



MEMO

City of Venice

Engineering Department

To: Mayor and City Council

From: Kathleen Weeden, PE, City Engineer

Date: 04/04/2014

Subject: Venetian Golf & River Club Phase 3F
Acceptance of Developer's 115% Bond to Guarantee Completion

Background: WCI Communities has provided a Developer's Completion and Payment Bond to guarantee completion of the improvements to serve VGRC Phase 3F supported by an engineer's cost estimate, along with a Declaration of Maintenance Responsibilities for the private road and drainage facilities.

Requested Action: Motion to accept the completion and payment bond and approve City signatures on the final plat titled "Venetian Golf & River Club Phase 3F" so it may be recorded in the official records of Sarasota County.

City Attorney Review: Approved.

Risk Management: Approved.

Cc: Edward Lavalley, City Manager
Len Bramble, Utilities Director
Cathy Dubre, Projects Coordinator

DEVELOPERS COMPLETION AND PAYMENT BOND

Bond No.: SUR20000080

KNOW ALL MEN BY THESE PRESENTS, that WCI COMMUNITIES, LLC, herein called "Developer", is held and firmly bound unto the City of Venice, a municipal corporation, herein called "City", and all persons supplying the Developer or his contractors or subcontractors any labor, services, material or supplies used directly or indirectly in the prosecution of the work herein, in the full and just sum of NINE HUNDRED FORTY EIGHT THOUSAND TWO HUNDRED THIRTY EIGHT AND 15/100 (\$948,238.15) Dollars, lawful money of the United States of America, to the payment of which sum, well and truly to be made, the Developer binds itself, its heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Developer, to secure this obligation, has deposited with the City, Ironshore Indemnity, Inc. Bond No. SUR20000080, which shall be held by the City until this obligation is satisfied.

WHEREAS, the Developer has applied to the City for approval of a plan for a project to be known as VENETIAN GOLF AND RIVER CLUB, PHASE 3F and has agreed as conditions to the approval of the City, to install certain improvements as shown on Exhibit "A" and the plans by (Engineer) KIMLEY-HORN AND ASSOCIATES, INC. dated December 5, 2013 (approval date), and to execute the bond.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS, that if the Developer completes those improvements as shown on Exhibit "A", in accordance with applicable City specifications on or before December 5, 2014, and shall promptly make payment of all persons supplying the Developer or his contractors or subcontractors any labor, services, material or supplies used directly or indirectly in the prosecution of the work herein, this obligation shall be void, otherwise remaining in full force and effect.

In the event the Developer fails to perform any of its obligations herein, the City, upon fifteen (15) days written notice to the Developer may declare the Developer in default and the City shall have, in addition to all other rights, the immediate right to complete or cause to be completed, the obligation secured hereby and pay all costs, both direct and incidental, from the proceeds of this bond.

The City shall be entitled to its reasonable attorney's fees and costs in any action at law or equity, including appellate court actions, to enforce the City's rights under this bond.

IN WITNESS WHEREOF, the Developer has caused these presents to be duly executed on the 20th day of February, 2014.

DEVELOPER: WCI COMMUNITIES, LLC

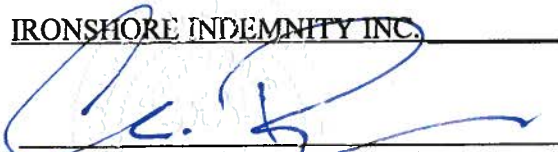
ATTEST:


Secretary


President/Vice President + TREASURER

Approved as to form and
correctness:

City Attorney

IRONSHORE INDEMNITY INC.

Christopher L. Dobbs, Attorney-in-Fact
Florida License #

SURETY BOND

Bond No. SUR20000080

KNOW ALL PERSONS BY THESE PRESENTS, that WCI Communities, LLC (hereinafter referred to as the "Principal"), and Ironshore Indemnity Inc. (hereinafter referred to as the "Surety"), are held and firmly bound unto the City of Venice, Florida (hereinafter called the "Obligee") in the penal sum of Nine Hundred Forty-Eight Thousand Two Hundred Thirty-Eight and 15/100 Dollars (\$948,238.15), for the payment of which well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally by these presents.

WHEREAS, the Principal entered into a Developers Completion and Payment Bond dated February 20, 2014, for the benefit of the Obligee (hereinafter referred to as the "Developers Bond").

WHEREAS, the penal sum of this Bond represents 115% of the estimated cost, certified by the Principal's engineer, to guarantee completion of the required improvements and to allow the final plat of the development project known as "Venetian Golf & River Club, Phase 3F."

NOW THEREFORE, if the said Principal shall fully, faithfully, and timely perform all of its obligations under the Developers Bond and the attachments thereto, then this Obligation shall be void, otherwise to remain in full force and effect;

An "Event of Default" is the delivery to the Surety by the Obligee prior to the effective date of non-renewal of this Bond of a written statement that either 1) the Principal has breached the Developers Bond and that funds are necessary to complete work within the scope of the Developers Bond or 2) the Obligee has received notice of non-renewal of the Bond and the Principal has failed to provide the Obligee with replacement collateral acceptable to the Obligee, and a demand upon the Surety for the payment of the full penal sum of this Bond.

Such written statements shall be delivered by the Obligee by personal delivery, certified mail, express mail or courier express to the Surety's office at

Ironshore Indemnity Inc.

12890 Lebanon Rd.

Mt. Juliet, TN 37122

Attention: Mr. David Campbell

Upon the occurrence of an Event of Default, Surety shall pay to the Obligee the amount demanded in the written statement within ten (10) business days after receipt of such statement. Such written statements shall constitute conclusive evidence of the facts stated therein. The Surety's duty to pay shall not be affected by any additional collateral which the Obligee may hold or any actions of the Obligee with respect to such collateral.

This Bond **together with the Developers Bond to which this Bond is appended** sets forth in full the terms of the Surety's obligation. Such obligation shall not be in any way modified, amended, or amplified by reference to any **other** document or instrument referred to herein or in which this Bond is referred to or to which the Bond relates and any such reference shall not be deemed to incorporate herein by reference any document or instrument **unless expressly stated as incorporated herein**. The Surety's obligations under this Bond are not subject to any condition or qualification except as expressly set forth herein and are

not contingent on either (a) the ability of the Surety to perfect any lien or security interest on any asset or property of the Principal or any other person and (b) the Surety's success in obtaining indemnification from the Principal or any other person.

This Bond is an annual obligation for the term of February 20, 2014 to February 20, 2015. This Bond will be automatically renewed for one year annual terms unless the Obligee and Principal are notified of non-renewal by written notice from the Surety at least sixty (60) calendar days prior to such expiration date.

No modification, amendment, revision or other change (it being understood that non-renewal is not a modification, amendment, revision or other change) to this Bond or any term, provision or condition hereof shall be effective unless and until the Obligee has received prior written notice of such modification, amendment, revision or change from the Surety, and the Obligee has consented in writing to such modification, amendment, revision or change. Failure by Obligee to provide such written consent within ten (10) calendar days of receipt by Obligee will be deemed rejection of the requested modification, amendment, revision or other change, and this Bond shall not be modified, amended, revised or otherwise changed in any way as a result of such request.

Any notice required to be provided by the Surety hereunder, including but not limited to notice of non-renewal or modification, shall be delivered to the Obligee by personal delivery, certified mail, express mail, or courier service to the Obligee's office at 401 West Venice Avenue, Venice, Florida 34285 Attention: **City Engineer**.

If the Bond is non-renewed, Surety's liability under this Bond shall cease with respect to "Events of Default" which occur after the expiration of this Bond. In no event shall the Surety's aggregate liability exceed the penal sum of this Bond regardless of the number of successive annual terms this Bond may be in effect and regardless of the number of claims that may be made.

In witness whereof, the said Principal and Surety have hereunto set their hands and seals, this 31st day of March, 2014.

Principal: WCI Communities, LLC

By: 
Name: SHEILA LEITH
Title: VICE PRESIDENT & TREASURER

Surety: Ironshore Indemnity Inc.

By: 
Name: Chris Dobbs
Title: Attorney-in-Fact

ACKNOWLEDGEMENT OF SURETY

State of Tennessee

County of Wilson

On this, 31st day of March, 2014, before me a Notary Public, of the State and County aforesaid, personally appeared, Chris Dobbs, Attorney-in-Fact of Ironshore Indemnity Inc., who acknowledged that she being so authorized, executed the Surety Bond SUR20000080 for WCI Communities in favor of City of Venice, Florida.

In Witness hereof, I here unto set my hand and official seal.



Tracy L. Carlile, Notary Public

Notary County of Residence: Rutherford

Notary Commission Expires: 11/18/2017

SEAL:



POWER OF ATTORNEY

III- 20000080

Ironshore Indemnity Inc.

KNOW ALL MEN BY THESE PRESENTS, that IRONSHORE INDEMNITY INC., a Minnesota Corporation, with its principal office in New York, NY does hereby constitute and appoint: Chris Dobbs, Jalene Brown, and Tracy L. Carlile its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of IRONSHORE INDEMNITY INC. on the 22nd day of April, 2013 as follows:

Resolved, that the Director of the Company is hereby authorized to appoint and empower any representative of the company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$7,500,000 dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the Director and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, IRONSHORE INDEMNITY INC. has caused this instrument to be signed by its Director, and its Corporate Seal to be affixed this 7th day of August, 2013

IRONSHORE INDEMNITY INC.

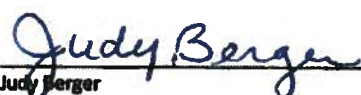


By: 
Daniel L. Sussman
Director

ACKNOWLEDGEMENT

On this 7th Day of August, 2013, before me, personally came Daniel L. Sussman to me known, who being duly sworn, did depose and say that he is the Director of Ironshore Indemnity, Inc., the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

JUDY BERGER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6222764
Qualified in New York County
My Commission Expires June 01, 2014


Judy Berger
Notary Public

CERTIFICATE

I, the undersigned, Secretary of IRONSHORE INDEMNITY INC., a Minnesota Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at this 31st Day of March, 20 14




Paul S. Giordano
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

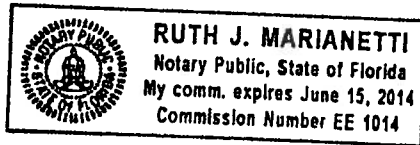
CORPORATE ACKNOWLEDGMENT FORM

STATE OF FLORIDA

COUNTY OF LEE

On this 1st day of April, 2014, before me personally appeared Sheila Leith to me known, who, being by me first duly sworn, did depose and say that she is a Vice President & Treasurer of **WCI Communities, LLC.**, a Delaware corporation, being the corporation described in and which executed the foregoing instrument; that she knows the corporate seal of said corporation; that the corporate seal affixed to said instrument is such corporation's seal; that such seal was so affixed by order and authority of the Board of Directors of said corporation; and that she signed her name thereto by like order and authority.

My commission expires:



Ruth J. Marianetti
Notary Public
State of Florida

Ruth J. Marianetti
Printed Name of Notary Public

EE 1014
Notary Public Commission Number



WCI COMMUNITIES, LLC
INCUMBENCY CERTIFICATE

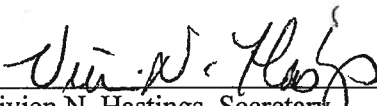
THE UNDERSIGNED, Vivien N. Hastings, as the duly appointed Secretary of WCI Communities, LLC, a Delaware limited liability company (the "Company"), hereby certifies to the following:

1. That I am the duly elected and current installed Secretary of the Company.
2. As such officer, I am in possession of the current, up-to-date records of the Company.
3. That such corporate records contain the Certificate of Formation, Limited Liability Company Agreement, minutes of meetings of the sole member, and resolutions and consents adopted by the sole member of the Company.
4. That Sheila Leith is a Vice President and Treasurer for the Company and in such capacity is authorized and empowered to execute, on behalf of the Company the Developer's Completion Bond in connection with the Venetian Golf & River Club Phase 3F bond and Phase 5 bond.

IN WITNESS WHEREOF, the undersigned has duly executed this Certificate this 20th day of February, 2014.

WCI Communities, LLC

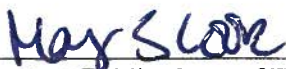
By:


Vivien N. Hastings, Secretary

STATE OF FLORIDA
COUNTY OF LEE

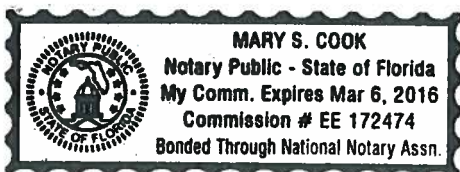
Sworn to and subscribed before me, on February 20, 2014, personally appeared Vivien N. Hastings, as Secretary of WCI Communities, LLC, a Delaware limited liability company, who executed this document on behalf of the Company and who is personally known to me.

My Commission Expires:



Notary Public, State of Florida


Printed Name of Notary Public





January 15, 2014

Ms. Kathleen Weeden, P.E.
City Engineer
City of Venice
401 West Venice Avenue
Venice, Florida 34285

Re: Venetian Golf and River Club, Phase 3F
Valenza Loop Performance Bond

Our Ref: 048117106

Dear Ms. Weeden:

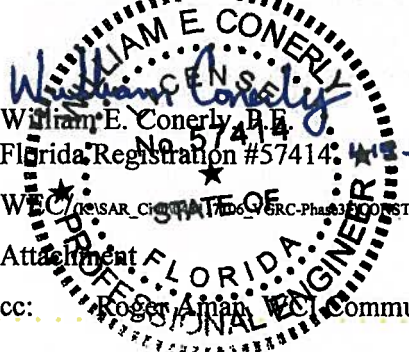
I certify that the estimated cost of the required improvements for Venetian Golf and River Club, Phase 3F consisting of the improvements needed for 55 Single Family Homes, is \$824,554.92. An itemized breakdown of this estimate is attached for your review.

The developer of this project, WCI Communities, Inc., will furnish security in the form of bond in the amount of \$948,238.15 (115% of the estimated cost) to guarantee completion of the required improvements and to allow the final plat of Venetian Golf and River Club, Phase 3F, to be recorded prior to completion of the improvements.

Please indicate that the above amount is acceptable in order that WCI Communities may proceed to acquire the bond.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.


William E. Conerly, P.E.
Florida Registration #57414
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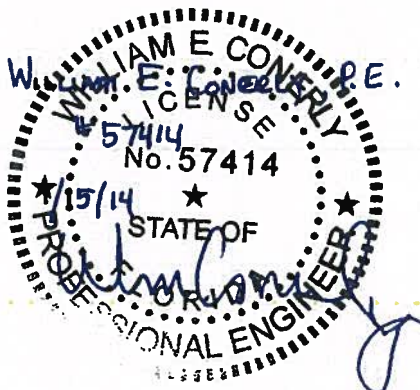
Attachment

cc: Roger Annan, WCI Communities, LLC (w/att.)

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR PERFORMANCE BOND FOR VENETIAN GOLF AND RIVER CLUB, PHASE 3F - VALENZA LOOP				
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
I. Clearing and Earthwork				
1	Clearing and grubbing	16.91 AC	680.00	11,500.37
2	Balance Site:	1 LS	23,450.00	23,450.00
2a	ALTERNATE: Haul Material On-Site			
2b	ALTERNATE: Dispose of Excess Material Off-Site			
3	Fine Grading	1 LS	19,800.00	19,800.00
4	Dewatering	1 MO	14,800.00	14,800.00
5	Sod Lake Slopes	3,410 SY	1.60	5,456.00
6	Sod (contingency)	500 SY	1.60	800.00
7	Seed and mulch (contingency)	500 SY	0.55	275.00
8	Best Management Practices - Compliance	1 LS	5,500.00	5,500.00
9	Silt Fence	5,051 LF	1.30	6,566.30
CLEARING AND EARTHWORK TOTAL				\$ 88,147.67
II. UNDERGROUND				
II.a Drainage				
1	36" RCP	395 LF	56.00	22,120.00
2	24" RCP	340 LF	35.00	11,900.00
3	18" RCP	275 LF	24.00	6,600.00
4	Endwall for 36" RCP	2 LF	1,600.00	3,200.00
5	Endwall for 24" RCP	2 LF	1,050.00	2,100.00
6	Endwall for 18" RCP	1 LF	1,000.00	1,000.00
7	Throat inlet, 36" x 48"	9 EA	2,300.00	20,700.00
8	6" Underdrain (B-10, local material)	100 EA	9.50	950.00
9	Underdrain cleanout (B-10)	2 EA	250.00	500.00
10	Rock Rip-rap (contingency)	100 EA	125.00	12,500.00
DRAINAGE SUBTOTAL				\$ 81,570.00
II.b Sanitary Sewer (Sarasota County)				
1	MH 6' - 8'	1 EA	2,200.00	2,200.00
2	MH 8' - 10'	1 EA	2,700.00	2,700.00
3	MH 10' - 12'	3 EA	3,300.00	9,900.00
4	MH 12' - 14'	3 EA	3,900.00	11,700.00
5	Drop MH 12' - 14' (Lined)	1 EA	8,870.00	8,870.00
6	8" SDR26 Sewer 6' - 8'	179 LF	23.00	4,117.00
7	8" SDR26 Sewer 8' - 10'	596 LF	27.00	16,092.00
8	8" SDR26 Sewer 10' - 12'	524 LF	33.00	17,292.00
9	8" SDR26 Sewer 12' - 14'	837 LF	46.00	38,502.00

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR PERFORMANCE BOND FOR VENETIAN GOLF AND RIVER CLUB, PHASE 3F - VALENZA LOOP				
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
10	Adjust sewer service	1 EA	3,350.00	3,350.00
11	Single sewer service	8 EA	700.00	5,600.00
12	Double sewer service	22 EA	1,360.00	29,920.00
13	Testing, sewer system	2,298 LF	7.00	16,086.00
	SUBTOTAL for Permit Fee			-
14	Sarasota County Utility Permit Fee	1 LS	11,000.00	11,000.00
SANITARY SEWER SUBTOTAL				\$ 177,329.00
II.c Water Distribution (City of Venice)				
1	8" PVC DR-18, C900, CL 150 Water Main (inc. Fittings & R.J.)	2,166 LF	18.00	38,988.00
2	8" PVC DR-14, C900, CL 150 Water Main (inc. Fittings & R.J.)	40 LF	30.00	1,200.00
3	2" PVC Sch 80, Water Main (inc. Fittings & R.J.)	140 LF	12.00	1,680.00
4	8" Valve and box	2 EA	1,250.00	2,500.00
5	2" Valve and box	1 EA	650.00	650.00
6	Remove Existing Watermain	150 LF	11.00	1,650.00
7	Fire Hydrant Assembly, Type "B"	3 EA	4,600.00	13,800.00
8	Remove Plug/BO - tie to exist	2 EA	500.00	1,000.00
9	2" Double Water Service, Long (sleeved)	8 EA	1,570.00	12,560.00
10	2" Double Water Service, Short	12 EA	1,360.00	16,320.00
11	1" Water Service, Short	7 EA	600.00	4,200.00
12	1" Water Service, Long (sleeved)	8 EA	700.00	5,600.00
13	Testing, Water Distribution	2,346 LF	1.25	2,932.50
WATER DISTRIBUTION SUBTOTAL				\$ 103,080.50
II.d Reclaimed Water Distribution (City of Venice)				
1	4" PVC DR 18, C900, CL150, Water Main (inc. Fittings & R.J.)	2,200 LF	10.00	22,000.00
2	4" PVC DR 14, C900, CL150, Water Main (inc. Fittings & R.J.)	40 LF	15.00	600.00
3	4" Gate Valve and box	2 EA	550.00	1,100.00
4	Blow off Assembly	1 EA	450.00	450.00
5	Remove Plug/BO - tie to exist	2 EA	400.00	800.00
6	1" Reclaim Service, Long (sleeved)	7 EA	800.00	5,600.00
7	1" Double Reclaim Service, Long (sleeved)	13 EA	1,350.00	17,550.00
8	1" Double Reclaim Service, Short	9 EA	770.00	6,930.00
9	1" Reclaim Service, Short	5 EA	600.00	3,000.00
10	Testing, Reclaim Distribution	2,240 LF	1.00	2,240.00
RECLAIMED WATER DISTRIBUTION SUBTOTAL				\$ 60,270.00
UNDERGROUND TOTAL				\$ 422,249.50
III. ROAD CONSTRUCTION				
1	Type "M" curb	4,470 LF	8.20	36,654.00
2	Type "A" curb	122 LF	9.00	1,098.00
3	12" Compacted subgrade (LBR 40)	7,260 SY	3.65	26,499.00

ENGINEERS OPINION OF PROBABLE COST OF CONSTRUCTION FOR PERFORMANCE BOND FOR VENETIAN GOLF AND RIVER CLUB, PHASE 3F - VALENZA LOOP				
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
4	10" Base, Primed, CTB or CCA	5,965 SY	10.70	63,825.50
5	3/4" Type III asphalt surface, first lift	5,965 SY	5.00	29,825.00
6	3/4" Type III asphalt surface, final lift	5,965 SY	5.25	31,316.25
7	Sod along curb and inlets	1,600 SY	1.60	2,560.00
8	5 ft concrete sidewalk, common area	230 LF	16.00	3,680.00
9	Handicap Ramps	3 EA	900.00	2,700.00
10	Signage and Striping	1 LS	5,500.00	5,500.00
ROAD CONSTRUCTION TOTAL				\$ 203,657.75
IV. MISCELLANEOUS				
1	Compliance w/ Florida Trench Safety Act	1 LS	6,000.00	6,000.00
2	Utility Ducts, material furnished, trench foot	1,000 LF	6.00	6,000.00
3	Utility Ducts material, to 4", pipe foot	500 LF	5.00	2,500.00
4	Utility Ducts material, 6", pipe foot	500 LF	8.00	4,000.00
5	Surveying Services	1 LS	58,500.00	58,500.00
6	Geotechnical testing	1 LS	29,000.00	29,000.00
7	Mobilization	1 LS	4,500.00	4,500.00
MISCELLANEOUS TOTAL				\$ 110,500.00
SUMMARY				
VENETIAN GOLF AND RIVER CLUB, PHASE 3F FOR PERFORMANCE BOND				
I. CLEARING AND EARTHWORK			\$	88,147.67
II. UNDERGROUND			\$	422,249.50
III. ROAD CONSTRUCTION			\$	203,657.75
IV. MISCELLANEOUS			\$	110,500.00
TOTAL VENICE GOLF AND RIVER CLUB, PHASE 3F			\$	824,554.92
115% OF TOTAL FOR PERFORMANCE BOND			\$	948,238.15



DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS WCI COMMUNITIES, LLC, hereinafter referred to as the Developer, is developing a subdivision within the city limits of Venice, Florida, known and identified as VENETIAN GOLF AND RIVER CLUB, PHASE 3F, on the following described real property:

Refer to EXHIBIT A attached hereto.

WHEREAS, the Developer desires to have its plat approved and to have the City of Venice undertake certain responsibilities with respect to said development.

WHEREAS, the Developer and the City have agreed that certain of said roads and drainage facilities as part of said plat shall remain privately owned and be maintained by the Venetian Community Development District (CDD) at no expense to the City of Venice, after completion of construction.

NOW, THEREFORE, the Developer and CDD agree that, upon completion of construction, CDD shall maintain and repair to applicable City specifications those roads and drainage facilities identified in EXHIBIT B attached hereto.

This Agreement shall run with the land as described above and shall inure to the benefit of and shall be binding upon the parties hereto, their successors and assigns.

Made and executed this 21 day of February, 2014.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the date and year first above written.

WCI COMMUNITIES, LLC,
A Delaware limited liability company

Signed, sealed and delivered
in the presence of:

[Signature]
Ledia Metaj

By: [Signature]
Richard Barber, Vice President

Attest: [Signature]
Vivien Hastings, Secretary

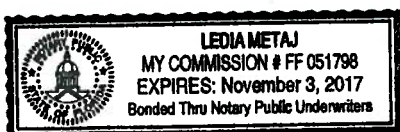
STATE OF FLORIDA)
COUNTY OF Lee)

Subscribed before me this 21 day of February, 2014, by Richard Barber
as Vice President and Vivien Hastings as secretary of WCI Communities, LLC, a Delaware limited liability company, on behalf of the company. He/she are personally known to me.

My commission Expires:

(AFFIX NOTARY SEAL)

[Signature]
(Signature)
Name: LEDIA METAJ
(Legibly Printed or Typed)
Notary Public, State of Florida
FF051798
(Commission Number)



WCI COMMUNITIES, LLC
INCUMBENCY CERTIFICATE

THE UNDERSIGNED, Vivien N. Hastings, as the duly appointed Secretary of WCI Communities, LLC, a Delaware limited liability company (the "Company"), hereby certifies to the following:

1. That I am the duly elected and current installed Secretary of the Company.
2. As such officer, I am in possession of the current, up-to-date records of the Company.
3. That such corporate records contain the Certificate of Formation, Limited Liability Company Agreement, minutes of meetings of the sole member, and resolutions and consents adopted by the sole member of the Company.
4. That Richard Barber is a duly elected and qualified Vice President of the Company and in such capacity is authorized and empowered to execute and deliver performance agreements, bonds, escrow agreements, development permit applications and other related documents which may be required by various governmental agencies on behalf of the Company.

21st IN WITNESS WHEREOF, the undersigned has duly executed this Certificate this day of February, 2014.

WCI Communities, LLC

By: *Vivien N. Hastings*
Vivien N. Hastings, Secretary

STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me, on February 21, 2014, personally appeared Vivien N. Hastings, as Secretary of WCI Communities, LLC, a Delaware limited liability company, who executed this document on behalf of the Company and who is personally known to me.

My Commission Expires:

Ledia Metaj
Notary Public, State of Florida
LEDIA METAJ
Printed Name of Notary Public

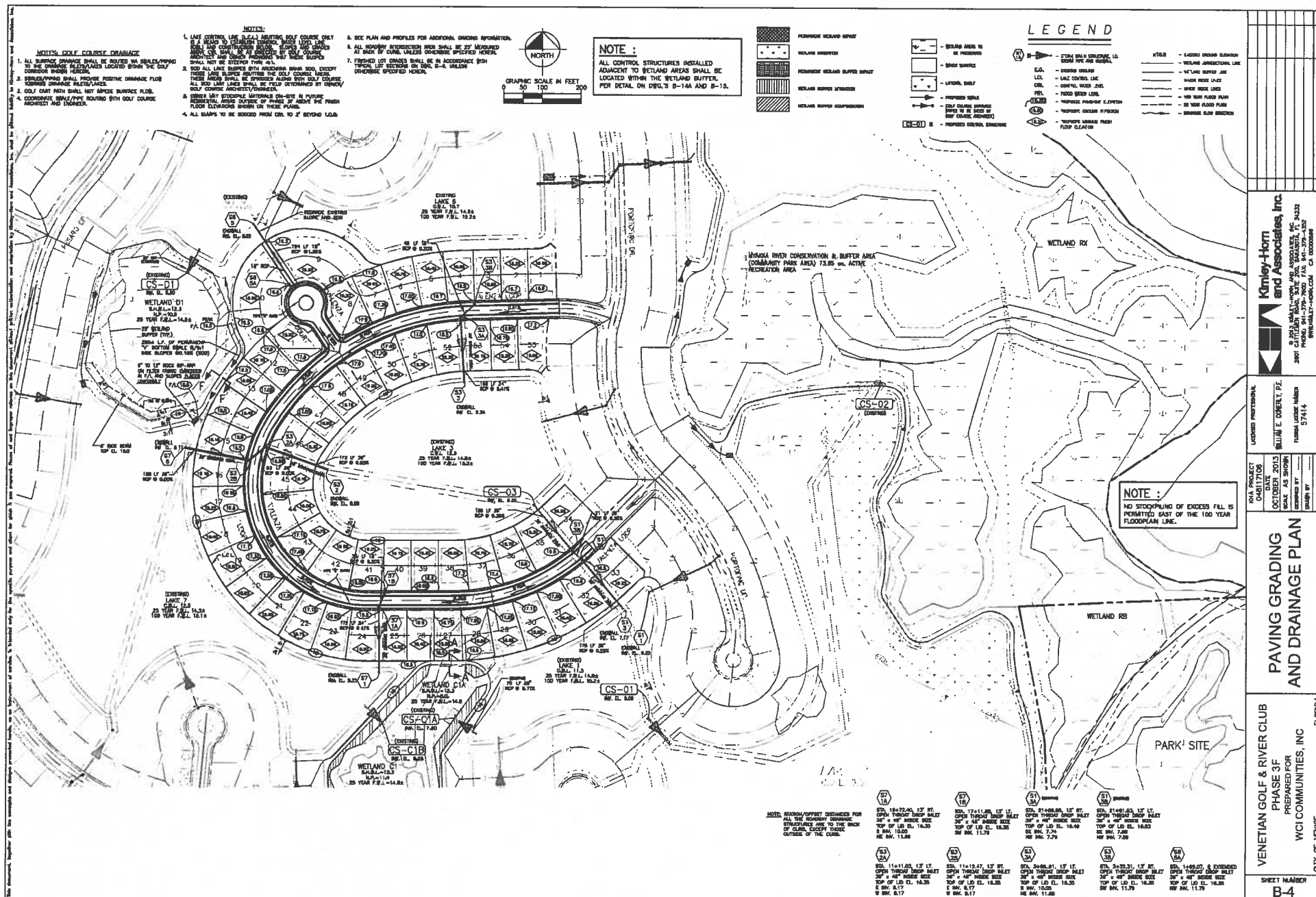


DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 36 VENETIAN GOLF AND RIVER CLUB PHASE 3E, A SUBDIVISION AS RECORDED IN PLAT BOOK 45, PAGE 17, PUBLIC RECORDS OF SARASOTA COUNTY, FOR THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID VENETIAN GOLF AND RIVER CLUB PHASE 3E THE FOLLOWING THIRTEEN (13) COURSES: (1) S.21°42'12"W., A DISTANCE OF 54.41 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 410.00 FEET, WITH A CHORD BEARING OF S.04°21'53"W.; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°48'02", A DISTANCE OF 84.44 FEET; (3) THENCE S.01°32'08"E., A DISTANCE OF 38.76 FEET; (4) THENCE S.38°14'32"W., A DISTANCE OF 23.17 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, WITH A CHORD BEARING OF S.28°34'59"E.; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°20'58", A DISTANCE OF 36.40 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 21°16'56", WITH A CHORD BEARING OF S.16°02'58"E.; (6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 208.01 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 35°09'12", WITH A CHORD BEARING OF S.09°06'50"E.; (7) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.61 FEET; (8) THENCE S.81°32'14"E., A DISTANCE OF 11.18 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, WITH A CHORD BEARING OF S.36°44'02"E.; (9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°27'48", A DISTANCE OF 131.59 FEET; (10) THENCE S.43°27'01"E., A DISTANCE OF 50.01 FEET; (11) THENCE S.44°45'35"E., A DISTANCE OF 16.03 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 489.00 FEET AND A CENTRAL ANGLE OF 13°28'37", WITH A CHORD BEARING OF S.38°01'16"E.; (12) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 115.02 FEET; (13) THENCE S.07°52'10"W., A DISTANCE OF 22.66 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL 3F-2, AS DESCRIBED AND RECORDED IN INSTRUMENT #2013171026, SAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 38.04 FEET, WITH A CHORD BEARING OF S.68°43'54"W.; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°58'57", A DISTANCE OF 31.20 FEET; (2) THENCE S.45°14'25"W., A DISTANCE OF 23.75 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 656.67 FEET AND A CENTRAL ANGLE OF 35°05'12", WITH A CHORD BEARING OF S.62°47'01"W.; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 402.13 FEET; (4) THENCE N.09°40'23"W., A DISTANCE OF 1.67 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN COMMON AREA 7, AS DESCRIBED AND RECORDED IN INSTRUMENT #2011123027, SAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 655.00 FEET, WITH A CHORD BEARING OF S.85°03'47"W.; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°28'20", A DISTANCE OF 108.29 FEET; THENCE S.89°47'57"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 119.95 FEET TO THE INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL 3F-3 IN SAID INSTRUMENT #2013171026; THENCE ALONG THE EAST, SOUTHERLY AND NORTHERLY LINE OF SAID PARCEL 3F-3 THE FOLLOWING SIX (6) COURSES: (1) S.00°12'03"E., A DISTANCE OF 1.67 FEET; (2) THENCE S.89°47'57"W., A DISTANCE OF 98.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 456.67 FEET AND A CENTRAL ANGLE OF 123°25'01", WITH A CHORD BEARING OF N.28°29'33"W.; (3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 983.68 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 781.67 FEET AND A CENTRAL ANGLE OF 05°55'27", WITH A CHORD BEARING OF

N.36°10'41"E.; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.82 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 48.33 FEET AND A CENTRAL ANGLE OF 69°01'01", WITH A CHORD BEARING OF N.04°37'54"E.; (5) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.22 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 191.67 FEET AND A CENTRAL ANGLE OF 82°47'12", WITH A CHORD BEARING OF N.11°31'00"E.; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 276.94 FEET; THENCE S.34°05'58"E., ALONG THE BOUNDARY LINE OF SAID COMMON AREA 7, INSTRUMENT #2011123027 AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 142.42 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N.55°54'02"E.; THENCE NORTHEASTERLY ALONG SAID BOUNDARY LINE OF COMMON AREA 8, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°04'26", A DISTANCE OF 20.14 FEET; THENCE N.34°05'58"W., ALONG SAID BOUNDARY LINE OF COMMON AREA 8, AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 142.42 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 191.67 FEET, WITH A CHORD BEARING OF S.79°42'55"E.; THENCE ALONG THE SOUTHERLY LINE OF THAT CERTAIN PARCEL 3F-1, AS DESCRIBED AND RECORDED IN SAID INSTRUMENT #2013171026 THE FOLLOWING FIVE (5) COURSES: (1) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°47'12", A DISTANCE OF 276.94 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 48.33 FEET AND A CENTRAL ANGLE OF 69°01'01", WITH A CHORD BEARING OF S.72°49'49"E.; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.22 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 781.67 FEET AND A CENTRAL ANGLE OF 15°48'12", WITH A CHORD BEARING OF N.80°33'46"E.; (3) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 215.60 FEET; (4) THENCE N.88°27'52"E., A DISTANCE OF 184.95 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 49.93 FEET AND A CENTRAL ANGLE OF 39°03'23", WITH A CHORD BEARING OF N.68°56'11"E.; (5) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.04 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID VENETIAN GOLF AND RIVER CLUB PHASE 3E; THENCE S.45°53'30"E., ALONG SAID WESTERLY LINE OF VENETIAN GOLF AND RIVER CLUB PHASE 3E A DISTANCE OF 17.94 FEET; THENCE S.01°32'08"E., ALONG SAID WESTERLY LINE OF VENETIAN GOLF AND RIVER CLUB PHASE 3E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.
CONTAINING 960,187 SQUARE FEET OR 22.04 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.



VENETIAN GOLF & RIVER CLUB, PHASE 3-F

A SUBDIVISION IN

SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 of 6

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA : S.S.
COUNTY OF SARASOTA :

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., _____.

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

By: _____
Deputy Clerk

CERTIFICATE OF APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA : S.S.
COUNTY OF SARASOTA :

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY COUNCIL OF VENICE, A MUNICIPALITY IN COUNTY OF SARASOTA, STATE OF FLORIDA, THIS _____ DAY OF _____ A.D., _____.

CITY ATTORNEY _____ MAYOR, CITY OF VENICE _____

CITY ENGINEER _____

NOTES:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

"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."

BEARINGS ARE BASED ON THE WEST LINE OF LOT 36 VENETIAN GOLF & RIVER CLUB, PHASE 3E BEING N 01°32'08" W (PLAT OF RECORD).

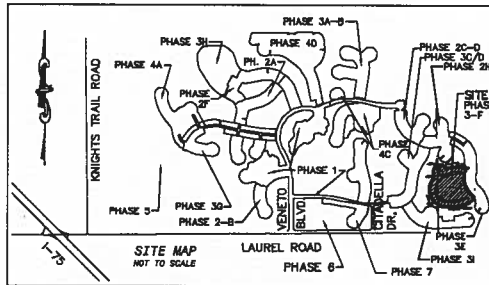
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CERTIFICATE OF REVIEWING SURVEYOR & MAPPER:

"I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM UNDER CONTRACT TO 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 F.S. 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."

MICHAEL P. ALLEN
PROFESSIONAL SURVEYOR AND MAPPER NO. 6822

DATE: _____



VENETIAN COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"):

THE DISTRICT HEREBY ACCEPTS THE DEDICATIONS (I) THE "DRAINAGE EASEMENTS" AND "UTILITY & SIDEWALK EASEMENTS", (II) OTHER EASEMENTS DEDICATED TO THE DISTRICT BY THE PLAT, (III) TRACTS "A", "B", "C", AND "D" (IV) DRAINAGE OF ALL LANDS CONTAINED WITHIN THIS PLAT.

WITNESSES AS TO BOTH:

WITNESS: _____ BY: _____
(Signature of Witness 1) (Signature of Chairman)

(Printed Name of Witness 1) (Printed Name of Chairman)

(Signature of Witness 2) BY: _____
(Signature of Assistant Secretary)

(Printed Name of Witness 2) (Printed Name of Assistant Secretary)

ACKNOWLEDGMENT

STATE OF FLORIDA : S.S.
COUNTY OF SARASOTA :

THE FOREGOING ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014, _____ ASST. SECRETARY AND _____ CHAIRMAN OF VENETIAN COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF SAID DISTRICT, THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED THEIR _____ AS IDENTIFICATION.

(AFFIX NOTARY SEAL)

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE: _____, 2014.

GERALD D. STROOP, JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 4879
SCHAPPACHER SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 0007977
3504 63RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 746-8340 (941) 658-4028 FAX

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA : S.S.
COUNTY OF SARASOTA :

WCI Communities, LLC, a Delaware limited liability company, by its duly appointed officer, Richard Barber, Vice President of said limited liability company and owner of "VENETIAN GOLF & RIVER CLUB, PHASE 3F" shown and described hereon. Said company does hereby dedicate the following:

To the Venetian Community Development District, its successors and assigns, all of the easements, AND TRACTS herein labeled "10' DRAINAGE EASEMENTS", "15' UTILITY EASEMENTS", "20' DRAINAGE EASEMENTS", "21' DRAINAGE EASEMENTS", and "25' DRAINAGE EASEMENTS", TRACT B COMMON AREA, TRACT C COMMON AREA, TRACT D LAKE AND 15' UTILITY & SIDEWALK EASEMENT" for purposes of operations, maintenance and repairs.

To the Venetian Community Development District, its successors and assigns, all of Tract "A" (road right-of-way) for purposes of ingress/egress, drainage & utilities operations, maintenance and repair, it being specifically understood that no obligation is imposed upon the City or the County, nor shall any request ever be entered to the City or the County to maintain or improve said road.

To the City of Venice, Sarasota County, the Venetian Golf and River Club Property Owners Association, Inc., public and private utility companies, emergency and law enforcement personnel an easement over and across Tract "A" for purposes of ingress/egress, underground utility cables and wires and drainage.

LOT LINE EASEMENTS:

To the City of Venice, Sarasota County, public and private utility companies, the Venetian Community Development District, the Venetian Golf and River Club Property Owners Association, Inc., and WCI Communities, LLC, a utility and drainage easement of ten (10') feet in width along each front lot line and five (5') feet in width along the rear lot lines, also a ten (10') foot wide utility and drainage easement along the front property line of Tract B and Tract C for purposes of installation, operation maintenance or repair of underground utility cables and wires or drainage. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements.

IN WITNESS WHEREOF, the undersigned company has caused these presents to be executed by its Authorized Agent, this _____ day of _____ A.D., 2014.

WCI Communities, LLC

WITNESS: _____ BY: _____
(Signature of Witness 1) Richard Barber
Vice President

(Printed Name of Witness 1)

(Signature of Witness 2)

(Printed Name of Witness 2)

STATE OF FLORIDA : S.S.
COUNTY OF SARASOTA :

BEFORE ME, the undersigned Notary Public, personally appeared, _____ Vice President, for WCI Communities, LLC, a Delaware limited liability company, 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 officer, for and in behalf of said company.

Witness my hand and official seal at _____ County, Florida, this _____ day of _____ A.D. 2014.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My Commission expires: _____

VENETIAN GOLF & RIVER CLUB, PHASE 3-F A SUBDIVISION IN

SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 36 VENETIAN GOLF AND RIVER CLUB PHASE 3E, A SUBDIVISION AS RECORDED IN PLAT BOOK 45, PAGE 17, PUBLIC RECORDS OF SARASOTA COUNTY, FOR THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID VENETIAN GOLF AND RIVER CLUB PHASE 3E THE FOLLOWING THIRTEEN (13) COURSES: (1) S.21°42'12"W., A DISTANCE OF 54.41 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 410.00 FEET, WITH A CHORD BEARING OF S.04°21'53"W.; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°48'02", A DISTANCE OF 84.44 FEET; (3) THENCE S.01°32'08"E., A DISTANCE OF 38.76 FEET; (4) THENCE S.38°14'32"W., A DISTANCE OF 23.17 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, WITH A CHORD BEARING OF S.28°34'59"E.; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°20'58", A DISTANCE OF 38.40 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND A CENTRAL ANGLE OF 21°16'56", WITH A CHORD BEARING OF S.16°02'58"E.; (6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 208.01 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 38°09'12", WITH A CHORD BEARING OF S.09°08'50"E.; (7) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.61 FEET; (8) THENCE S.81°32'14"E., A DISTANCE OF 11.18 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, WITH A CHORD BEARING OF S.38°44'02"E.; (9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°27'48", A DISTANCE OF 131.59 FEET; (10) THENCE S.43°27'01"E., A DISTANCE OF 50.01 FEET; (11) THENCE S.44°48'35"E., A DISTANCE OF 18.03 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 489.00 FEET AND A CENTRAL ANGLE OF 13°28'37", WITH A CHORD BEARING OF S.38°01'18"E.; (12) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 115.02 FEET; (13) THENCE S.07°52'10"W., A DISTANCE OF 22.86 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL 3F-2, AS DESCRIBED AND RECORDED IN INSTRUMENT #2013171026, SAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 38.04 FEET, WITH A CHORD BEARING OF S.68°43'54"W.; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°58'57", A DISTANCE OF 31.20 FEET; (2) THENCE S.45°14'25"W., A DISTANCE OF 23.75 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 656.87 FEET AND A CENTRAL ANGLE OF 35°05'12", WITH A CHORD BEARING OF S.82°47'01"W.; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 402.13 FEET; (4) THENCE N.09°40'23"W., A DISTANCE OF 1.87 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN COMMON AREA 7, AS DESCRIBED AND RECORDED IN INSTRUMENT #2011123027, SAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 655.00 FEET, WITH A CHORD BEARING OF S.85°03'47"W.; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°28'20", A DISTANCE OF 108.29 FEET; THENCE S.89°47'57"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 119.95 FEET TO THE INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL 3F-3 IN SAID INSTRUMENT #2013171026; THENCE ALONG THE EAST, SOUTHERLY AND WESTERLY LINE OF SAID PARCEL 3F-3 THE FOLLOWING SIX (6) COURSES: (1) S.00°12'03"E., A DISTANCE OF 1.87 FEET; (2) THENCE S.89°47'57"W., A DISTANCE OF 98.02 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 456.88 FEET AND A CENTRAL ANGLE OF 123°25'01", WITH A CHORD BEARING OF N.28°29'33"W.; (3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 983.87 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 781.67 FEET AND A CENTRAL ANGLE OF 05°55'27", WITH A CHORD BEARING OF N.36°10'41"E.; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.82 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 48.33 FEET AND A CENTRAL ANGLE OF 69°01'01", WITH A CHORD BEARING OF N.04°37'54"E.; (5) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.22 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 191.67 FEET AND A CENTRAL ANGLE OF 82°47'12", WITH A CHORD BEARING OF N.11°31'00"E.; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 276.94 FEET; THENCE S.34°05'58"E., ALONG THE BOUNDARY LINE OF SAID COMMON AREA 7, INSTRUMENT #2011123027 AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 142.42 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N.55°54'02"E.; THENCE NORTHEASTERLY ALONG SAID BOUNDARY LINE OF COMMON AREA 8, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°04'28", A DISTANCE OF 20.14 FEET; THENCE N.34°05'58"W., ALONG SAID BOUNDARY LINE OF COMMON AREA 8, AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 142.42 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 191.67 FEET, WITH A CHORD BEARING OF S.78°42'55"E.; THENCE ALONG THE SOUTHERLY LINE OF THAT CERTAIN PARCEL 3F-1, AS DESCRIBED AND RECORDED IN SAID INSTRUMENT #2013171026 THE FOLLOWING FIVE (5) COURSES: (1) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°47'12", A DISTANCE OF 276.94 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 48.33 FEET AND A CENTRAL ANGLE OF 69°01'01", WITH A CHORD BEARING OF S.72°49'49"E.; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.22 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 781.67 FEET AND A CENTRAL ANGLE OF 15°48'12", WITH A CHORD BEARING OF N.80°33'48"E.; (3) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 215.80 FEET; (4) THENCE N.88°27'52"E., A DISTANCE OF 184.95 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 49.93 FEET AND A CENTRAL ANGLE OF 39°03'23", WITH A CHORD BEARING OF N.68°56'11"E.; (5) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.04 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID VENETIAN GOLF AND RIVER CLUB PHASE 3E; THENCE S.45°53'30"E., ALONG SAID WESTERLY LINE OF VENETIAN GOLF AND RIVER CLUB PHASE 3E A DISTANCE OF 17.84 FEET; THENCE S.01°32'08"E., ALONG SAID WESTERLY LINE OF VENETIAN GOLF AND RIVER CLUB PHASE 3E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 960,187 SQUARE FEET OR 22.04 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

SCHAPPACHER SURVEYING, LLC
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0 50 100 200
 SCALE: 1"=100'

LEGEND

- 4"x4" CONCRETE MONUMENT FOUND - PM 18 2870
- 4"x4" CONCRETE MONUMENT SET - PM 18 7877
- NAIL & DISK SET ALONG CENTERLINE - PM 18 7877
- △ NAIL & DISK FOUND ALONG CENTERLINE - PM 18 2870
- L3 LINE NUMBER FOR LINE INFORMATION IN LINE TABLE
- C3 CURVE NUMBER FOR CURVE INFORMATION IN CURVE DATA TABLE
- S.F. SQUARE FEET
- (R) RADIAL
- (M) NON-RADIAL
- R/N RIGHT OF WAY
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LB LICENSED BUSINESS
- PDE PRIVATE DRAINAGE EASEMENT
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- CHORD
- E CENTERLINE
- D.M.B. OFFICIAL RECORDS BOOK
- SEC. SECTION, TOWNSHIP & RANGE

NOTE:
 BEARINGS ARE BASED ON THE WEST LINE OF LOT 36 VENETIAN GOLF & RIVER CLUB, PHASE 3E BEING N 01°32'08" W (PLAT OF RECORD).

TRACT "A". (THE ROADS) IS AN INGRESS/EGRESS, UTILITY & DRAINAGE EASEMENT AND A PUBLIC UTILITY EASEMENT.

SEE SHEET 3 OF 5 FOR LEGEND

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°14'32" W	23.17
L2	S 81°32'14" E	11.18
L3	S 42°22'01" E	50.01
L4	S 44°42'36" E	16.03
L5	S 07°52'10" W	22.89
L6	S 45°14'22" W	23.72
L7	N 09°02'21" W	1.87
L8	S 00°12'03" E	1.87
L9	S 46°53'30" E	17.84

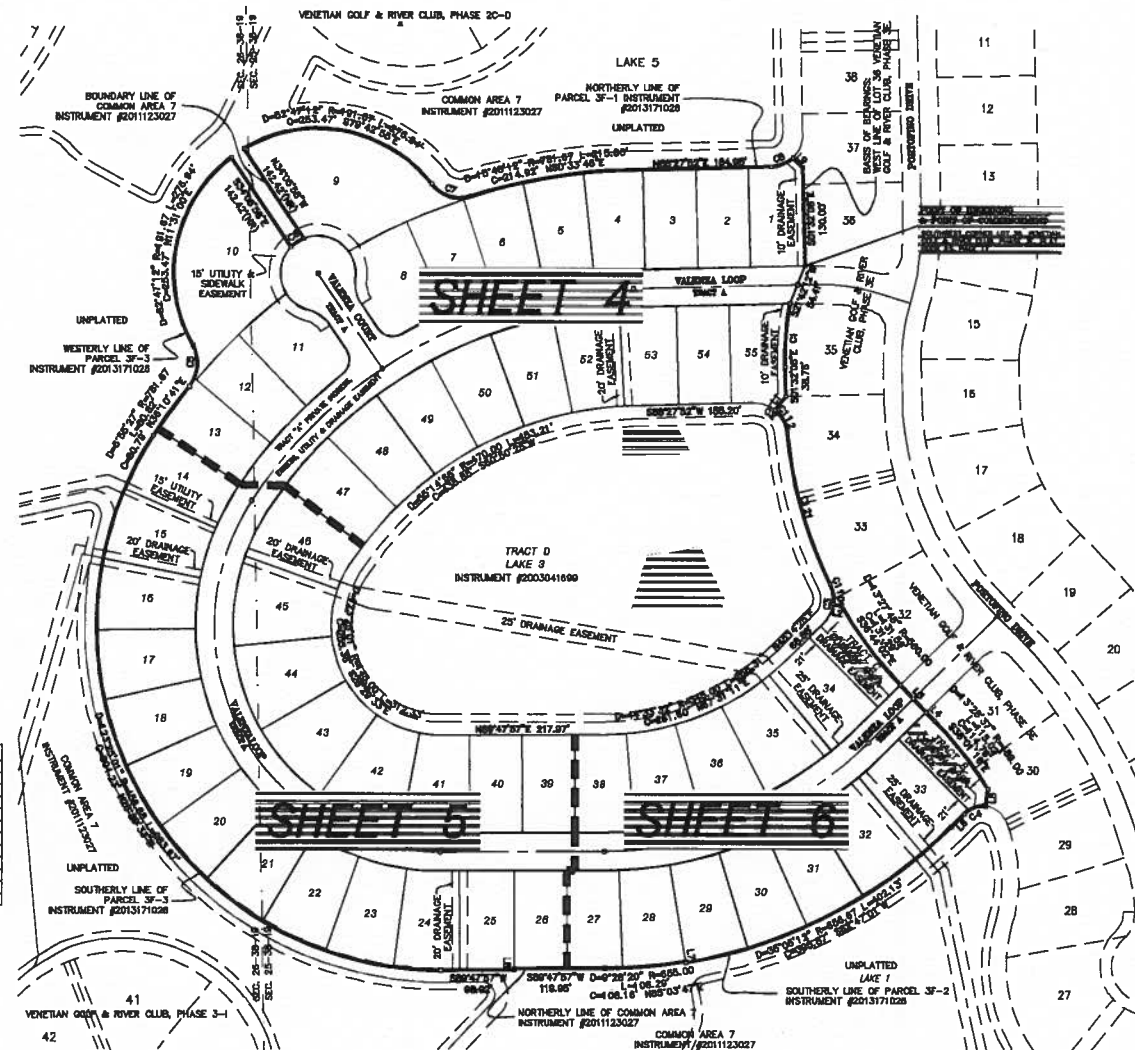
CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	113.80	418.00	85.44	85.29	S 04°21'53" W
C2	88.57	45.00	57.84	51.42	N 48°28'19" W
C3	71.90	49.00	58.48	52.85	N 09°16'29" E
C4	46.96	38.04	31.20	30.33	S 88°33'54" W
C5	89.01	48.35	58.22	58.75	N 04°37'54" E
C6	23.14	50.00	28.14	20.00	S 50°24'00" W
C7	89.01	48.35	58.22	58.75	S 72°18'49" E
C8	30°05'23"	48.93	34.04	33.30	N 08°59'11" E
C10	39.08	46.00	27.81	27.18	S 09°08'00" E
C12	48°22'59"	49.00	38.49	38.42	N 23°24'59" W
C121	21°19'36"	550.00	208.01	208.02	S 18°22'58" E

VENETIAN GOLF & RIVER CLUB, PHASE 3-F

A SUBDIVISION IN

SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
 SHEET 3 OF 6

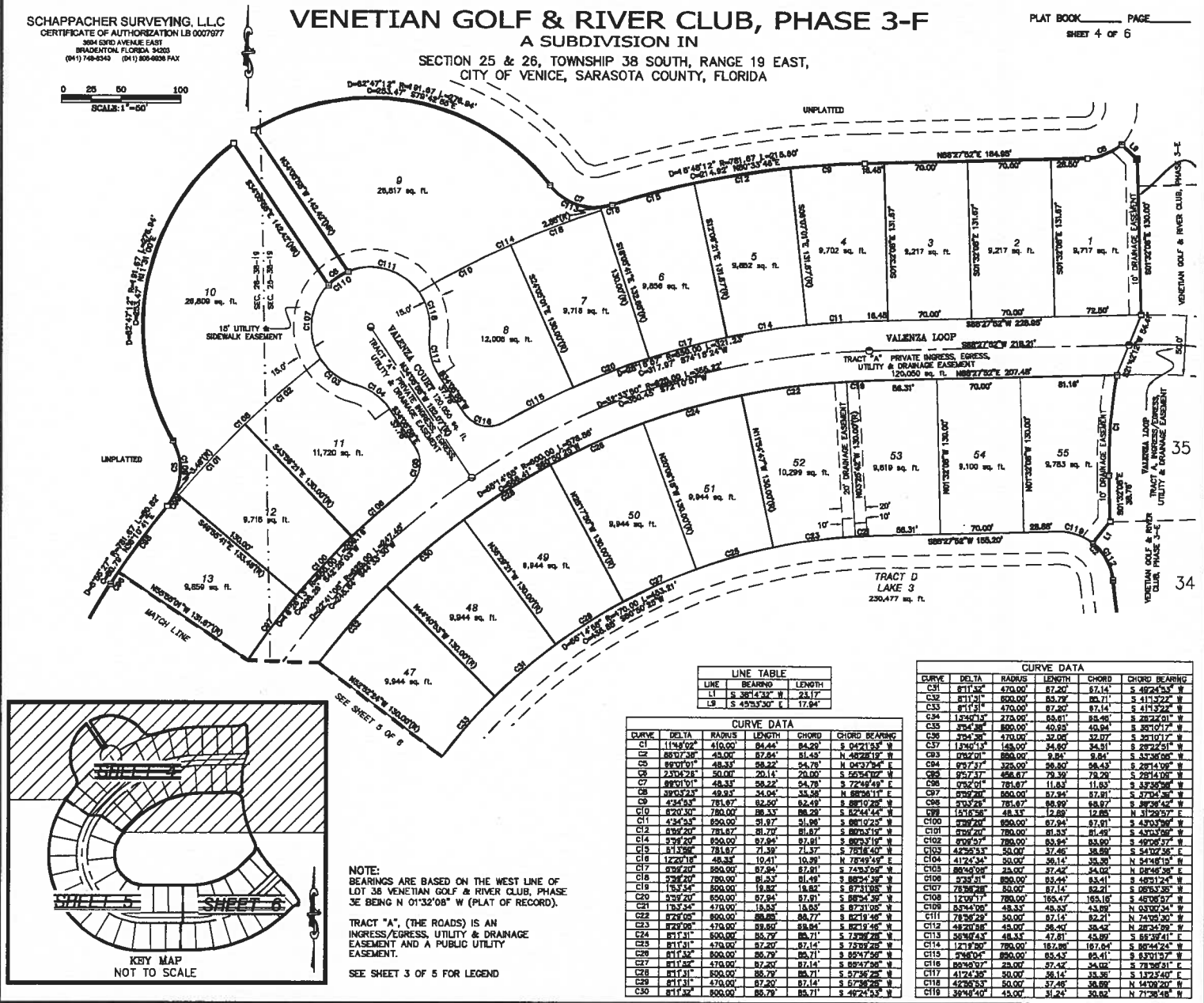
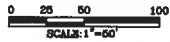


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VENETIAN GOLF & RIVER CLUB, PHASE 3-F A SUBDIVISION IN

SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
 CITY OF VENICE, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
 SHEET 4 OF 6



LINE	BEARING	LENGTH
L1	S 38°14'33\"	23.17
L9	S 45°53'30\"	17.84

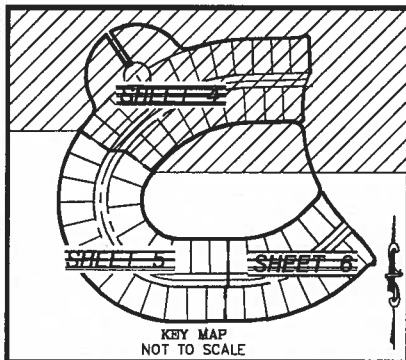
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	11°48'02\"	610.00'	84.44'	84.42'	S 04°21'53\" W
C2	88°17'36\"	45.00'	87.84'	81.45'	N 48°28'12\" E
C3	89°07'01\"	48.33'	88.82'	84.78'	N 04°23'54\" E
C4	23°04'28\"	50.00'	20.14'	20.00'	S 56°54'02\" W
C5	88°01'01\"	48.33'	88.22'	84.78'	S 72°49'49\" E
C6	39°04'23\"	49.33'	35.04'	33.58'	N 88°38'11\" E
C7	43°43'31\"	781.67'	82.80'	82.49'	S 88°10'38\" W
C8	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C9	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C10	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C11	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C12	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C13	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C14	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C15	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C16	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C17	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C18	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C19	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C20	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C21	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C22	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C23	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C24	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C25	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C26	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C27	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C28	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W
C29	43°43'31\"	780.00'	88.33'	88.20'	S 88°10'38\" W
C30	82°01'30\"	780.00'	88.33'	88.20'	S 82°44'44\" W

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C31	87°11'30\"	470.00'	87.80'	87.14'	S 48°24'53\" W
C32	87°11'31\"	800.00'	89.79'	88.71'	S 41°13'22\" W
C33	87°11'31\"	470.00'	87.80'	87.14'	S 41°13'22\" W
C34	12°40'13\"	270.00'	58.81'	58.46'	S 28°24'01\" W
C35	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C36	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C37	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C38	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C39	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C40	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C41	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C42	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C43	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C44	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C45	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C46	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C47	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C48	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C49	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C50	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C51	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C52	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C53	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C54	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C55	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C56	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C57	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C58	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C59	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C60	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C61	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C62	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C63	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C64	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C65	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C66	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C67	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C68	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C69	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C70	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C71	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C72	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C73	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C74	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C75	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C76	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C77	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W
C78	29°43'36\"	470.00'	32.00'	32.07'	S 30°10'17\" W
C79	12°40'13\"	140.00'	34.80'	34.91'	S 28°24'01\" W
C80	72°43'36\"	800.00'	49.89'	49.84'	S 30°10'17\" W

NOTE:
 BEARINGS ARE BASED ON THE WEST LINE OF
 LOT 38 VENETIAN GOLF & RIVER CLUB, PHASE
 3E BEING N 01°32'08\" W (PLAT OF RECORD).

TRACT \"A\", (THE ROADS) IS AN
 INGRESS/EGRESS, UTILITY & DRAINAGE
 EASEMENT AND A PUBLIC UTILITY
 EASEMENT.

SEE SHEET 3 OF 5 FOR LEGEND



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VENETIAN GOLF & RIVER CLUB, PHASE 3-F A SUBDIVISION IN

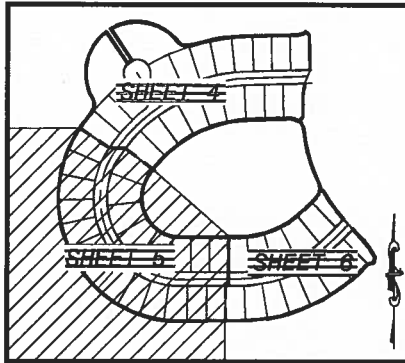
SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
 CITY OF VENICE, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
 SHEET 5 OF 6

NOTE:
 BEARINGS ARE BASED ON THE WEST LINE OF
 LOT 36 VENETIAN GOLF & RIVER CLUB, PHASE
 3E BEING N 01°32'08" W (PLAT OF RECORD).

TRACT "A", (THE ROADS) IS AN
 INGRESS/EGRESS, UTILITY & DRAINAGE
 EASEMENT AND A PUBLIC UTILITY
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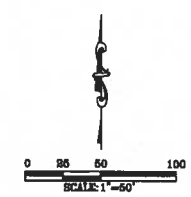
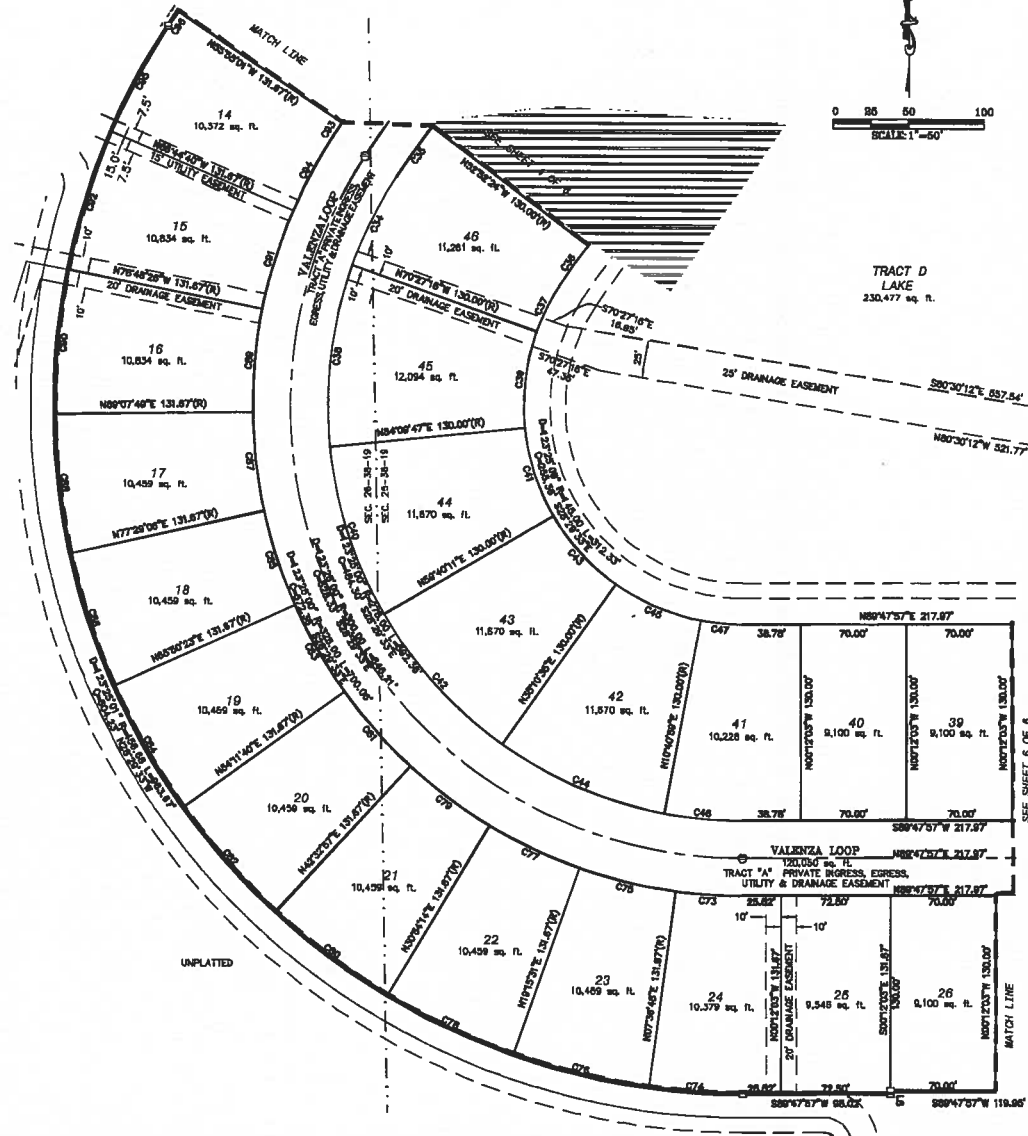
SEE SHEET 3 OF 5 FOR LEGEND



KEY MAP
 NOT TO SCALE

LINE TABLE			
LINE	BEARING	LENGTH	
18	S 00°12'02" E	1.87	

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C34	134°01'31"	278.00'	85.81'	85.45'	S 28°22'31" W
C35	324°32'	850.00'	40.85'	40.84'	S 35°10'17" W
C36	324°32'	470.00'	32.08'	32.07'	S 36°10'17" W
C37	134°01'31"	145.00'	34.80'	34.51'	S 28°22'31" W
C38	222°22'57"	278.00'	121.85'	120.83'	S 08°01'16" W
C39	222°22'57"	145.00'	64.24'	63.71'	S 08°21'16" W
C40	242°22'36"	278.00'	117.06'	118.87'	S 18°03'01" E
C41	242°22'36"	145.00'	61.99'	61.52'	S 18°03'01" E
C42	242°22'36"	278.00'	117.06'	118.87'	S 42°34'37" E
C43	242°22'36"	145.00'	61.99'	61.52'	S 42°34'37" E
C44	242°22'36"	278.00'	117.06'	118.87'	S 67°04'15" E
C45	242°22'36"	145.00'	61.99'	61.52'	S 67°04'15" E
C46	103°31'02"	278.00'	32.24'	32.16'	S 64°40'32" E
C47	103°31'02"	145.00'	27.84'	27.50'	S 64°40'32" E
C73	74°02'31"	325.00'	64.92'	64.29'	S 08°17'38" E
C74	74°02'31"	456.87'	83.28'	82.23'	S 08°17'38" E
C75	11°38'43"	325.00'	66.06'	65.94'	S 79°35'50" E
C76	11°38'43"	456.87'	82.82'	82.68'	S 79°35'50" E
C77	11°38'43"	325.00'	66.06'	65.94'	S 64°36'07" E
C78	11°38'43"	456.87'	82.82'	82.68'	S 64°36'07" E
C79	11°38'43"	325.00'	66.06'	65.94'	S 53°18'25" E
C80	11°38'43"	456.87'	82.82'	82.68'	S 53°18'25" E
C81	11°38'43"	325.00'	66.06'	65.94'	S 41°57'42" E
C82	11°38'43"	456.87'	82.82'	82.68'	S 41°57'42" E
C83	11°38'43"	325.00'	66.06'	65.94'	S 22°36'50" E
C84	11°38'43"	456.87'	82.82'	82.68'	S 22°36'50" E
C85	11°38'43"	325.00'	66.06'	65.94'	S 18°20'18" E
C86	11°38'43"	456.87'	82.82'	82.68'	S 06°41'33" E
C87	11°38'43"	325.00'	66.06'	65.94'	S 09°41'33" E
C88	12°03'48"	456.87'	82.82'	82.68'	S 17°13'27" W
C89	12°03'48"	325.00'	66.06'	65.94'	S 32°36'50" W
C90	12°03'48"	456.87'	82.82'	82.68'	S 05°09'42" W
C91	12°03'48"	325.00'	66.06'	65.94'	S 17°13'27" W
C92	12°03'48"	456.87'	82.82'	82.68'	S 17°13'27" W
C93	02°02'02"	850.00'	9.84'	9.84'	S 32°36'50" W
C94	02°02'02"	325.00'	66.30'	66.43'	S 28°14'09" W
C95	02°02'02"	456.87'	78.39'	78.26'	S 28°14'09" W
C96	02°02'02"	781.87'	11.83'	11.83'	S 32°36'50" W



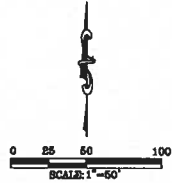
SEE SHEET 6 OF 6

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VENETIAN GOLF & RIVER CLUB, PHASE 3-F A SUBDIVISION IN

SECTION 25 & 26, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
 CITY OF VENICE, SARASOTA COUNTY, FLORIDA

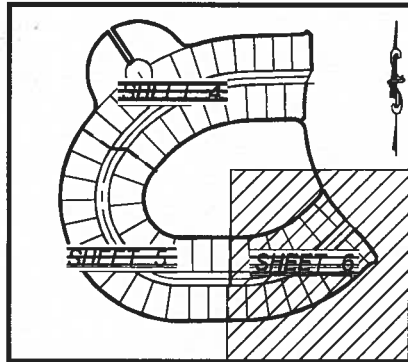
PLAT BOOK _____ PAGE _____
 SHEET 6 OF 6



NOTE:
 BEARINGS ARE BASED ON THE WEST LINE OF
 LOT 36 VENETIAN GOLF & RIVER CLUB, PHASE
 3E BEING N 01°32'08" W (PLAT OF RECORD).

TRACT "A", (THE ROADS) IS AN
 INGRESS/EGRESS, UTILITY & DRAINAGE
 EASEMENT AND A PUBLIC UTILITY
 EASEMENT.

SEE SHEET 3 OF 5 FOR LEGEND



KEY MAP
 NOT TO SCALE

LINE	BEARING	LENGTH
L2	S 81°32'14" E	11.18'
L3	S 42°27'01" E	50.01'
L4	S 44°34'25" E	18.02'
L5	S 07°30'10" W	22.88'
L6	S 42°14'23" W	23.75'
L7	N 02°40'23" W	1.67'

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	71°35'31"	49.00'	56.49'	52.89'	N 02°18'20" E
C4	48°05'57"	38.04'	51.20'	30.53'	S 88°43'54" W
C13	54°27'38"	38.04'	22.88'	22.84'	S 74°29'53" W
C45	43°50'24"	478.00'	40.12'	40.11'	N 87°22'48" E
C49	43°50'24"	478.00'	28.16'	28.15'	N 87°22'48" E
C50	11°00'18"	478.00'	91.24'	91.10'	N 79°22'24" E
C51	11°00'18"	478.00'	68.27'	68.18'	N 79°22'24" E
C52	11°00'18"	478.00'	91.24'	91.10'	N 88°47'06" E
C53	11°00'18"	478.00'	68.27'	68.18'	N 88°47'06" E
C54	12°35'54"	478.00'	104.44'	104.23'	N 88°38'59" E
C55	12°35'54"	478.00'	74.88'	75.71'	N 88°38'59" E
C56	8°08'37"	478.00'	42.37'	42.36'	N 47°47'44" E
C57	8°08'37"	478.00'	38.77'	38.78'	N 47°47'44" E
C58	43°31'23"	535.00'	41.44'	41.43'	N 47°30'08" E
C59	12°31'18"	38.04'	8.31'	8.30'	S 51°30'04" W
C60	43°31'23"	535.00'	31.84'	31.85'	N 47°30'08" E
C61	8°28'18"	535.00'	77.82'	77.85'	N 83°29'28" E
C62	8°28'18"	535.00'	97.09'	97.00'	N 83°29'28" E
C63	72°31'31"	528.00'	67.48'	67.43'	N 81°25'00" E
C64	72°31'31"	528.00'	84.40'	84.34'	N 81°28'00" E
C65	72°31'31"	528.00'	67.48'	67.43'	N 83°15'00" E
C66	72°31'31"	528.00'	84.40'	84.34'	N 83°15'00" E
C67	72°31'31"	528.00'	67.48'	67.43'	N 79°28'41" E
C68	72°31'31"	528.00'	84.40'	84.34'	N 79°28'41" E
C69	72°31'31"	528.00'	67.48'	67.43'	N 84°00'32" E
C70	72°31'31"	528.00'	84.40'	84.34'	N 84°00'32" E
C71	2°08'29"	528.00'	19.32'	19.31'	N 88°44'42" E
C72	2°08'29"	528.00'	24.10'	24.10'	N 88°44'42" E
C110	88°58'12"	45.00'	27.81'	27.81'	S 08°36'30" E
C120	88°58'36"	45.00'	28.39'	28.39'	N 28°51'06" E
C121	21°15'26"	208.00'	208.01'	208.82'	S 18°34'58" E

