

DECLARATION OF MAINTENANCE RESPONSIBILITIES



WHEREAS FCMMD, LLC, hereinafter referred to as the Developer, is developing a subdivision/condominium within the city limits of Venice, Florida, known and identified as Cassata Lakes, on the following described real property:

Attached Exhibit A – Legal Description
Attached Exhibit B – Site Plan

WHEREAS, the Developer desires to have its plat/site plan 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, drainage facilities and open space areas shall remain privately owned and be maintained by the Developer at no expense to the City of Venice, after completion of construction.

NOW, THEREFORE, the Developer agrees that, upon completion of construction, the Developer shall maintain and repair to applicable City specifications those roads, drainage facilities and open areas 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 7th day of September, 2022.

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.

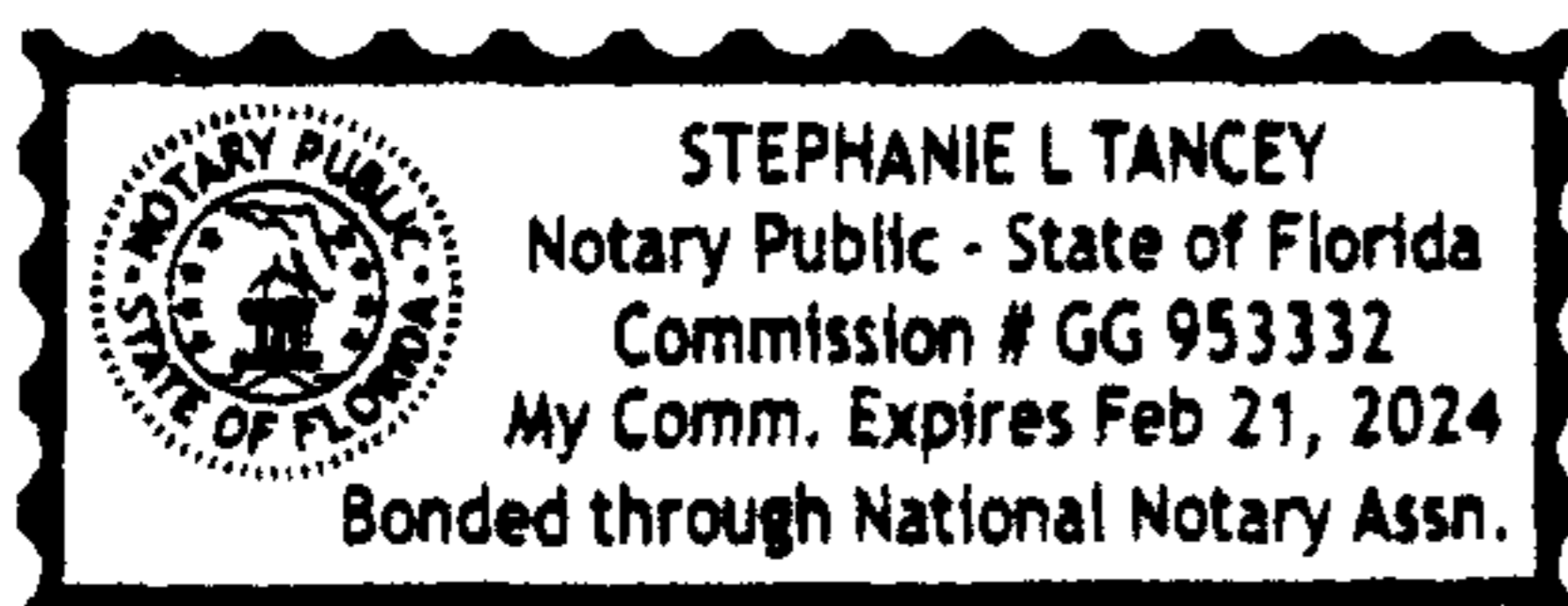
Signed, sealed and delivered
in the presence of:

Stephanie L Tancey
STEPHANIE L TANCEY

By: [Signature]
Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 7th day of September, 2022, by Michael W Miller, as Manager of FCMMD, LLC, by means of physical presence or online notarization, who is personally known to me or who produced _____ as identification.



Stephanie L Tancey
Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT A

DESCRIPTION:

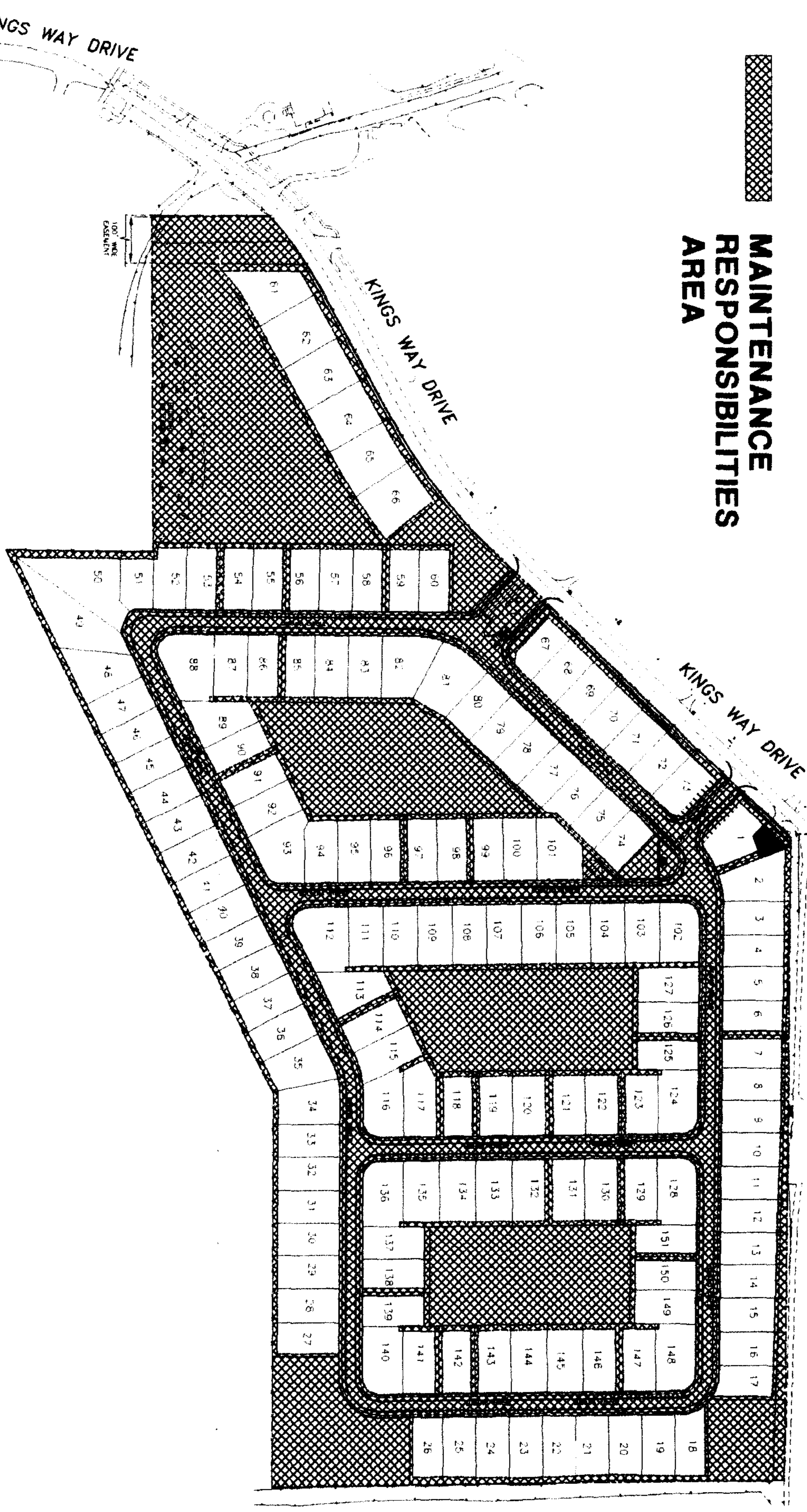
A part of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida;

BEGIN at the Northwest Corner of the Southeast Quarter of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida; thence S.88°35'02"E., along the North line of said Southeast Quarter of the Section 29, a distance of 1352.81 feet to the Northeast corner of the West Half of said Southeast Quarter of Section 29, same being a point on the northerly extension of the West Line of Twin Laurel Estates, recorded in Plat Book 24, Page 43, Public Records of Sarasota County, Florida; thence S.00°39'08"E., along the East line of said West half of the Southeast Quarter of Section 29 and the West boundary line of said Twin Laurel Estates and it's northerly extension, a distance of 1081.19 feet; thence leaving said West boundary line of Twin Laurel Estates, N.90°00'00"W., a distance of 828.64 feet; thence S.63°41'24"W., a distance of 1274.37 feet, to the East boundary line of lands described in Official Records Instrument No. 2016005618; thence N.00°42'19"E., along said East boundary line of lands described in Official Records Instrument No. 2016005618, a distance of 309.57 feet to the Northeast corner of said lands described in Official Records Instrument No. 2016005618; thence S.89°40'16"W., along the North line of said lands described in Official Records Instrument No. 2016005618, same being the South line of the Northeast Quarter of the Southwest Quarter of said Section 29, a distance of 700.58 feet to the West line said Northeast Quarter of the Southwest Quarter of Section 29, same being the East boundary line of Laurel Landing Estates, recorded in Plat Book 36, Page 23, Public Records of Sarasota County, Florida; thence N.00°41'00"E., along said East boundary line of Laurel Landing Estates, a distance of 246.77 feet to the Southeasterly line of Kings Way Drive, a 70 ft. wide Public Right of Way, dedication of Road recorded in Official Records Book 1003, Page 1672, Public Records of Sarasota County, Florida, same being a point on a non-tangential curve to the right, having: a radius of 595.14 feet, a central angle of 15°20'58", a chord bearing of N.52°58'08"E., and a chord length of 158.96 feet; thence along said Southeasterly Line Kings Way Drive the following four (4) courses: along the arc of said curve, an arc length of 159.44 feet; (2) thence N.60°38'37"E., a distance of 361.83 feet to a point on a curve to the left, having: a radius of 1045.04 feet, a central angle of 16°53'39", a chord bearing of N.52°11'48"E., and a chord length of 307.03 feet; (3) thence along the arc of said curve, an arc length of 308.14 feet; (4) thence N.43°44'57"E., a distance of 889.17 feet to the POINT OF BEGINNING.

Parcel contains 2593151 Square Feet, or 59.5306 Acres



MAINTENANCE RESPONSIBILITIES AREA



LAUREL ROAD

CLIENT:
 MPS DEVELOPMENT AND
 CONSTRUCTION, LLC
 533 S. TAMPAH TRAIL, SUITE 205
 VENICE, FL 34285

PROJECT NAME:
 CASSATA LAKES
 MAINTENANCE RESPONSIBILITIES AREA PLAN

PROJECT NUMBER	NO.	DATE	BY	REVISIONS
18-2361				

SCALE
 1"=100'

PEER
 PROFESSIONAL ENGINEERING DESIGNERS, INC.
 10000 W. BOYD BLVD. SUITE 200
 BOYDTON, FL 32110
 (407) 392-1111
 www.peerinc.com

DRAWING TYPE
 PRELIMINARY
 CONSTRUCTION
 RECORD

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 8-17-22
 APPROVED: [Signature]
 TITLE: SURVEILLANT NO. 38323

EXHIBIT B