

CIELO REPLAT

A REPLAT OF TRACT 501 AND PORTIONS OF
TRACTS 306 & 600 OF "CIELO" AS RECORDED
IN PLAT BOOK 53, PAGE 288 LYING IN SECTION
35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY
OF VENICE, SARASOTA COUNTY, FLORIDA

NOTICE:

1. 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.
2. Public Utility Easements granted to the City of Venice and/or Sarasota County shall be for aboveground and underground utilities, as required by site and development plans approved for each lot.
3. Plat contains 453,769 square feet or 10.4171 acres, more or less.

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this Plat has been Officially approved for record by the City Council of Venice, a municipality in the County of Sarasota, Florida, this ____ day of _____, A.D., 2023

Approved: _____

City Attorney

Mayor, City of Venice

City Engineer

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book __, Page __ of the Public Records of Sarasota County, Florida, this ____ day of _____, A.D., 2023.

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

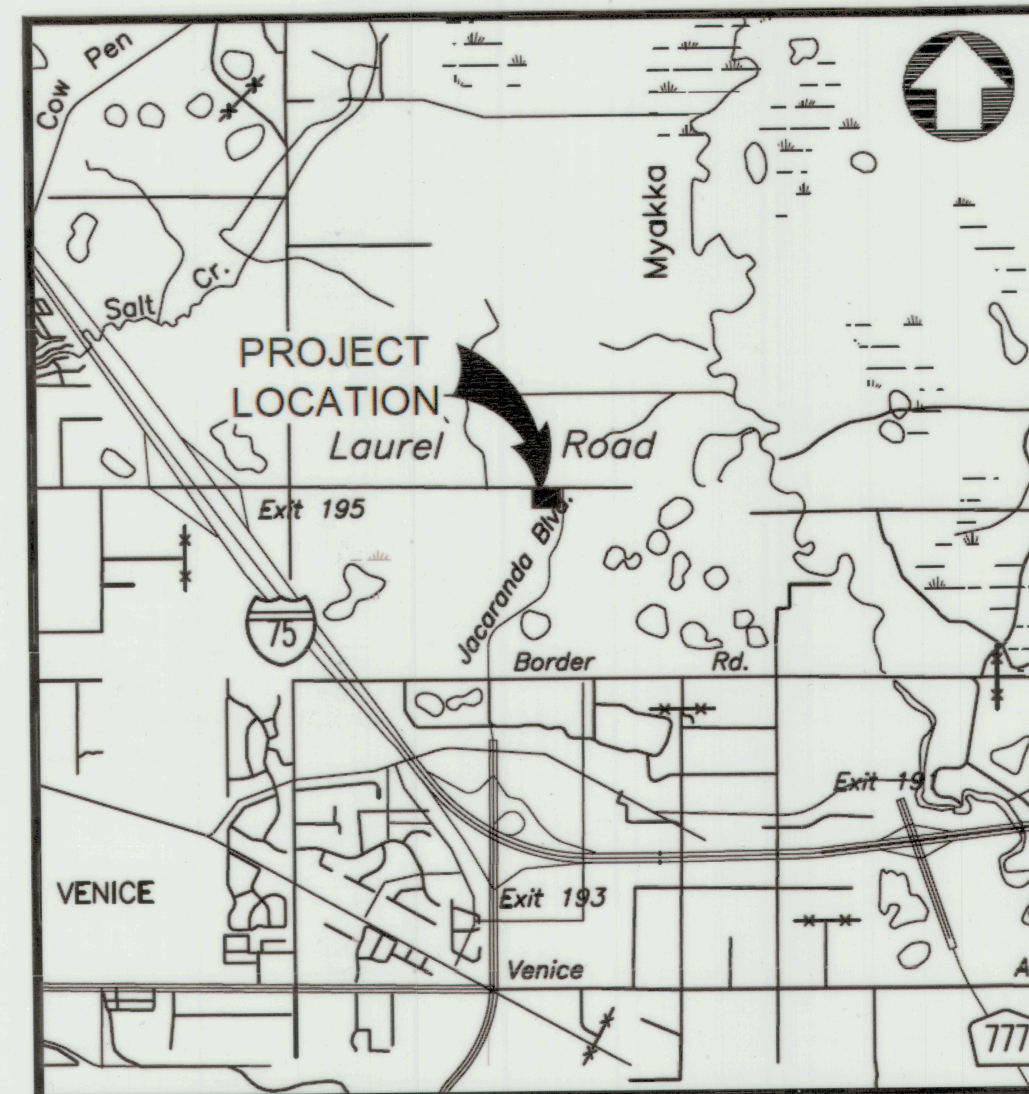
By: _____
Deputy Clerk

CERTIFICATE OF REVIEWING SURVEYOR AND 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 Chapter 177, Part 1, 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.

Robert B. Strayer, Jr.
Professional Surveyor & Mapper
Florida certificate number 5027

Date: 9/13/2023



LOCATION MAP

NOT TO SCALE

PROPERTY DESCRIPTION (PER TITLE COMMITMENT):

TRACT 501 AND THAT PORTION OF TRACTS 306 AND 600 OF THE PLAT OF CIELO, AS RECORDED IN PLAT BOOK 53, PAGE 288, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS CONTAINED IN THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS, THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY SOUTH 00°00'06" WEST, 478.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°14'10" WEST, 935.70 FEET; THENCE NORTH 00°45'50" EAST, 72.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET; THENCE NORTHERLY 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS NORTH 11°23'08" WEST, 46.88 FEET; THENCE NORTHERLY 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24"; THENCE NORTH 00°50'34" EAST, 130.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND WHOSE CHORD BEARS NORTH 11°31'26" WEST, 26.97 FEET; THENCE NORTHERLY 27.18 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'15", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 94.50 FEET AND WHOSE CHORD BEARS NORTH 11°58'28" WEST, 39.00 FEET; THENCE NORTHERLY 39.29 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'11"; THENCE NORTH 00°03'52" WEST, 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

Pursuant to Florida Statutes 177.081, the undersigned, Pamela Curran, as Manager of Border and Jacaranda Holdings, LLC, a Florida limited liability company, on behalf of the company, certifies Ownership of the property described here on and has caused this plat entitled "Cielo Replat" to be made.

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed by its Manager, this 11th day of SEPTEMBER, A.D., 2023.

WITNESSES:

Ivy Matthews
Signature of Witness:

Border and Jacaranda Holdings LLC, a
Florida Limited Liability Company:

Ivy Matthews
Print Name of Witness:

W. T. Reese
Signature of Witness:

By: Pamela Curran
Pamela Curran, Manager

W. T. REESE
Print Name of Witness:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 11th day of September, 2023, by Pamela Curran, as Manager of Border and Jacaranda Holdings, LLC, a Florida Limited Liability Company, on behalf of the company and who is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Kathryn A Pignatelli
State of Florida
Notary Public
Commission No. HH 100931
My Commission Expires 04/25/25

Kathryn A. Pignatelli
Notary Public
Print Name: Kathryn A. Pignatelli
My Commission Expires: 04.25.2025
Commission Number: HH 100931

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Licensed Professional Land Surveyor, 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, Florida Statutes. Permanent Reference Monuments (PRM's) and Bench Marks have been installed on August 17, 2023.

Stantec Consulting Services Inc L.B.#7866

Date: SEPTEMBER 8, 2023

By: Robert R. Cunningham
Robert R. Cunningham, P.S.M.
Florida Certificate #3924



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

NOTES:

BEARINGS SHOWN HEREON ARE ARBITRARY AND ARE BASED UPON THE NORTH LINE OF SECTION 35 HAVING AN ASSUMED BEARING OF S.89°10'25"E.

STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED USING A TRIMBLE GPS RECEIVER. CONTROL STATIONS USED TO ESTABLISH THE DATUM WERE I-75 84 A01 AND I-75 84 A03 NAD 83/2011, FLORIDA WEST ZONE.

ALL UTILITIES SHOWN HEREON ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R), ARE NOT RADIAL.

NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCH MARK PID-DL2714 HAVING A PUBLISHED ELEVATION OF 13.37 AND NGS BENCH MARK PID-DL2715 HAVING A PUBLISHED ELEVATION OF 14.06.

THIS SITE LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0244F, EFFECTIVE NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

BENCH MARK TABLE (NAVD 88)		
BENCH MARK #	ELEVATION	DESCRIPTION
399	15.66'	NAIL & DISK IN CURB INLET
400	15.58'	NAIL & DISK SOUTH EDGE PAVEMENT

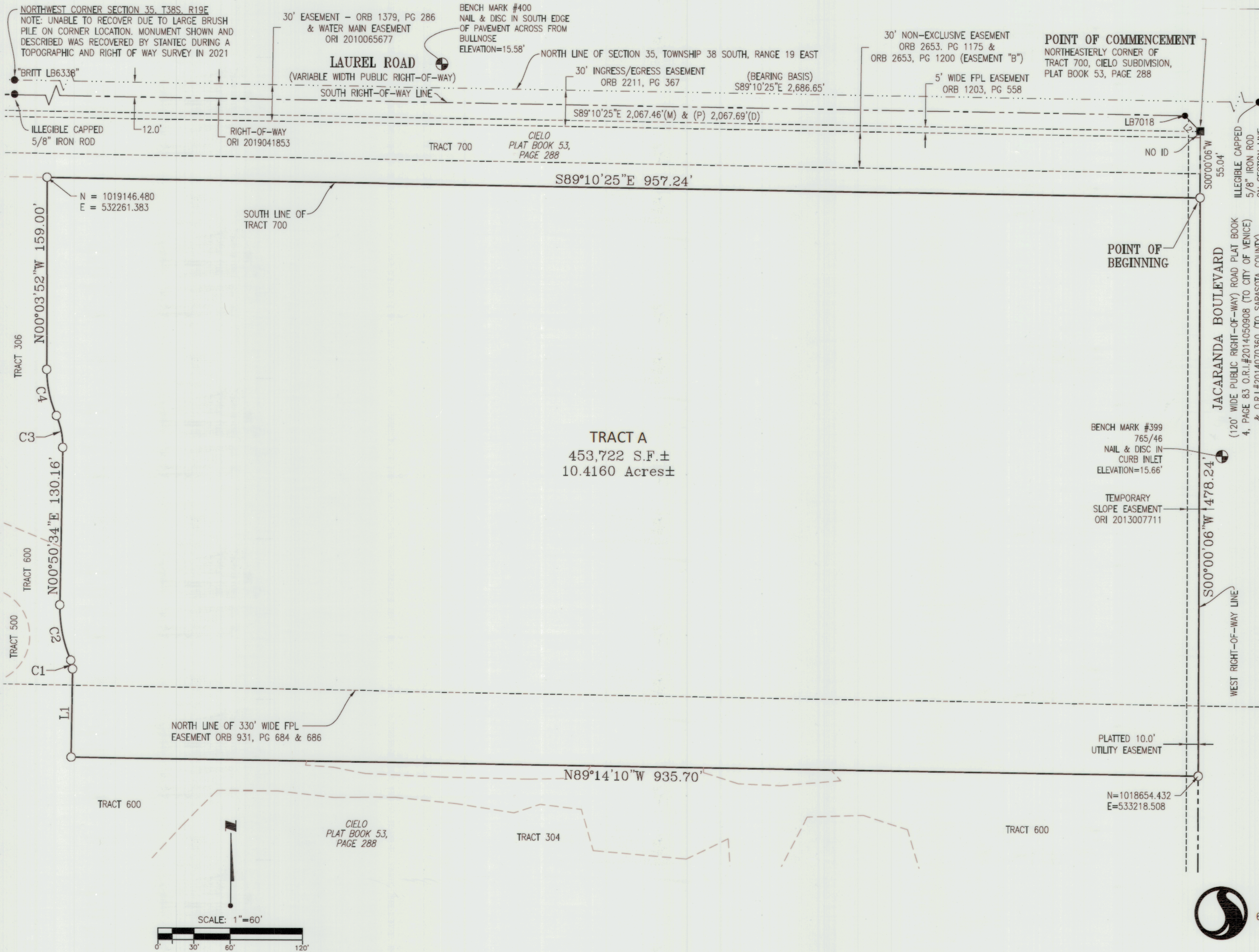
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	17.60'	24°22'40"	7.49'	7.43'	N11°25'30"W
C2	110.67'	24°27'24"	47.24'	46.88'	N11°23'08"W
C3	63.00'	24°43'15"	27.18'	26.97'	N11°31'26"W
C4	94.50'	23°49'11"	39.29'	39.00'	N11°58'28"W

PLAT BOOK _____, PAGE _____

SHEET 2 OF 2

CIELO REPLAT

A REPLAT OF TRACT 501 AND PORTIONS OF TRACTS 306 & 600 OF "CIELO" AS RECORDED IN PLAT BOOK 53, PAGE 288 LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA



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