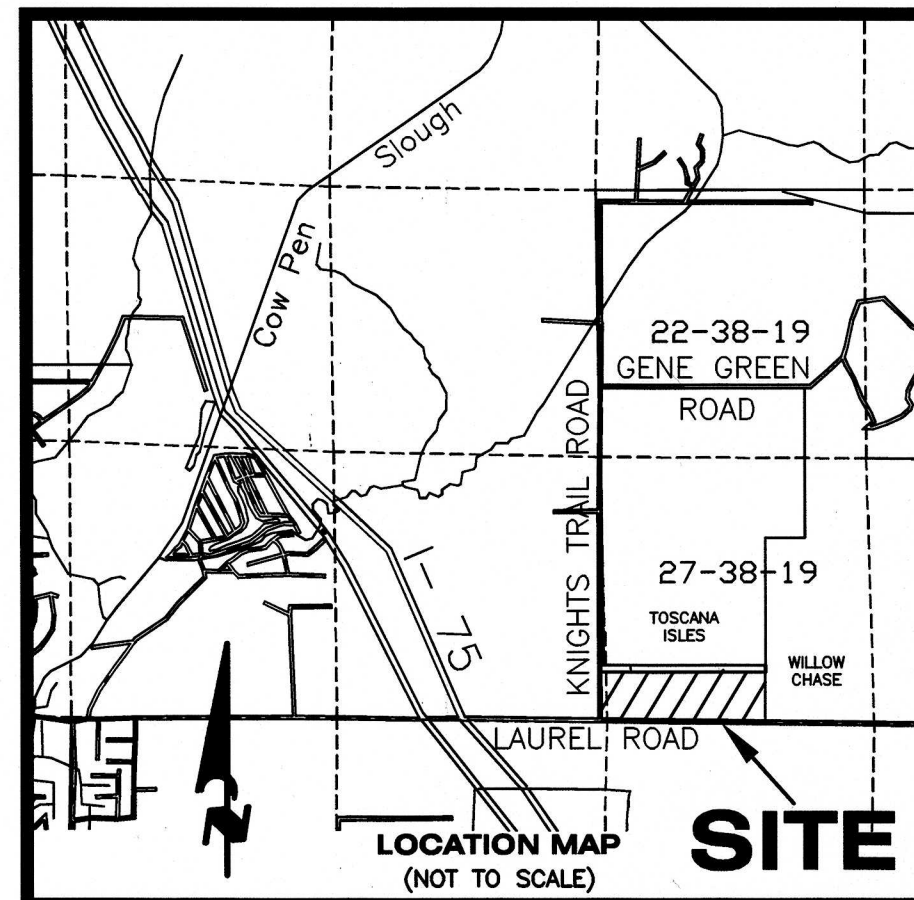
LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA;
LESS THE WEST 40 FEET FOR KNIGHTS TRAIL ROAD RIGHT OF WAY;
AND LESS: LAUREL ROAD RIGHT OF WAY DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2432, PAGE 1354 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
AND LESS: LANDS CONVEYED TO CITY OF VENICE AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #1998171296, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
AND LESS: RIGHT OF WAY PARCEL 1 FOR LAUREL ROAD CONVEYED TO SARASOTA COUNTY DESCRIBED IN LLC WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2004171672, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
AND LESS: FURTHER LANDS CONVEYED TO SARASOTA COUNTY AND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2007172178 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2008113315 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

AND LESS AND EXCEPT FROM THE ABOVE DESCRIBED LANDS, PARCELS A DESCRIBED AS FOLLOWS:
PARCEL A:

THAT PART OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LANDS OF THE CITY OF VENICE AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #1998171296 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. SAID CORNER LYING ON THE NORTH LINE OF THE SOUTH 1/2 OF SOUTHWEST 1/4 OF SAID SECTION 27; THENCE ALONG SAID NORTH LINE, N.89°09'01"E., 2173.18 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 27; THENCE ALONG LAST SAID EAST LINE, S.00°55'45"E., 155.00 FEET TO A POINT LYING ON A LINE 155.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE ALONG SAID PARALLEL LINE, S.89°09'01"W., 2173.85 FEET TO THE EAST LINE OF SAID LANDS OF THE CITY OF VENICE; THENCE ALONG LAST SAID EAST LINE, N.00°40'45"W., 155.00 FEET TO THE POINT OF BEGINNING.



SHEET INDEX

- 1 COVER SHEET
- 2 DETAIL SHEET

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., 2014.

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., 2014.

APPROVED:

MAYOR, CITY OF VENICE

CITY ENGINEER

CITY ATTORNEY

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, PLATTING, OF THE FLORIDA STATUTES AND THAT I AM UNDER CONTRACT TO APPROPRIATE LOCAL GOVERNING BODY AND ACTING THERETO AS AN AGENT OF THE CITY OF VENICE. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH 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.

BY: Gerald D. Stroop, Jr. DATE: 4/07, 2014
GERALD D. STROOP, JR.
PROFESSIONAL SURVEYOR & MAPPER NO. 4679

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.

THE PROPERTY DESCRIBED IN THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS LISTED BELOW AND REFERENCED IN TITLE CERTIFICATE ISSUED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 4755974, DATED MARCH 27, 2014. THESE EASEMENTS ARE ALL RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND ARE GRAPHICALLY SHOWN HEREON:

- 1) PERMANENT EASEMENT-PARCEL 106 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2010066284.
- 2) TEMPORARY CONSTRUCTION EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2010066284.
- 3) EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2013001749.

SURVEYORS NOTES

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. A BEARING OF S.89°15'44"W. FOR THE SOUTH LINE OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST WAS USED.

EXISTING EASEMENTS AFFECTING THE PLATTED PROPERTY AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA HAVE BEEN GRAPHICALLY SHOWN HEREON. APPROXIMATE DIMENSIONS HAVE BEEN SHOWN HEREON TO THE NEWLY PLATTED LOTS AS A REFERENCE ONLY. UPON FUTURE REPLATTING OF THESE LOTS, 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.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

OB WATERFORD, LLC., A FLORIDA LIMITED LIABILITY COMPANY, (THE "COMPANY"), DOES HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND:

IN WITNESS WHEREOF, THE COMPANY HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME THIS 7th DAY OF April, 2014.

WITNESSES:

A. Webb
SIGNATURE OF WITNESS

ALEXANDER KUOT
PRINT NAME OF WITNESS

Brandon Brooks
SIGNATURE OF WITNESS

Brandon Brooks
PRINT NAME OF WITNESS

OB WATERFORD, LLC.
A FLORIDA LIMITED LIABILITY COMPANY,

BY: Mark G. Nourse

PRINT NAME: Mark G. Nourse

AS ITS: Vice President

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Mark G. Nourse, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS VP OF OB Waterford LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF April, 2014.

Sandra A. Mettel
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10/8/16

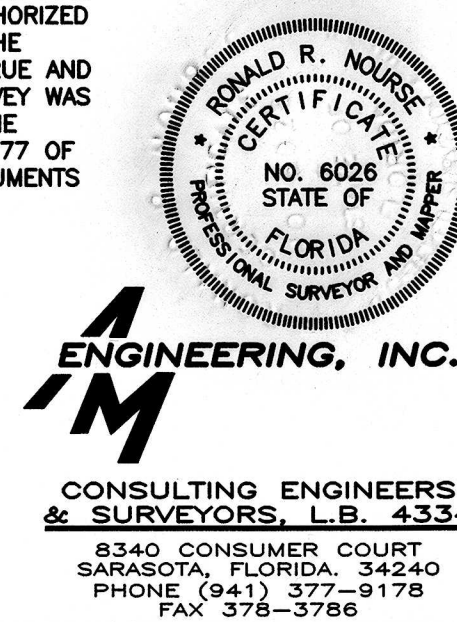


SURVEYORS CERTIFICATE

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, INC., 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) AND THE LOT CORNERS WERE INSTALLED APRIL 3, 2014.

A M ENGINEERING, INC.

BY: Ronald R. Nourse 04/07/2014
RONALD R. NOURSE, P.S.M., VICE PRESIDENT
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS 0006026



PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS

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 2 OF 2 SHEETS

DETAIL SHEET

The map shows a subdivision of property along Laurel Road. Key features include:

- TRACT 14** (TOSCANA ISLES, PLAT BOOK 48, PAGES 6, 6A-6K) and **TRACT 3** (TOSCANA ISLES, PLAT BOOK 48, PAGES 6, 6A-6K).
- TRACT 6** (TOSCANA ISLES, PLAT BOOK 48, PAGES 6, 6A-6K) and **TRACT 105** (OFFICIAL RECORDS BOOK 2432, PAGE 1354-1369).
- LOT 1** (2,207,404.50 SQ.FT. OR 50.675 ACRES MORE OR LESS) and **LOT 2** (597,943.11 SQ.FT. OR 13.727 ACRES).
- LAUREL ROAD** running horizontally across the middle.
- KNIGHTS TRAIL ROAD** running vertically on the left side.
- POINT OF BEGINNING (PARCEL-A)** and **POINT OF BEGINNING (PARCEL-B)**.
- EASEMENTS**: 20' STORMWATER MANAGEMENT & DRAINAGE EASEMENT, EASEMENT AGREEMENT (O.R.I.#2013001749), 30' FLORIDA POWER & LIGHT EASEMENT, 35' SARASOTA COUNTY WATERLINE EASEMENT, 30' PUBLIC UTILITY EASEMENT, 30' INGRESS/EGRESS EASEMENT.
- Survey Markers**: 5/8" IRON ROD & CAP STAMPED "BRITT LB 6638", 4"X4" CONCRETE MONUMENT STAMPED "PRM PSM LB 4334", 4"X4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334".
- Other Notes**: "LESS PARCEL-A (155' WIDE PARCEL)", "LESS PARCEL 105 (OFFICIAL RECORDS BOOK 2432, PAGE 1354-1369)", "LESS PARCEL 106 (PER O.R.I.#2010066284)", "LESS PARCEL 107 (PER O.R.I.#2007172178)", "LESS PARCEL 108 (PER O.R.I.#2008113315)", "LESS PARCEL 109 (PER O.R.I.#2009113315)", "LESS PARCEL 110 (PER O.R.I.#2010066284)", "LESS PARCEL 111 (PER O.R.I.#2010066284)", "LESS PARCEL 112 (PER O.R.I.#2010066284)", "LESS PARCEL 113 (PER O.R.I.#2010066284)", "LESS PARCEL 114 (PER O.R.I.#2010066284)", "LESS PARCEL 115 (PER O.R.I.#2010066284)", "LESS PARCEL 116 (PER O.R.I.#2010066284)", "LESS PARCEL 117 (PER O.R.I.#2010066284)", "LESS PARCEL 118 (PER O.R.I.#2010066284)", "LESS PARCEL 119 (PER O.R.I.#2010066284)", "LESS PARCEL 120 (PER O.R.I.#2010066284)".

ABBREVIATION LEGEND

(O.A.) OVERALL
(O.R.I.) OFFICIAL RECORDS INSTRUMENT
(L.B.) LICENSE BUSINESS
(SQ.FT.) SQUARE FEET
(O.R.) OFFICIAL RECORDS
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
C.C.R. CERTIFIED CORNER REFERENCE
F.D.E.P. FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
(P) PLAT
(D) DEED AND/OR DESCRIPTION
(M) MEASURED
(C) CALCULATED

SYMBOL LEGEND

■ 4"X4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED

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

A circular professional seal for a surveyor. The outer ring contains the text "RONALD R. NOURSE" at the top and "PROFESSIONAL SURVEYOR AND MAPPER" at the bottom, separated by two stars. The inner circle contains the text "CERTIFICATE" at the top, "NO. 6026" in the center, "STATE OF" below the number, and "FLORIDA" at the bottom.



ENGINEERING, INC.

**CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334**

8340 CONSUMER COURT
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DRAWING FILE: VANG20P2.DWG (SHEET 2)
PLOTTED DATE 04/07/2014 (RRN)