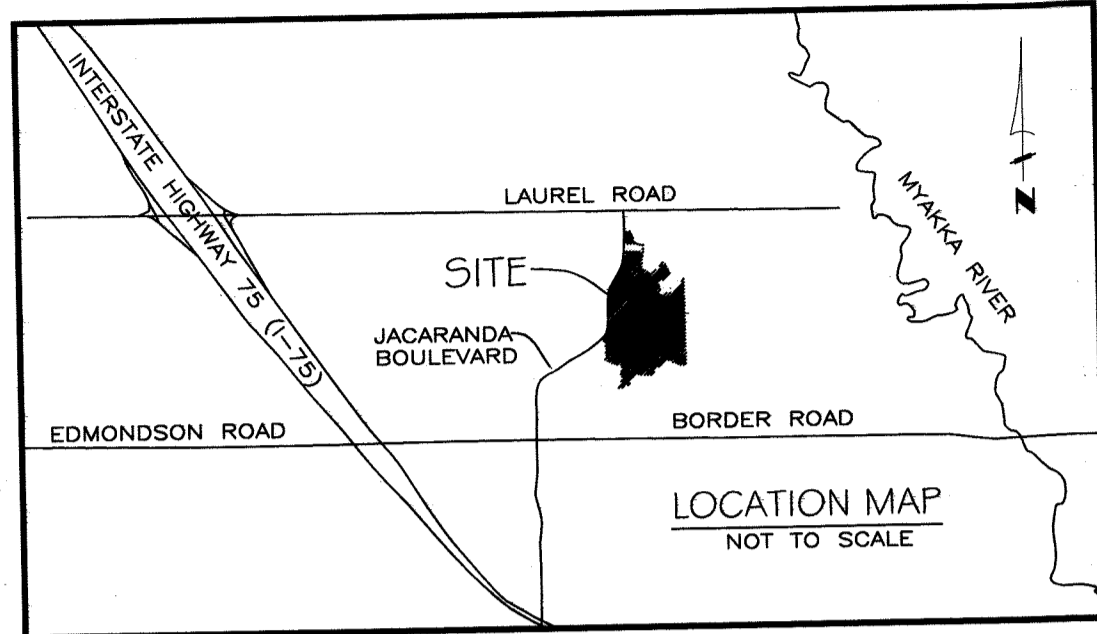


VILLAGES OF MILANO - REPLAT III

A REPLAT OF LOT 110 & A PORTION
OF TRACT 604 AS RECORDED IN PLAT BOOK 49, PAGE 36
OF PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
A SUBDIVISION IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
) SS
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 the 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

SURVEYOR'S NOTES:

- Bearings shown hereon are assumed. Basis of bearing is referenced from the Centerline of Cassano Drive being N52°11'44"E as shown hereon and monumented and reflected in the recorded plat of Villages of Milano Plat Book 49, Page 36.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Sarasota County, Florida.
- "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 Sarasota County, Florida."
- This plat was prepared with the benefit of a title commitment prepared by First American Title Insurance Company, order number 5011412-0152341e, effective date December 03, 2013 at 10:49 A.M. Neither Brigham/Allen Land Surveying, nor this surveyor, has performed a title search to determine any ownership or easements of record. This plat is subject to any easements, rights of way and other matters of record, which are not shown.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Florida Licensed Professional Surveyor and Mapper, hereby certify that this plat is a true and correct representation of the lands surveyed was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, and that the Permanent Reference Monuments (PRM's) were installed on _____. The Permanent Control Points (PCP's) and lot boundary corner installation will be completed within 1 (one) year from the date of recording and will be certified by a recorded affidavit.

DATE: 4/28/16

Michael P. Allen P.S.M. #6822

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

The undersigned, NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company, licensed to do business in the State of Florida ("Owner"), certifies ownership of the property described hereon, and has caused this plat entitled "Villages of Milano-Replat III," to be made, and does hereby dedicate the following:

To the Villages of Milano Neighborhood Association, Inc., its successors and assigns, all of Tract 604A, for purposes of operations, maintenance and repairs.

IN WITNESS WHEREOF, the foregoing has set his hand and seal this 4 day of May, 2016.

Witnesses:

Ashley Adams
Signature
Ashley Adams
Print Name
J.D. Will
Signature
Jennifer Villarreal
Print Name

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
A Florida limited liability company

By: NCDG Management, LLC,
a Florida limited liability company, its Manager

By: James R. Schier
James R. Schier, It's Manager

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 4th day of May, 2016 by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the company, (_____) who is personally known to me, or (_____) who has produced _____ as identification.

Notary Seal & Stamp:

Sherry S. Doddeema
Notary Public

NOTE: Property is subject to the Declaration of Covenants, Conditions and Restrictions for Villages of Milano, as recorded in Instrument No. 2015130017, of the Public Records of Sarasota County, Florida.



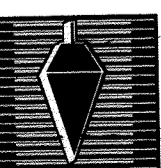
CERTIFICATE OF REVIEWING SURVEYOR & MAPPER

"I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S. PLATTING, 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. 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."

Gerald D. Stroop, Jr.
Gerald D. Stroop, Jr., P.S.M.
Professional Surveyor and Mapper No. 4679

Date: 5/27/16

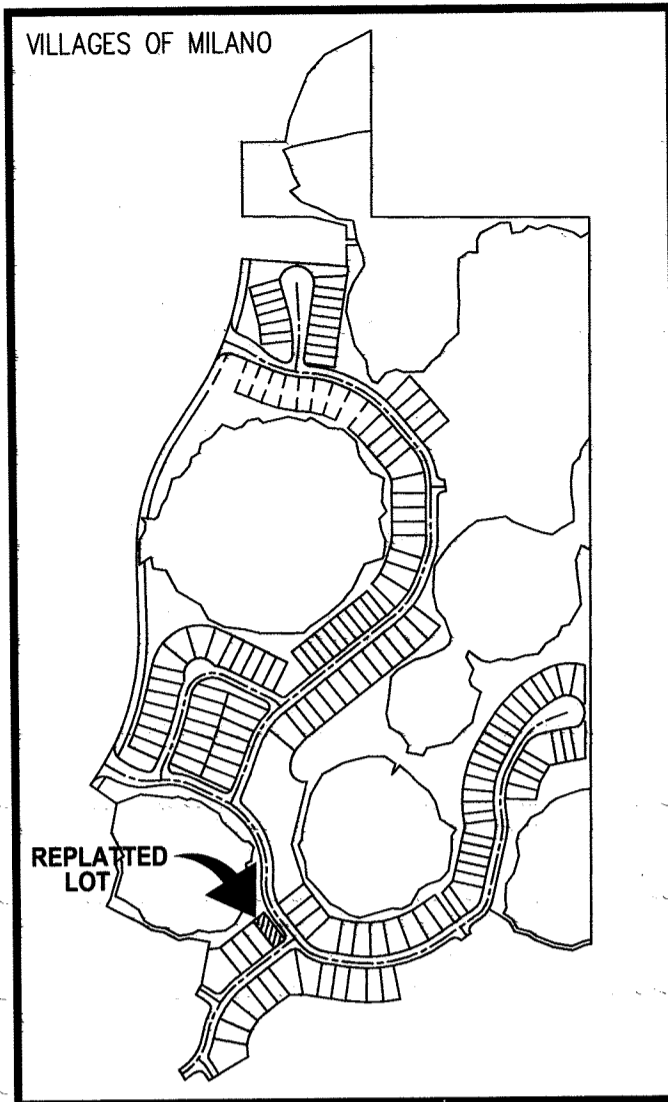
Prepared By:
Brigham/Allen Land Surveying
L.B. Number 7898
807 U.S. Highway 41 Bypass South
Suite E - Venice, Florida 34285
Phone: (941) 493-4430
Fax: (800) 447-7402
EMAIL: BrighamAllenSurveying@gmail.com



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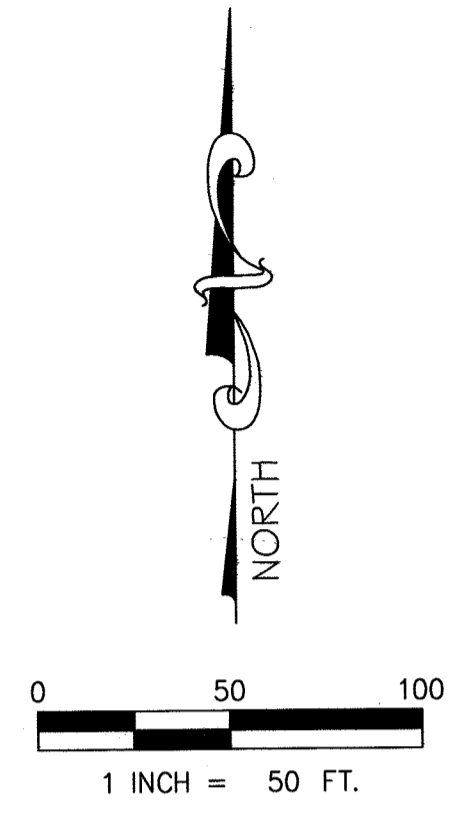
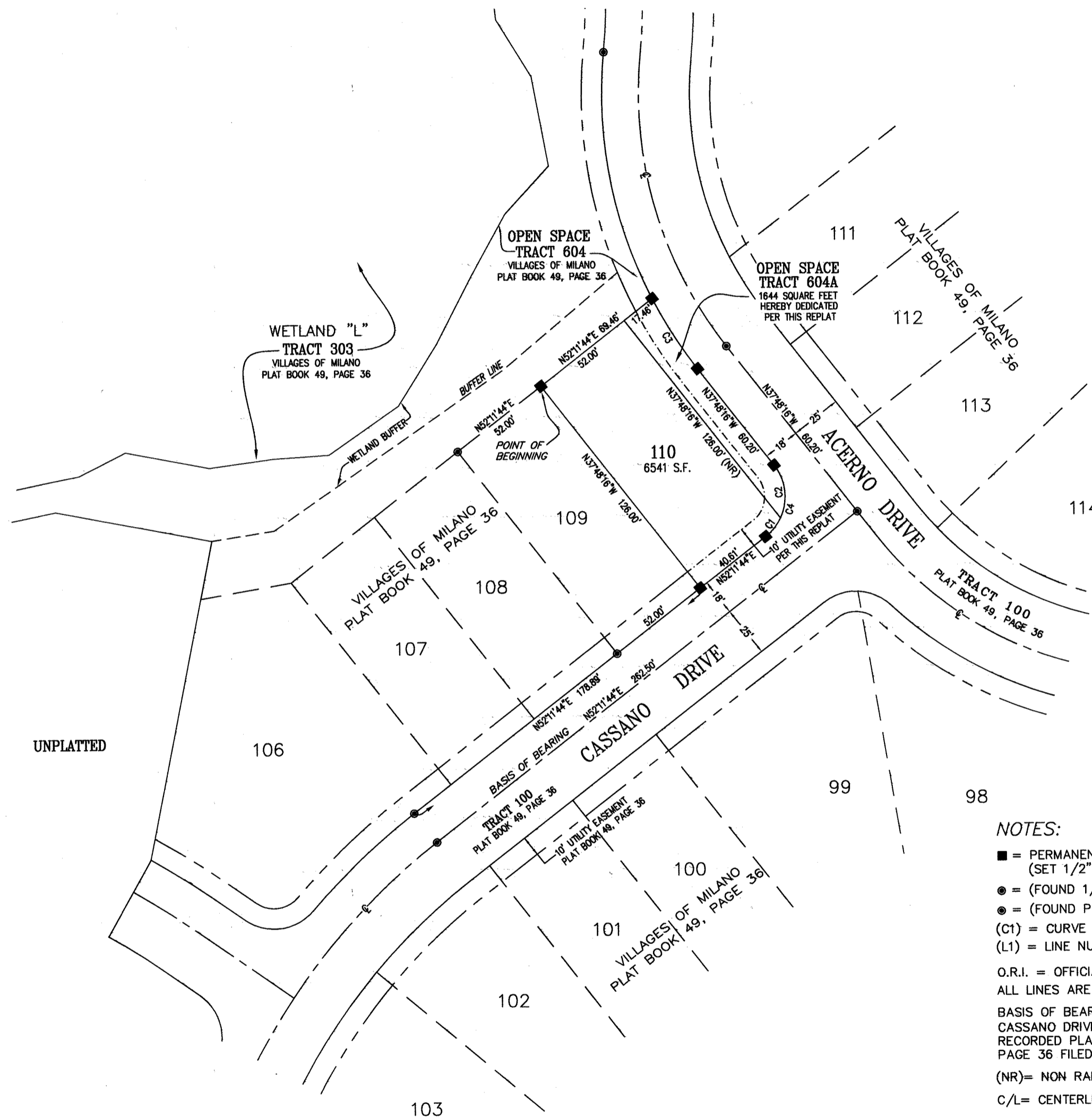
KEY MAP
NOT TO SCALE

DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF LOT 109, VILLAGES OF MILANO AS RECORDED IN PLAT BOOK 49, PAGE 36 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 52°11'44" EAST, A DISTANCE OF 69.46 FEET TO A POINT ON THE WESTERLY LINE OF TRACT 100 OF SAID VILLAGES OF MILANO ALSO BEING A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 218.00 FEET AND A CENTRAL ANGLE OF 10°47'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 32°24'43" EAST 40.97 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 41.04 FEET; THENCE SOUTH 37°48'16" EAST ALONG THE SAID WESTERLY LINE AND TANGENT TO SAID CURVE, A DISTANCE OF 60.20 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 39.27 FEET ALONG THE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 52°11'44" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 100 AND TANGENT TO SAID CURVE, A DISTANCE OF 40.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 109; THENCE NORTH 37°48'16" WEST ALONG THE EASTERLY LINT OF SAID LOT 109, A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1879 ACRES, MORE OR LESS.

LOT LINE EASEMENTS:

UNLESS OTHERWISE INDICATED, EASEMENTS AS SHOWN OF THE PLAT OF TEN FEET (10') IN WIDTH ALONG EACH FRONT LOT LINE, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING UNDERGROUND UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL EASEMENTS ON THIS PLAT ARE PRIVATE UNLESS OTHERWISE SPECIFICALLY NOTED.



NOTES:

- = PERMANENT REFERENCE MONUMENT (SET 1/2" IRON ROD & CAP "PSM 6822" IN PERVIOUS AREAS)
- = (FOUND 1/2" IRON ROD & CAP "PCP PSM 6822" IN PERVIOUS AREAS)
- ⊙ = (FOUND P.K. NAIL & DISK "PCP PSM 6822" IN IMPERVIOUS AREAS)
- (C1) = CURVE NUMBER (REFER TO CURVE TABLE)
- (L1) = LINE NUMBER (REFER TO LINE TABLE)
- O.R.I. = OFFICIAL RECORDS INSTRUMENT
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED
- BASIS OF BEARING IS REFERENCED FROM THE CENTERLINE OF CASSANO DRIVE BEING N52°11'44"E AS SHOWN HEREON AND THE RECORDED PLAT OF THE VILLAGES OF MILANO PLAT BOOK 49, PAGE 36 FILED IN THE SARASOTA RECORDS
- (NR) = NON RADIAL
- C/L = CENTERLINE
- = ORIGINAL SUBDIVISION LINE

CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.82'	25.00'	27°05'20"	S38°39'04"W	11.71'
C2	27.45'	25.00'	62°54'40"	S06°20'56"E	28.09'
C3	41.04'	218.00'	10°47'07"	S32°24'43"E	40.97'
C4	39.27'	25.00'	90°00'00"		

TRACT DESIGNATIONS

TRACT 100:
PRIVATE ROADWAY, INGRESS, EGRESS, UTILITY, DRAINAGE, LANDSCAPE AND HARDSCAPE EASEMENT.
: PER VILLAGES OF MILANO PLAT BOOK 49, PAGE 36

TRACT 604A:
OPEN SPACE.
: PER VILLAGES OF MILANO PLAT BOOK 49, PAGE 36

Prepared By:
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