

VENICE WOODLANDS PHASE 2A

BEING A REPLAT OF TRACT 301 OF VENICE WOODLANDS PHASE 1, ACCORDING TO
PLAT BOOK 53, PAGES 43 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA,
BEING A PORTION OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

PLAT
BOOK PAGE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, BY Brook Fanning,
ACTING BY AND WITH THE AUTHORITY OF THE SAID CORPORATION, CERTIFIES
OWNERSHIP BY SAID CORPORATION, OF THE PROPERTY DESCRIBED HEREON, AND KNOWN AS VENICE
WOODLANDS PHASE 2A, AND DOES HEREBY DEDICATE THE FOLLOWING:

TO THE VENICE WOODLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ALL
OF TRACT 100 HEREIN, FOR PURPOSES OF OPERATIONS, MAINTENANCE AND REPAIRS.

TO THE CITY OF VENICE, SARASOTA COUNTY AND PUBLIC AND PRIVATE UTILITY COMPANIES, ALL
ACTING WITHIN THE SCOPE OF THEIR EMPLOYMENT, A NON-EXCLUSIVE EASEMENT OVER, UNDER AND
ACROSS TRACT 100 (PRIVATE RIGHT-OF-WAY, PRIVATE DRAINAGE, PUBLIC UTILITY AND ACCESS
EASEMENT), AND ALL OTHER PUBLIC EASEMENTS SHOWN HEREON FOR THE LIMITED PURPOSES OF (i)
INGRESS/EGRESS TO ACCESS OTHER PUBLIC EASEMENTS AND PUBLIC FACILITIES IDENTIFIED ON THE
PLAT, AND FOR THE OPERATION AND MAINTENANCE THEREOF, (ii) INGRESS/EGRESS BY EMERGENCY
AND LAW ENFORCEMENT PERSONNEL, AND (iii) INGRESS/EGRESS FOR THE PURPOSE OF INSTALLATION
AND MAINTENANCE OF UNDERGROUND UTILITY IMPROVEMENTS AND DRAINAGE. IT IS SPECIFICALLY
UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OR COUNTY, NOR SHALL ANY
REQUEST EVER BE ENTERTAINED BY THE CITY OR COUNTY, TO MAINTAIN SAID PRIVATE ROADWAY
IMPROVEMENTS.

IN WITNESS THEREOF, THE UNDERSIGNED CORPORATION, HAS CAUSED THESE PRESENTS TO BE
EXECUTED BY ITS _____, THIS 25 DAY OF June, AD. 2021:

WITNESSES:

TOLL SOUTHEAST LP COMPANY, INC

SIGNATURE

PRINT NAME

SIGNATURE

PRINT NAME

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Brook Fanning
Div. President OF TOLL SOUTHEAST LP COMPANY, INC. TO ME KNOWN TO BE THE INDIVIDUAL
DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION,
AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH _____,
FOR AND IN BEHALF OF SAID TOLL SOUTHEAST LP COMPANY, INC.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 25 DAY OF
June, AD. 2021.

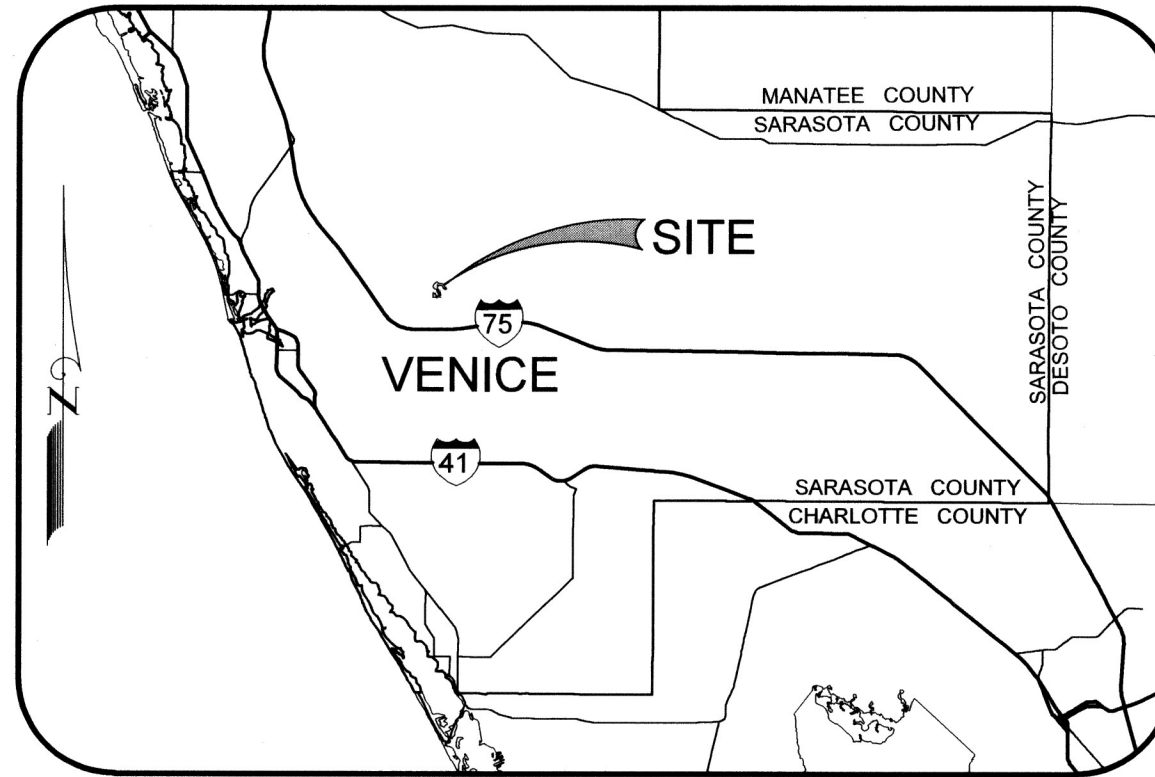
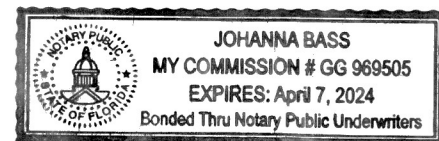
4/7/2024
COMMISSION EXPIRES

Johanna Bass
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

NOTE: PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR VENICE WOODLANDS HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN
INSTRUMENT NO. 2019062627, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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LOCATION MAP
NOT TO SCALE

TRACT DESIGNATIONS

100 - PRIVATE RIGHT-OF-WAY, PRIVATE DRAINAGE, PUBLIC UTILITY AND ACCESS EASEMENT.

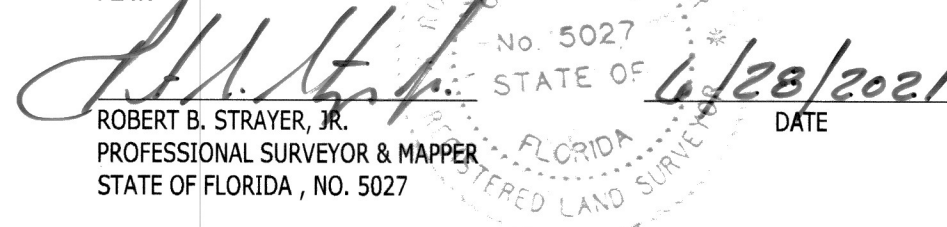
LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN FEET (10') IN WIDTH ALONG EACH FRONT AND
FIVE FEET (5') IN WIDTH ALONG EACH SIDE LOT LINES ARE HEREBY RESERVED AND CREATED FOR THE
PURPOSE OF ACCOMMODATING UNDERGROUND UTILITIES AND PRIVATE IRRIGATION. WHEN AN AREA
GREATER THAN ONE (1) LOT IS DESIGNATED AND USED AS A BUILDING SITE, THE OUTSIDE
BOUNDARY OF SAID SITE SHALL, UPON SUCH DESIGNATION, AUTOMATICALLY BE SUBJECT TO THE LOT
LINE EASEMENTS RESERVED AND CREATED HEREIN, SUCH THAT THE PRIOR LOT LINE EASEMENTS
SHALL NO LONGER APPLY AND THE NEW LOT LINE EASEMENTS SHALL TAKE EFFECT ON THE NEW
BUILDING SITE DESIGNATION. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE
CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELECOMMUNICATION AND
BROADBAND SERVICES, INCLUDING CABLE TELEVISION SERVICES, HOWEVER CABLE TELEVISION
SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS
OR OTHER UTILITIES.

CERTIFICATE OF REVIEWING SURVEYOR & MAPPER

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 REQUIREMENTS OF CHAPTER 177, PART 1, OF THE
FLORIDA STATUTES (PLATTING) IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A
CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS
PLAT.

ROBERT B. STRAYER, JR.
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, NO. 5027



CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I, KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT 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(S) _____, PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF _____, AD. 2021.

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

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
_____, AD. 2021.

CITY ATTORNEY

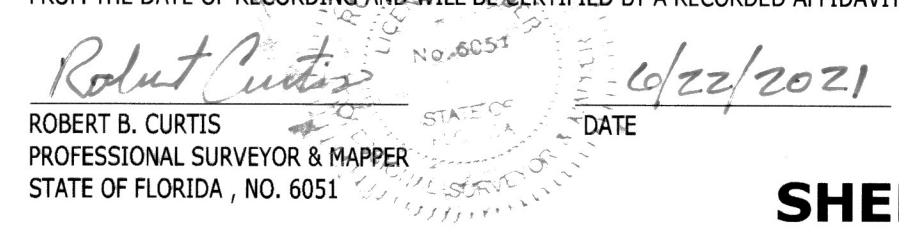
MAYOR, CITY OF VENICE

CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, 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, PART 1, FLORIDA STATUTES, AND THAT
PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED JUNE 4, 2021. THE PERMANENT
CONTROL POINTS (PCP'S), AND LOT CORNERS INSTALLATION WILL BE COMPLETED WITHIN 1 YEAR
FROM THE DATE OF RECORDING AND WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, NO. 6051



VENICE WOODLANDS PHASE 2A

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PLAT BOOK 53, PAGES 43 THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA,
BEING A PORTION OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

PLAT
BOOK PAGE

LEGAL DESCRIPTION:

TRACT 301, OF VENICE WOODLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 43 THROUGH 58 INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

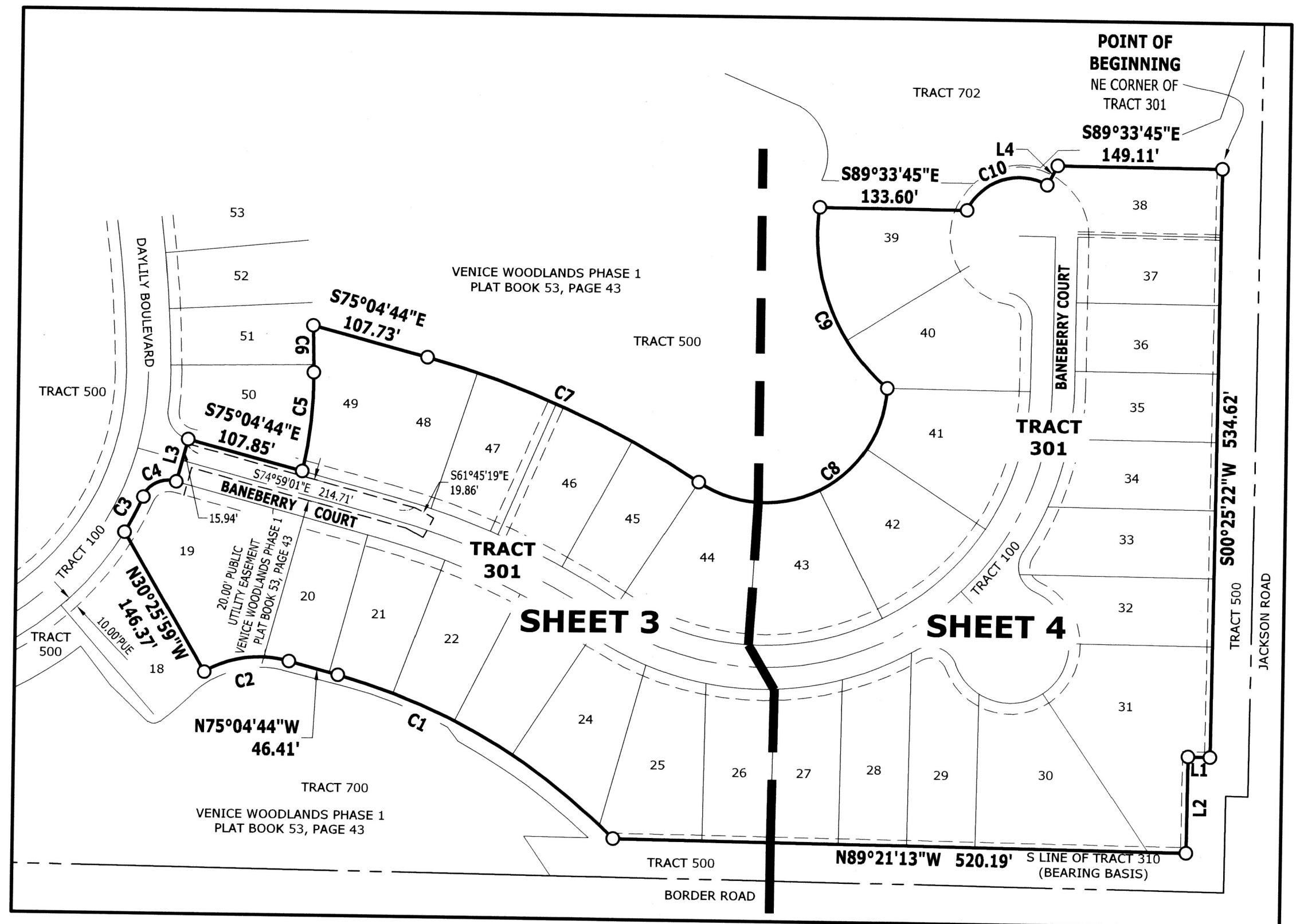
BEGINNING AT THE NORTHEAST CORNER OF TRACT 301, OF VENICE WOODLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 43 THROUGH 58 INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID TRACT 301 THE FOLLOWING TWENTY-TWO (22) COURSES: 1) SOUTH 00°25'22" WEST, A DISTANCE OF 534.62 FEET; 2) NORTH 89°34'38" WEST, A DISTANCE OF 20.00 FEET; 3) SOUTH 00°25'22" WEST, A DISTANCE OF 87.38 FEET; 4) NORTH 89°21'13" WEST, A DISTANCE OF 520.19 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 5) NORTHWESTERLY 293.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 30°19'41", AND A CHORD BEARING AND DISTANCE OF NORTH 59°54'54" WEST 290.36 FEET; 6) NORTH 75°04'44" WEST, A DISTANCE OF 46.41 FEET TO A POINT ON A CURVE TO THE LEFT; 7) WESTERLY 79.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 45°21'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°14'38" WEST 77.11 FEET; 8) NORTH 30°25'59" WEST, A DISTANCE OF 146.37 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 9) NORTHEASTERLY 36.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 07°27'01", AND A CHORD BEARING AND DISTANCE OF NORTH 27°07'50" EAST 36.38 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; 10) NORTHEASTERLY 35.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°30'56", AND A CHORD BEARING AND DISTANCE OF NORTH 64°09'48" EAST 32.64 FEET; 11) NORTH 14°55'16" EAST, A DISTANCE OF 40.00 FEET; 12) SOUTH 75°04'44" EAST, A DISTANCE OF 107.85 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 13) NORTHERLY 90.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 12°38'29", AND A CHORD BEARING AND DISTANCE OF NORTH 05°48'15" EAST 90.28 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; 14) NORTHERLY 42.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,320.00 FEET, A CENTRAL ANGLE OF 01°50'55", AND A CHORD BEARING AND DISTANCE OF NORTH 01°26'27" WEST 42.59 FEET; 15) SOUTH 75°04'44" EAST, A DISTANCE OF 107.73 FEET TO A POINT ON A CURVE TO THE RIGHT; 16) SOUTHEASTERLY 271.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 18°12'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 65°58'27" EAST 270.59 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 17) NORTHEASTERLY 231.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 120°47'53", AND A CHORD BEARING AND DISTANCE OF NORTH 62°43'53" EAST 191.29 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 18) NORTHERLY 182.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 183.00 FEET, A CENTRAL ANGLE OF 57°17'24", AND A CHORD BEARING AND DISTANCE OF NORTH 21°09'52" WEST 175.45 FEET; 19) SOUTH 89°33'45" EAST, A DISTANCE OF 133.60 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 20) EASTERLY 85.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 92°35'55", AND A CHORD BEARING AND DISTANCE OF NORTH 71°47'03" EAST 76.63 FEET; 21) NORTH 28°05'01" EAST, A DISTANCE OF 20.00 FEET; 22) SOUTH 89°33'45" EAST, A DISTANCE OF 149.11 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) BEARINGS ARE BASED ON THE PLATTED SOUTH LINE TRACT 301 BEING NORTH 89°21'13" WEST.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 3) 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.
- 4) THIS PLAT WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2061-5256061, THROUGH MARCH 15, 2021 AT 8:00 A.M.



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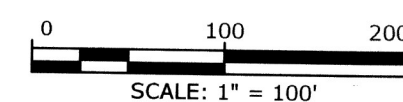
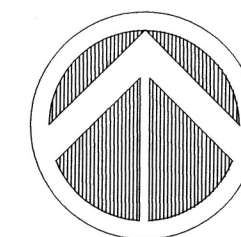
BOUNDARY / KEY MAP

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	293.77'	555.00'	30°19'41"	N59°54'54"W	290.36'
C2	79.16'	100.00'	45°21'14"	S82°14'38"W	77.11'
C3	36.41'	280.00'	7°27'01"	N27°07'50"E	36.38'
C4	35.57'	25.00'	81°30'56"	N64°09'48"E	32.64'
C5	90.46'	410.00'	12°38'29"	N05°48'15"E	90.28'
C6	42.59'	1,320.00'	1°50'55"	N01°26'27"W	42.59'
C7	271.73'	855.00'	18°12'34"	S65°58'27"E	270.59'
C8	231.92'	110.00'	120°47'53"	N62°43'53"E	191.29'
C9	182.98'	183.00'	57°17'24"	N21°09'52"W	175.45'
C10	85.66'	53.00'	92°35'55"	N71°47'03"E	76.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°34'38"W	20.00'
L2	S00°25'22"W	87.38'
L3	N14°55'16"E	40.00'
L4	N28°05'01"E	20.00'

LEGEND:

- DE = DRAINAGE EASEMENT
LB# = LICENSED BUSINESS NUMBER
OA = OVERALL
PSM = PROFESSIONAL SURVEYOR AND MAPPER
(P) = PER PLAT OF VENICE WOODLANDS PHASE 1
PUE = PUBLIC UTILITY EASEMENT
(RTL) = REFERENCE TIE LINE
(NR) = NON-RADIAL BEARING
SF = SQUARE FEET
XXX.XXX
XXX.XXX = STATE PLANE COORDINATES
===== = EASEMENTS, SIZE AND TYPE AS NOTED
⊙ SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
○ SIR = SET 1/2" IRON ROD AND CAP "PRM LB #2610"



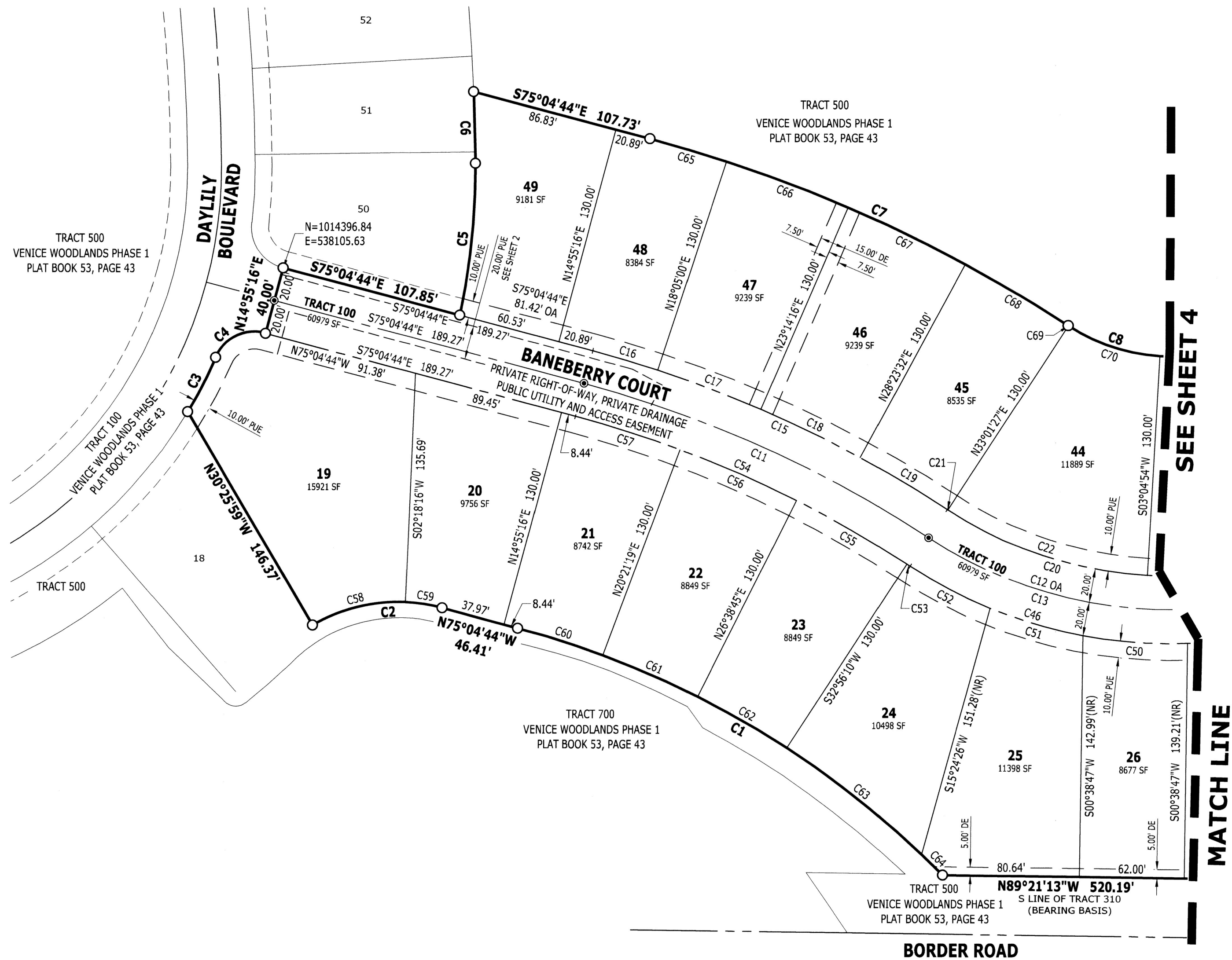
SEE SHEET 2 OF 4 FOR KEY MAP

SHEET 2 OF 4

VENICE WOODLANDS PHASE 2A

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PLAT BOOK PAGE

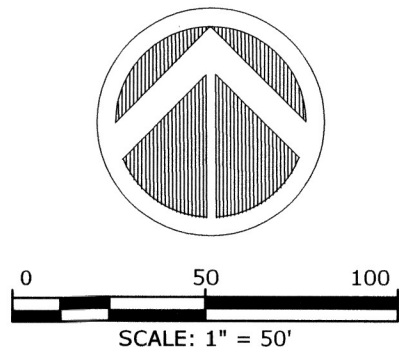


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	293.77'	555.00'	30°19'41"	N59°54'54"W	290.36'
C2	79.16'	100.00'	45°21'14"	S82°14'38"W	77.11'
C3	36.41'	280.00'	7°27'01"	N27°07'50"E	36.38'
C4	35.57'	25.00'	81°30'56"	N64°09'48"E	32.64'
C5	90.46'	410.00'	12°38'29"	N05°48'15"E	90.28'
C6	42.59'	1,320.00'	1°50'55"	N01°26'27"W	42.59'
C7	271.73'	855.00'	18°12'34"	S65°58'27"E	270.59'
C8	231.92'	110.00'	120°47'53"	N62°43'53"E	191.29'
C11	224.06'	705.00'	18°12'34"	N65°58'27"W	223.12'
C12	556.83'	260.00'	122°42'28"	N61°46'36"E	456.35'
C13	348.27'	260.00'	76°44'54"	N84°45'24"E	322.81'
C15	230.42'	725.00'	18°12'34"	N65°58'27"W	229.45'
C16	40.01'	725.00'	3°09'44"	N73°29'52"W	40.01'
C17	65.22'	725.00'	5°09'16"	N69°20'22"W	65.20'
C18	65.22'	725.00'	5°09'16"	N64°11'06"W	65.20'
C19	59.96'	725.00'	4°44'17"	N59°14'19"W	59.94'
C20	514.00'	240.00'	122°42'28"	N61°46'36"E	421.25'
C21	0.45'	240.00'	0°06'23"	S56°55'22"E	0.45'
C22	125.42'	240.00'	29°56'33"	S71°56'50"E	124.00'
C46	308.39'	280.00'	63°06'19"	S88°25'20"E	293.04'
C50	62.24'	280.00'	12°44'12"	S85°52'07"E	62.11'
C51	56.94'	280.00'	11°39'03"	S73°40'30"E	56.84'
C52	53.66'	280.00'	10°58'48"	S62°21'34"E	53.58'
C53	2.32'	685.00'	0°11'39"	N56°58'00"W	2.32'
C54	217.70'	685.00'	18°12'34"	N65°58'27"W	216.79'
C55	75.21'	685.00'	6°17'26"	N60°12'32"W	75.17'
C56	75.21'	685.00'	6°17'26"	N66°29'58"W	75.17'
C57	64.97'	685.00'	5°26'03"	N72°21'43"W	64.94'
C58	57.14'	100.00'	32°44'15"	S75°56'09"W	56.36'
C59	22.02'	100.00'	12°36'59"	N81°23'14"W	21.98'
C60	52.64'	555.00'	5°26'03"	N72°21'43"W	52.62'
C61	60.93'	555.00'	6°17'26"	N66°29'58"W	60.90'
C62	60.93'	555.00'	6°17'26"	N60°12'32"W	60.90'
C63	101.80'	555.00'	10°30'35"	N51°48'32"W	101.66'
C64	17.47'	555.00'	1°48'11"	N45°39'09"W	17.47'
C65	47.19'	855.00'	3°09'44"	N73°29'52"W	47.18'
C66	76.92'	855.00'	5°09'16"	N69°20'22"W	76.89'
C67	76.92'	855.00'	5°09'16"	N64°11'06"W	76.89'
C68	70.71'	855.00'	4°44'17"	N59°14'19"W	70.69'
C69	0.20'	110.00'	0°06'23"	S56°55'22"E	0.20'
C70	57.49'	110.00'	29°56'33"	S71°56'50"E	56.83'

LEGEND:
DE = DRAINAGE EASEMENT
LB# = LICENSED BUSINESS NUMBER
OA = OVERALL
PSM = PROFESSIONAL SURVEYOR AND MAPPER
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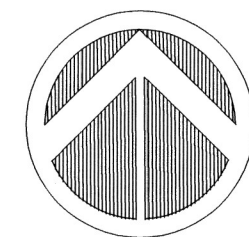
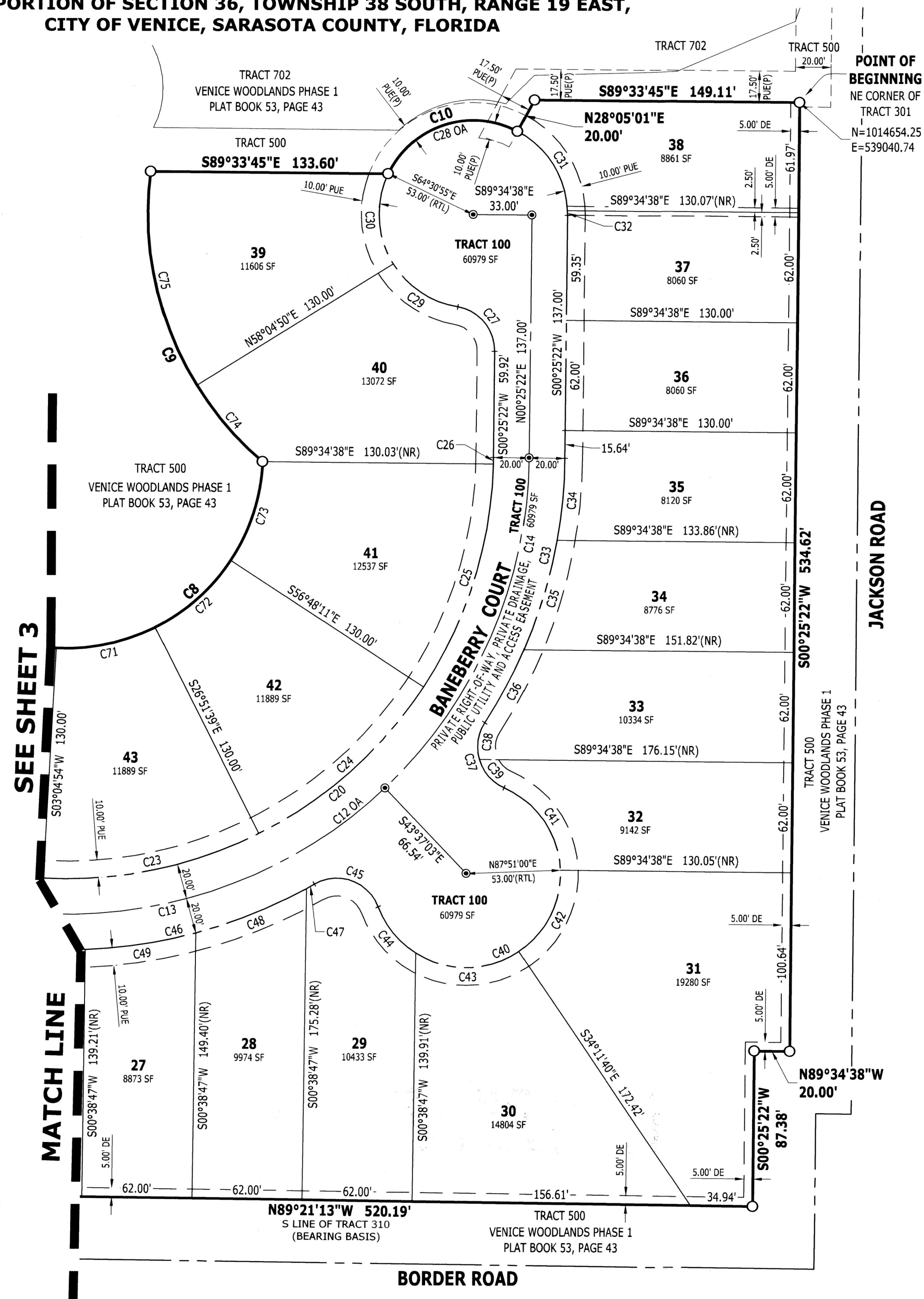
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**BEING A REPLAT OF TRACT 301 OF VENICE WOODLANDS PHASE 1, ACCORDING TO
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BEING A PORTION OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA**

PAGE

CURVE TABLE					
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C13	348.27'	260.00'	76°44'54"	N84°45'24"E	322.81'
C14	208.56'	260.00'	45°57'35"	N23°24'10"E	203.01'
C20	514.00'	240.00'	122°42'28"	N61°46'36"E	421.25'
C23	125.42'	240.00'	29°56'33"	N78°06'38"E	124.00'
C24	125.42'	240.00'	29°56'33"	N48°10'05"E	124.00'
C25	133.62'	240.00'	31°53'57"	N17°14'51"E	131.90'
C26	3.67'	240.00'	0°52'30"	N00°05'13"E	3.67'
C27	35.41'	25.00'	81°09'00"	N04°03'08"W	32.52'
C28	241.57'	53.00'	261°09'00"	S49°50'52"W	80.51'
C29	45.15'	53.00'	48°48'29"	S56°19'24"E	43.80'
C30	53.10'	53.00'	57°24'15"	S03°13'02"E	50.91'
C31	55.02'	53.00'	59°28'36"	N32°10'41"W	52.58'
C32	2.65'	53.00'	2°51'45"	N01°00'31"W	2.65'
C33	157.93'	280.00'	32°19'02"	N16°34'53"E	155.85'
C34	46.57'	280.00'	9°31'47"	N05°11'16"E	46.52'
C35	64.69'	280.00'	13°14'15"	N16°34'17"E	64.55'
C36	46.67'	280.00'	9°33'00"	N27°57'54"E	46.62'
C37	43.24'	25.00'	99°05'42"	S16°48'26"E	38.05'
C38	21.51'	25.00'	49°17'56"	S08°05'27"W	20.85'
C39	21.73'	25.00'	49°47'46"	N41°27'24"E	21.05'
C40	208.57'	53.00'	225°28'29"	S46°22'57"E	97.76'
C41	59.39'	53.00'	64°12'18"	N34°15'08"W	56.33'
C42	53.61'	53.00'	57°57'20"	N26°49'40"E	51.35'
C43	61.53'	53.00'	66°30'53"	N89°03'47"E	58.13'
C44	34.04'	53.00'	36°47'59"	S39°16'47"E	33.46'
C45	43.24'	25.00'	99°05'42"	N70°25'39"W	38.05'
C46	308.39'	280.00'	63°06'19"	S88°25'20"E	293.04'
C47	5.24'	280.00'	1°04'22"	N60°33'41"E	5.24'
C48	67.35'	280.00'	13°46'52"	N67°59'18"E	67.19'
C49	62.96'	280.00'	12°53'02"	N81°19'16"E	62.83'
C71	57.49'	110.00'	29°56'33"	N78°06'38"E	56.83'
C72	57.49'	110.00'	29°56'33"	N48°10'05"E	56.83'
C73	59.26'	110.00'	30°51'52"	N17°45'51"E	58.54'
C74	57.14'	183.00'	17°53'24"	S40°51'52"E	56.91'
C75	125.84'	183.00'	39°23'59"	S12°31'10"E	123.38'



0 50 100
SCALE: 1" = 50'

DE = DRAINAGE EASEMENT
LB# = LICENSED BUSINESS NUMBER
OA = OVERALL
PSM = PROFESSIONAL SURVEYOR AND MAPPER
(P) = PER PLAT OF VENICE WOODLANDS PHASE 1
PUE = PUBLIC UTILITY EASEMENT
(RTL) = REFERENCE TIE LINE
(NR) = NON-RADIAL BEARING
SF = SQUARE FEET
XXX.XXX
XXX.XXX = STATE PLANE COORDINATES
===== = EASEMENTS, SIZE AND TYPE AS NOTED

⊙ SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
○ SIR = SET 1/2" IRON ROD AND CAP "PRM LB #2610"

SEE SHEET 2 OF 4 FOR KEY MAP

SHEET 4 OF 4



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