

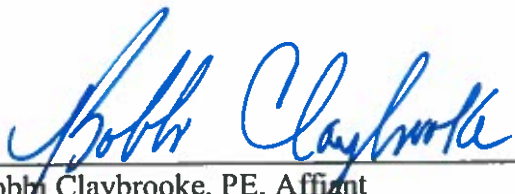
AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF SARASOTA**

BEFORE ME, the undersigned authority, personally appeared, who being duly sworn, states the following:

1. That Affiant herein is a licensed professional engineer practicing in the State of Florida.
2. That Affiant has reviewed all current recorded plats and agreements for the Milano Planned Unit Development ("Milano PUD") restricting open space.
3. That Affiant, from her review of the above referenced recorded plats, has calculated the total acreage of the restricted open space in the Milano PUD and prepared the attached Exhibit "A" detailing such calculation.
4. Affiant further states that she is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that she has read the full facts of this affidavit and understands its contents.

Dated this 27 day of November, 2023.



Bobbi Claybrooke, PE, Affiant

I HEREBY CERTIFY that the foregoing instrument was sworn to, subscribed, and acknowledged before me this 27th day of November, 2023, by Bobbi Claybrooke, by means of (☒) physical presence or (☐) online notarization, who is (☐) personally known to me, or who has (☐) produced _____ as identification.



Notary Public

Print Name: Erin Childers
My commission expires:

(SEAL)

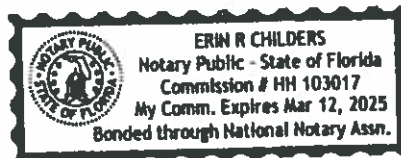


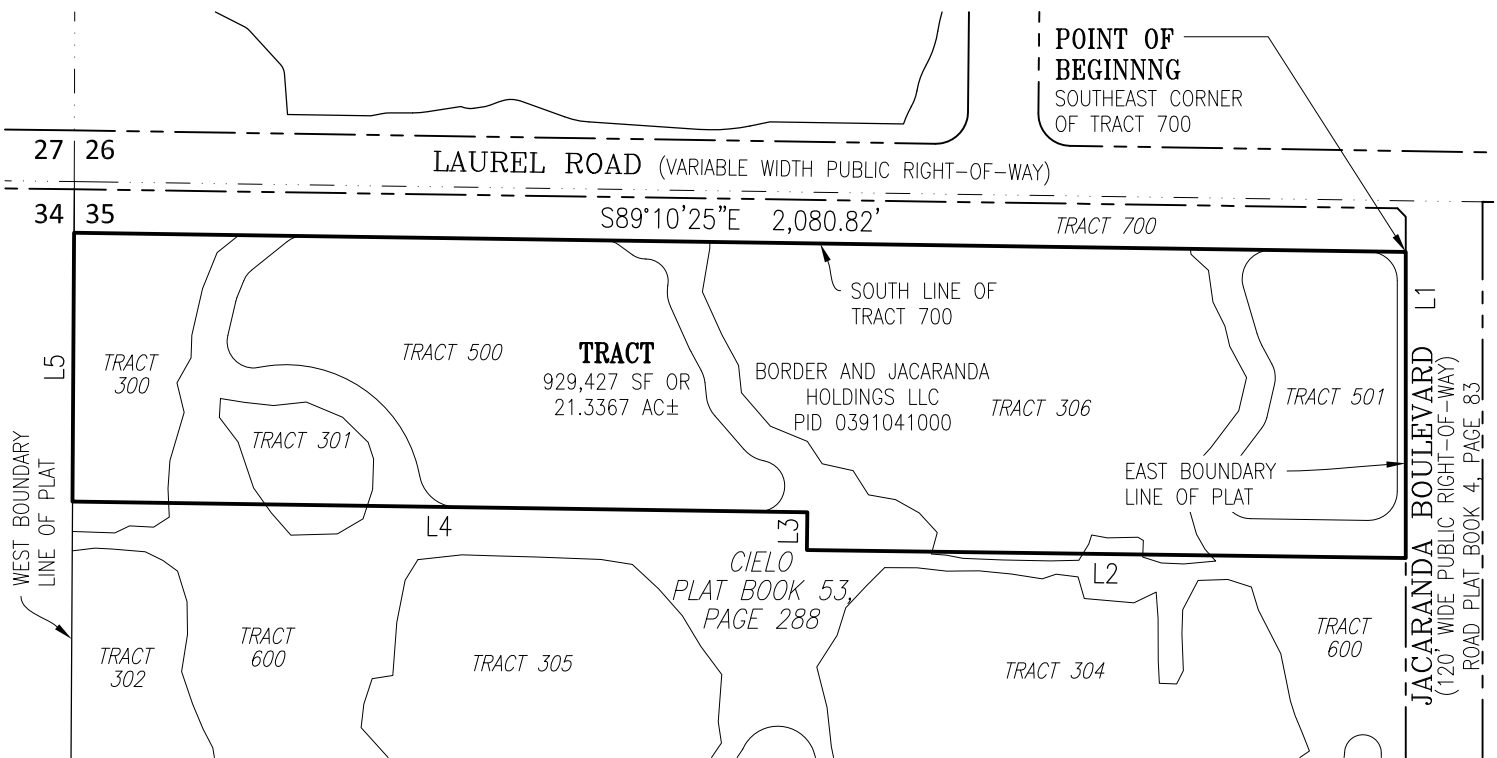
EXHIBIT A

Subdivision / Description	Total Plat Area (ac)	Open Space Area	Percent Open Space	Notes	Restricted By
Cielo	89.02	67.84		Includes Tracts 300*, 301*, 302, 303, 304, 305, 306*, 502, 503, 504, 600*, 601 and 603.	Agreement by Neal Communities of Southwest Florida, LLC, and Border and Jacaranda Holdings, LLC
Aria	147.99	115.17		Includes Tracts 300, 301, 302, 303, 304, 305, 306, 500, 501, 502, 600, 601, 602, 603, 604, 605 and 606.	Agreement by Neal Signature Homes, LLC
Aria Phase III	28.37	0.20		Includes Tract 607.	Agreement by Neal Signature Homes, LLC
Fiore	35.52	22.46		Fiore open space is not included in dedication documents as the Fiore open space is dedicated on the plat.	Plat- OR # 2021132090 July 16, 2021
Milano Phase 2	68.66	65.94		Includes Tracts 306, 307, 308, 309, 310, 311, 312, 313, 606^, 607, 608, 609, 610, 611 and 612	Agreement by Milano Neighborhood Association, Inc.
Milano Phase 2 - Replat 1	39.84	0.68		Includes Tracts 613, 614, 615 and 616	Agreement by Milano Neighborhood Association, Inc.
Milano - Replat of Tract 200	9.66	3.94		Includes Tract 612	Agreement by Milano Neighborhood Association, Inc.
Villages of Milano	107.03	64.04		Inlcudes Tracts 300, 301, 302, 302, 304, 305, 500, 600, 601, 602, 603, 604, 605 and 606.	Agreement by Milano Neighborhood Association, Inc.
Villages of Milano - Replat I	0.22	0.00		No open space dedication associated with this replat.	Agreement by Milano Neighborhood Association, Inc.
Villages of Milano - Replat III	0.19	0.04		Includes Tract 604-A.	Agreement by Milano Neighborhood Association, Inc.
Total	526.49	340.31	64.64%		
Transfer to GCCF PUD (Vistera)	-24.10	-24.10		This area was removed from the overall Milano PUD area as well as from the open space. The transfer was 100% open space.	
Cielo -Not Restricted		-21.34		This area remained within the Milano PUD, but the open space was removed from the Cielo Plat's open space area.	
Total	-24.10	-45.44			
Total PUD Area Remaining	502.39	294.87	58.69%		

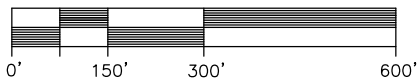
* = Cielo - Tract 500, 501 and portions of Tracts 300, 301,306 and 600 as described in the attached Sketch and Description of 21.34 acre property not included.

^ = Milano Phase 2 - Tract 606 is included in the Open Space Restriction document but is actually part of the Tract 608 area calculations. No additonal acreage was included in the calculation for Tract 606.

"EXHIBIT"



SCALE: 1"=300'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'06"W	478.24'
L2	N89°14'10"W	935.70'
L3	N00°45'50"E	59.13'
L4	N89°10'16"W	1,148.28'
L5	N00°19'42"E	420.06'

LEGEND:

PID = PROPERTY IDENTIFICATION NUMBER
ORI = OFFICIAL RECORDS INSTRUMENT
ORB = OFFICIAL RECORDS BOOK
SF = SQUARE FEET
AC = ACRES
± = MORE OR LESS

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF A
TRACT OF LAND LOCATED IN
SECTION 35, TOWNSHIP 38 S., RANGE 19 E.,
SARASOTA COUNTY, FLORIDA



Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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"EXHIBIT"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land being all of Tracts 500 and 501, and being a portion of Tracts 300, 301, 306 and 600 of Cielo recorded in Plat Book 53, Page 288 of the Public Records of Sarasota County, Florida, lying in Section 35, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southeast corner of Tract 700 of Cielo recorded in Plat Book 53, Page 288 of the Public Records of Sarasota County, Florida; thence S.00°00'06"W. along the east boundary line of said Cielo plat, a distance of 478.24 feet; thence N.89°14'10"W., a distance of 935.70 feet; thence N.00°45'50"E., a distance of 59.13 feet; thence N.89°10'16"W., a distance of 1,148.28 feet to the west boundary line of said plat of Cielo; thence N.00°19'42"E. along said west boundary line, a distance of 420.06 feet to the south line of said Tract 700; thence S.89°10'25"E. along said south line of Tract 700, a distance of 2,080.82 feet to the POINT OF BEGINNING.

Containing 929,427 square feet or 21.3367 acres, more or less.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO SOUTH LINE OF TRACT 700 OF CIELO, BEING S89°10'25"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



Digitally signed by
Robert R Cunningham
Date: 2023.10.13
13:48:20 -04'00'

10/13/2023

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

Date of Signature

This is NOT a Survey and Not valid without all sheets.

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