

SPrepared by and return to:  
Patrick W. Ryskamp, Esq.  
Williams Parker Harrison Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236

**MORTGAGEE'S JOINDER IN AND RATIFICATION OF  
SUBDIVISION PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON**

**U.S. BANK NATIONAL ASSOCIATION**, a national association and the owner and holder of that certain mortgage recorded in the Official Records as Instrument #2018013603, Public Records of Sarasota County, Florida, as assigned by Instrument #2018124849, Public Records of Sarasota County, encumbering the real property located in Sarasota County, Florida, constituting the subdivision plat of **MIRASOL TOWN CENTER** (the "Plat"), and being more particularly described as follows:

(SEE ATTACHED PLAT)

for good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically joins in and ratifies the Plat and all dedications and reservations thereon and releases from the lien of said mortgage all streets, canals, and drainage or other easements dedicated to or reserved for the public on the Plat.

DATED this 9<sup>th</sup> day of July 2020.

Signed, sealed and delivered  
in the presence of:

U.S. BANK NATIONAL ASSOCIATION

Lori Miramontes  
Signature of Witness  
Lori Miramontes  
Print Name of Witness

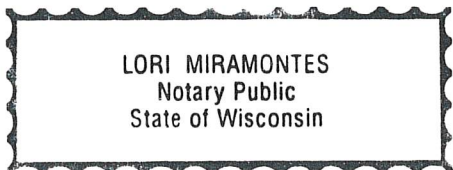
By: Scott C. DeJong  
Print Name: Scott C DeJong  
As its: Senior Vice President

Stephen McGee  
Signature of Witness  
Stephen McGee  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July 2020  
by Scott C DeJong, as Senior Vice President of **U.S. BANK NATIONAL ASSOCIATION**, on behalf of  
the bank. The above-named person 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.

(Notary Seal)



Lori Miramontes  
Signature of Notary Public  
Lori Miramontes  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on 4/9/2022

# MIRASOL TOWN CENTER

A REPLAT OF LOT 1, LAUREL ROAD PROPERTY, A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 3 SHEETS

### LEGAL DESCRIPTION

LOT 1, LAUREL ROAD PROPERTY AS RECORDED IN PLAT BOOK 48, PAGE 37, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

### CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA  
COUNTY OF SARASOTA SS

I, KAREN L. REISING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT CONFORMS IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA RELATING 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. 2020.

KAREN L. REISING  
CLERK OF THE CIRCUIT COURT OF  
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 \_\_\_\_\_ A.D. 2020.

APPROVED:  
MAYOR, CITY OF VENICE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

CITY ATTORNEY \_\_\_\_\_

### CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA  
COUNTY OF SARASOTA SS

I, KAREN L. REISING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT CONFORMS IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA RELATING 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. 2020.

BY: KAREN L. REISING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA

DATE: \_\_\_\_\_ 2020

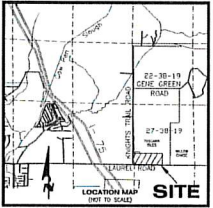
### SURVEYOR'S NOTES

1) THE ORIGINAL RECORDS FOR THE PLAT OF LAUREL ROAD PROPERTY, PLAT BOOK 48, PAGE 37, HAVE BEEN REVIEWED TO CONFORM WITH THE REQUIREMENTS FOR RECORDING UNDER CHAPTER 173, PART 1 OF THE STATUTES OF FLORIDA. THE ORIGINAL RECORDS HAVE BEEN REVIEWED TO CONFORM WITH THE REQUIREMENTS FOR RECORDING UNDER CHAPTER 173, PART 1 OF THE STATUTES OF FLORIDA. THE ORIGINAL RECORDS HAVE BEEN REVIEWED TO CONFORM WITH THE REQUIREMENTS FOR RECORDING UNDER CHAPTER 173, PART 1 OF THE STATUTES OF FLORIDA.

### SURVEYOR'S CERTIFICATE

NOTE: ALL MAPS BY THESE PROFESSIONALS THAT ARE INSTRUMENTS RELATING TO REAL PROPERTY, PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, MUST BE FILED WITH THE COUNTY CLERK OF THE COUNTY IN WHICH THE REAL PROPERTY IS LOCATED. THE COUNTY CLERK SHALL FILE THE INSTRUMENT WITH THE COUNTY CLERK OF THE COUNTY IN WHICH THE REAL PROPERTY IS LOCATED. THE COUNTY CLERK SHALL FILE THE INSTRUMENT WITH THE COUNTY CLERK OF THE COUNTY IN WHICH THE REAL PROPERTY IS LOCATED.

A M ENGINEERING, LLC  
BY: \_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER AND MAPPER  
FLORIDA CERTIFICATE NO. 0000000



### NOTICE

1) THIS PLAT IS PREPARED IN ACCORDANCE WITH THE OFFICIAL RECORDS OF THE SARASOTA COUNTY, FLORIDA, PUBLIC RECORDS. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF THE STATUTES OF FLORIDA RELATING TO MAPS AND PLATS, AND TO THE REQUIREMENTS OF THE CITY OF VENICE, FLORIDA, FOR RECORDING UNDER CHAPTER 173, PART 1 OF THE STATUTES OF FLORIDA.

### RESERVATION OF EASEMENTS

1) THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE UTILITY COMPANIES AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, AND OTHER UTILITY LINES, OVER AND UNDER THE PLATTED PROPERTY.

### UTILITY EASEMENTS

1) THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS ACROSS EACH AREA DEPICTED ON THIS PLAT TO "ANY" UTILITY COMPANY OR PUBLIC UTILITY AGENCY TO THE CITY OF VENICE, SARASOTA COUNTY, AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, AND OTHER UTILITY LINES.

### DRAINAGE EASEMENTS

1) THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE DRAINAGE EASEMENTS TO THE ADJACENT PUBLIC STREETS AND WATERWAYS OVER AND UNDER THE PLATTED PROPERTY FOR THE PURPOSES OF DRAINAGE.

### PRIVATE ACCESS EASEMENT

1) THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE ACCESS EASEMENTS TO THE ADJACENT PUBLIC STREETS AND WATERWAYS OVER AND UNDER THE PLATTED PROPERTY FOR THE PURPOSES OF ACCESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF SARASOTA SS

LAUREL ROAD DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND IN OF TRUSTEES GRANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE "OWNERS," DO HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED IN THIS PLAT, AND:

DO HEREBY CERTIFY AND SET ASIDE THE PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND PRIVATE UTILITY EASEMENTS AND RESERVATIONS ON THIS PLAT FOR THE CITY OF VENICE, FLORIDA, AND DO HEREBY CERTIFY AND SET ASIDE THE PRIVATE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE CITY OF VENICE, FLORIDA, AND DO HEREBY CERTIFY AND SET ASIDE THE PRIVATE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE CITY OF VENICE, FLORIDA.

PUBLIC:

DO HEREBY CERTIFY AND SET ASIDE ALL PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE CITY OF VENICE AND PURPOSES TO THE CITY OF VENICE AND SARASOTA COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

WITNESSES:

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
SIGNATURE OF WITNESS

\_\_\_\_\_  
SIGNATURE OF WITNESS

STATE OF FLORIDA  
COUNTY OF SARASOTA SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PUBLIC RECORDS IN THE COUNTY OF SARASOTA, FLORIDA, ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, AT \_\_\_\_\_ VENICE, FLORIDA, IN THE PRESENCE OF \_\_\_\_\_, A FLORIDA LIMITED LIABILITY COMPANY, L.L.C. WHO IS PERSONALLY KNOWN TO ME, ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESSES:

\_\_\_\_\_  
SIGNATURE OF WITNESS

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SIGNATURE OF WITNESS

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STATE OF FLORIDA  
COUNTY OF SARASOTA SS

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MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESSES:

\_\_\_\_\_  
SIGNATURE OF WITNESS

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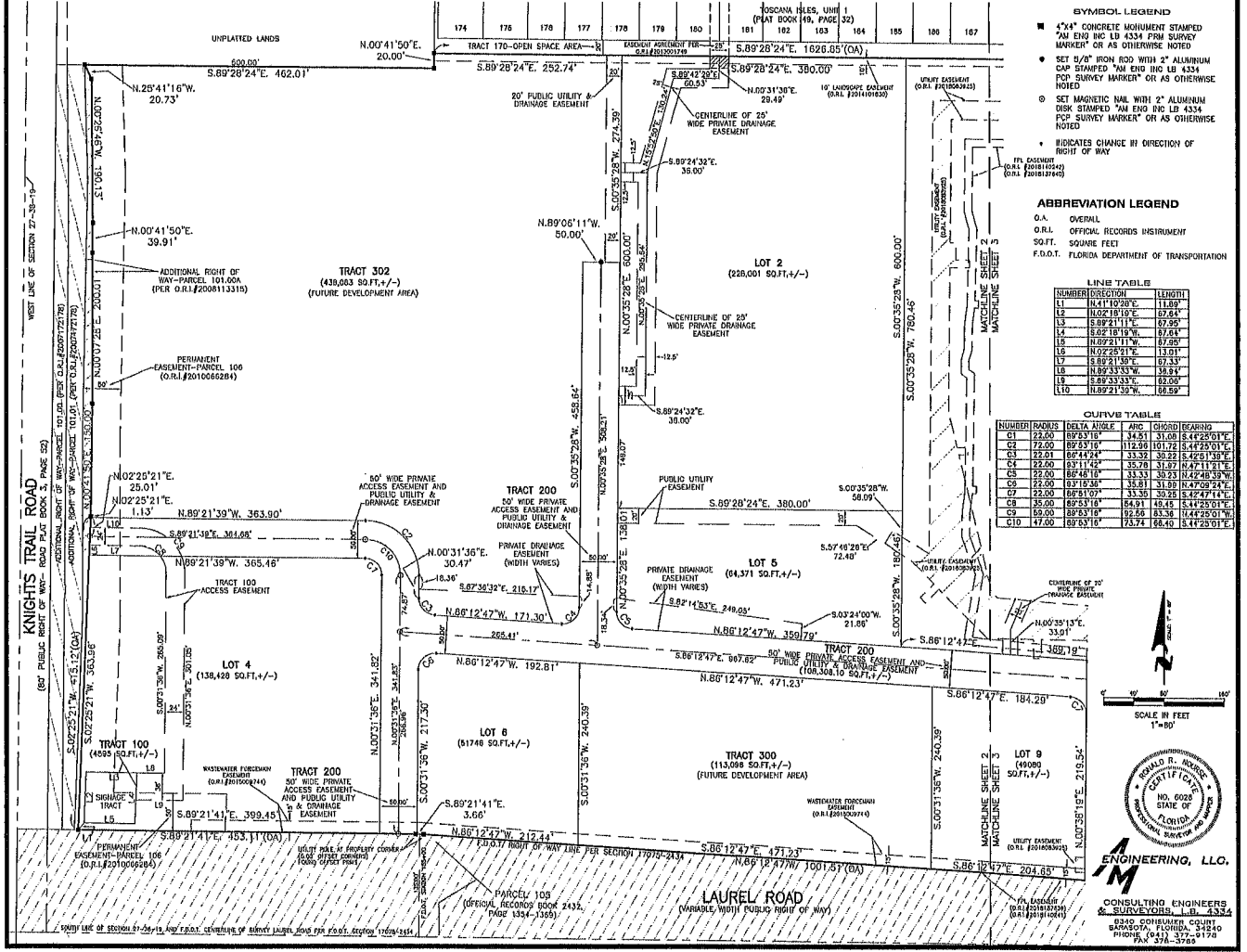
\_\_\_\_\_  
SIGNATURE OF WITNESS



DATE: \_\_\_\_\_ 2020

**MIRASOL TOWN CENTER**  
 A REPLAT OF LOT 1, LAUREL ROAD PROPERTY, A SUBDIVISION LYING  
 IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF  
 VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 2 OF 3 SHEETS  
**DETAIL SHEET**



- SYMBOL LEGEND**
- 4"x4" CONCRETE MONUMENT STAMPED "M" END IHC LB 4334 FROM SURVEY MARKER OR AS OTHERWISE NOTED
  - SET 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "M" END IHC LB 4334 FOR SURVEY MARKER OR AS OTHERWISE NOTED
  - SET MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "M" END IHC LB 4334 FOR SURVEY MARKER OR AS OTHERWISE NOTED
  - ◆ INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY
  - ◆ TR. EASEMENT (O.R.L.#201812465)
  - ◆ TR. EASEMENT (O.R.L.#201812465)

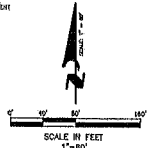
- ABBREVIATION LEGEND**
- O.A. OVERALL
  - O.R.L. OFFICIAL RECORDS INSTRUMENT
  - SO.F.T. SQUARE FEET
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L1	N.41°10'00"E	11.87
L2	N.02°18'19"E	67.84
L3	S.89°21'11"E	67.95
L4	S.02°18'19"E	17.14
L5	N.89°21'11"W	67.95
L6	N.02°26'41"E	13.01
L7	N.89°21'10"E	67.33
L8	N.89°33'33"W	36.84
L9	S.89°33'33"E	62.00
L10	N.89°21'05"W	16.59

**CURVE TABLE**

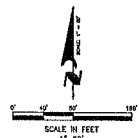
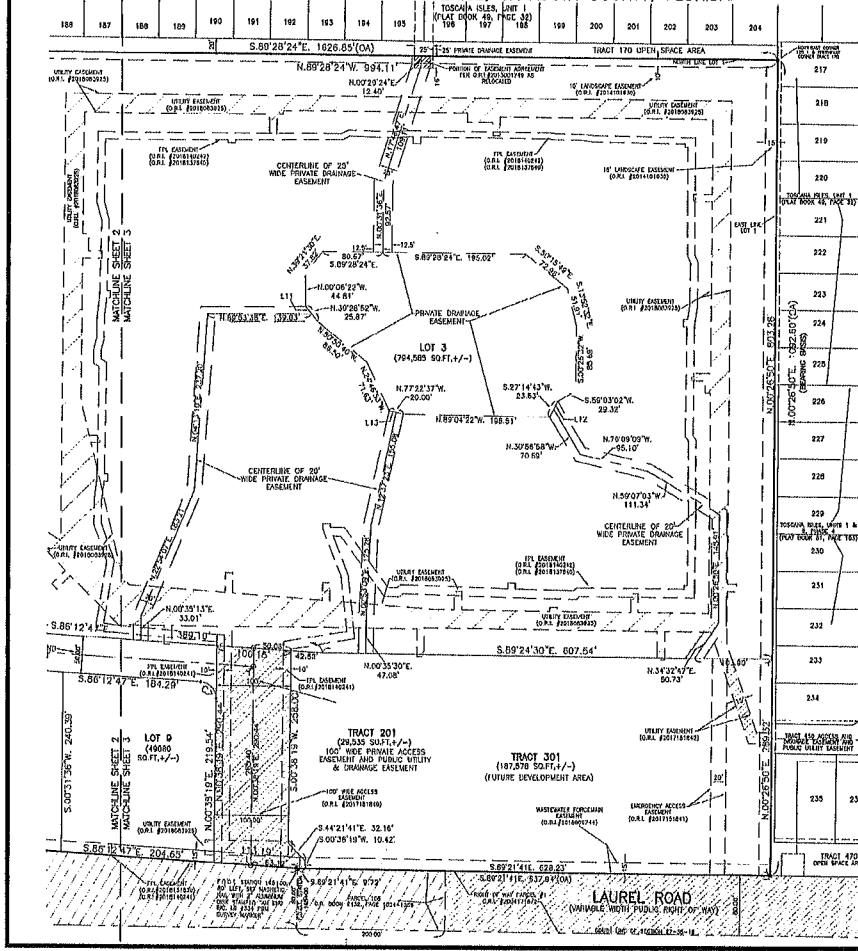
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C1	22.00	89°53'18"	14.51	31.08	S.44°25'01"E
C2	72.00	89°53'18"	112.56	101.72	S.44°25'01"E
C3	22.00	89°44'24"	33.32	30.22	S.42°51'38"E
C4	22.00	89°11'42"	35.78	31.87	N.47°11'21"E
C5	22.00	86°48'18"	33.33	30.23	N.42°48'59"W
C6	22.00	89°19'36"	35.81	31.89	N.47°09'24"E
C7	22.00	102°41'07"	33.30	30.25	S.47°47'11"E
C8	35.00	80°53'18"	84.91	48.45	S.44°25'01"E
C9	69.00	80°53'18"	169.80	83.36	S.44°25'01"E
C10	47.00	80°53'18"	75.74	68.40	S.44°25'01"E



**A ENGINEERING, L.L.C.**  
 CONSULTING ENGINEERS & SURVEYORS, L.L.C.  
 8340 CONSUMER COURT  
 SARASOTA, FLORIDA 34234  
 PHONES: (941) 377-0170 FAX: 378-3788  
 DRAWING FILE: W0322200 (SHEET 2)  
 PLOTTED DATE: 10/28/2020 10:00

**MIRASOL TOWN CENTER**  
 A REPLAT OF LOT 1, LAUREL ROAD PROPERTY, A SUBDIVISION LYING  
 IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF  
 VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 3 OF 3 SHEETS  
**DETAIL SHEET**



- SYMBOL LEGEND**
- 4"x4" CONCRETE MONUMENT STAMPED "M ETD 190 LB 4334 FIRM SURVEY MARKER" OR AS OTHERWISE NOTED
  - SET 6"x8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "M ETD 190 LB 4334 FIRM SURVEY MARKER" OR AS OTHERWISE NOTED
  - SET MAGNETIC NAIL WITH 2" ALUMINUM ROD STAMPED "M ETD 190 LB 4334 FIRM SURVEY MARKER" OR AS OTHERWISE NOTED
  - INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

**ABBREVIATION LEGEND**

O.A. OVERALL  
 O.R.L. OFFICIAL RECORDS INSTRUMENT  
 S.O.F.T. SQUARE FEET  
 F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

**LINE TABLE**

NUMBER	DIRECTION	LENGTH
L11	S.89°28'24" W.	182.27'
L12	S.87°14'30" W.	117.77'
L13	N.77°22'33" W.	100.00'

**CURVE TABLE**

BEARING	RADIUS	BEYOND ANGLE	ARC	CHORD BEARING
07	22.00'	69°41'07"	12.36'	30.93' S.42°47'14" W.

DATE: 10/22/2013 (SHEET 3)  
 PLAT BOOK: 0678/2006 (SHEET 3)