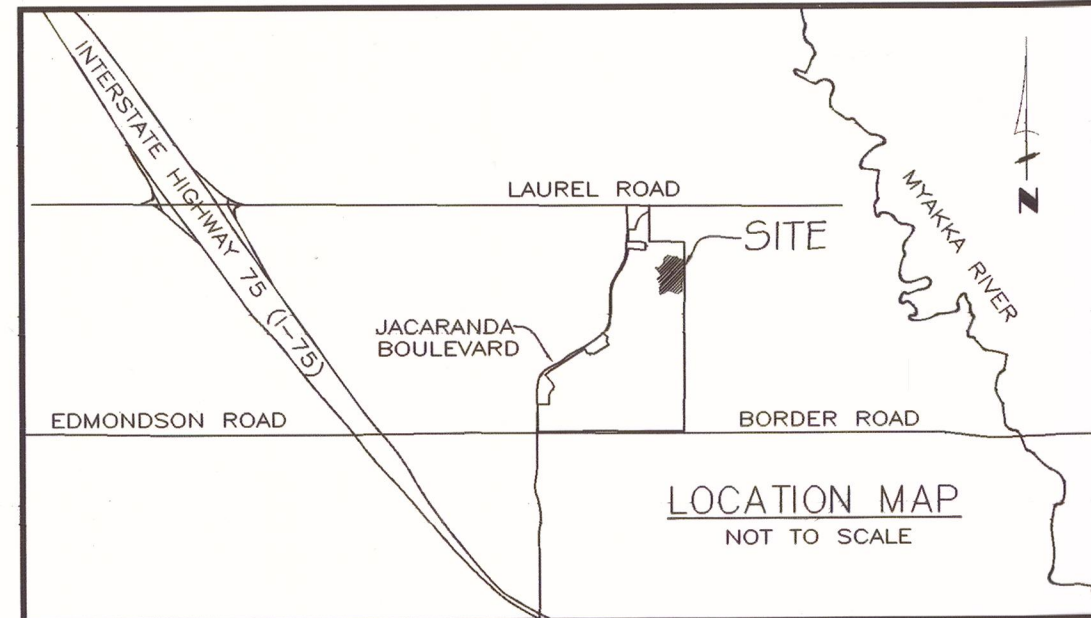


MILANO - REPLAT OF TRACT 200

A REPLAT OF TRACT 200, VILLAGES OF MILANO, AS RECORDED IN PLAT BOOK 49, PAGE 36,
OF THE 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 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 "Milano-Replat of Tract 200," to be made, and does hereby dedicate the following:

To the Milano Neighborhood Association, Inc., its successors and assigns, all of the private easements and Tracts 100 and 612 herein for purposes of operations, maintenance and repairs.

To the City of Venice, Sarasota County and public and private utility companies, all acting within the scope of their employment, a non-exclusive easement over, under and across Tract 100 (Private road way) for the limited purposes of (i) ingress/egress to access other public easements and public facilities identified on the plat, and for the operation and maintenance thereof, (ii) ingress/egress by emergency and law enforcement personnel, and (iii) ingress/egress for the purpose of installation and maintenance of underground utility improvements and drainage. It is specifically understood that no obligation is imposed upon the City or County, nor shall any request ever be entertained by the City or County, to maintain said private roadway improvements.

LOT LINE EASEMENTS:

Unless otherwise indicated, easements as shown of the Plat of ten feet (10') in width along each front lot line, and a 5' easement along the rear lot lines of Lots 156 through 182 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.

IN WITNESS WHEREOF, the foregoing has set his hand and seal this 20 day of September, 2016.

Witnesses:

Echo Sanders
Signature
ECHO SANDERS
Print Name
Kris Watts
Signature
KRIS WATTS
Print Name

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

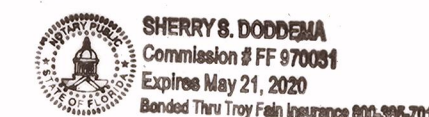
By: NCDG Management, LLC,
a Florida limited liability company, its Manager

By: James R. Schier
James R. Schier, Its Manager

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 20th day of September, 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, (James R. Schier) who is personally known to me, or (_____) who has produced _____ as identification.



Notary Seal & Stamp:

Sherry S. Daddema
Notary Public

NOTE: Property is subject to the Declaration of Covenants, Conditions and Restrictions for Milano, as recorded in Instrument No. 2015130017 of the Public Records of Sarasota County, Florida, as amended by Instrument No. 2016091690, Public Records of Sarasota County, Florida; and the Supplemental Declaration of Covenants, Conditions and Restrictions for Milano to Replat Tract 200, as Recorded in Instrument No. 2016106572, 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. Straop, Jr.
Gerald D. Straop, Jr., P.S.M.
Professional Surveyor and Mapper No. 4679

Date: 9/30/16

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, and refer to the East line of the West 807' of the East 1/2 of Section 35-38-19, bearing being North 00°23'38" East, between the two monuments defining said line as shown on this recorded 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.
- "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.

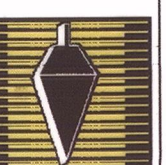
CERTIFICATE OF SURVEYOR

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 9-18-16. 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: 09-18-16

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

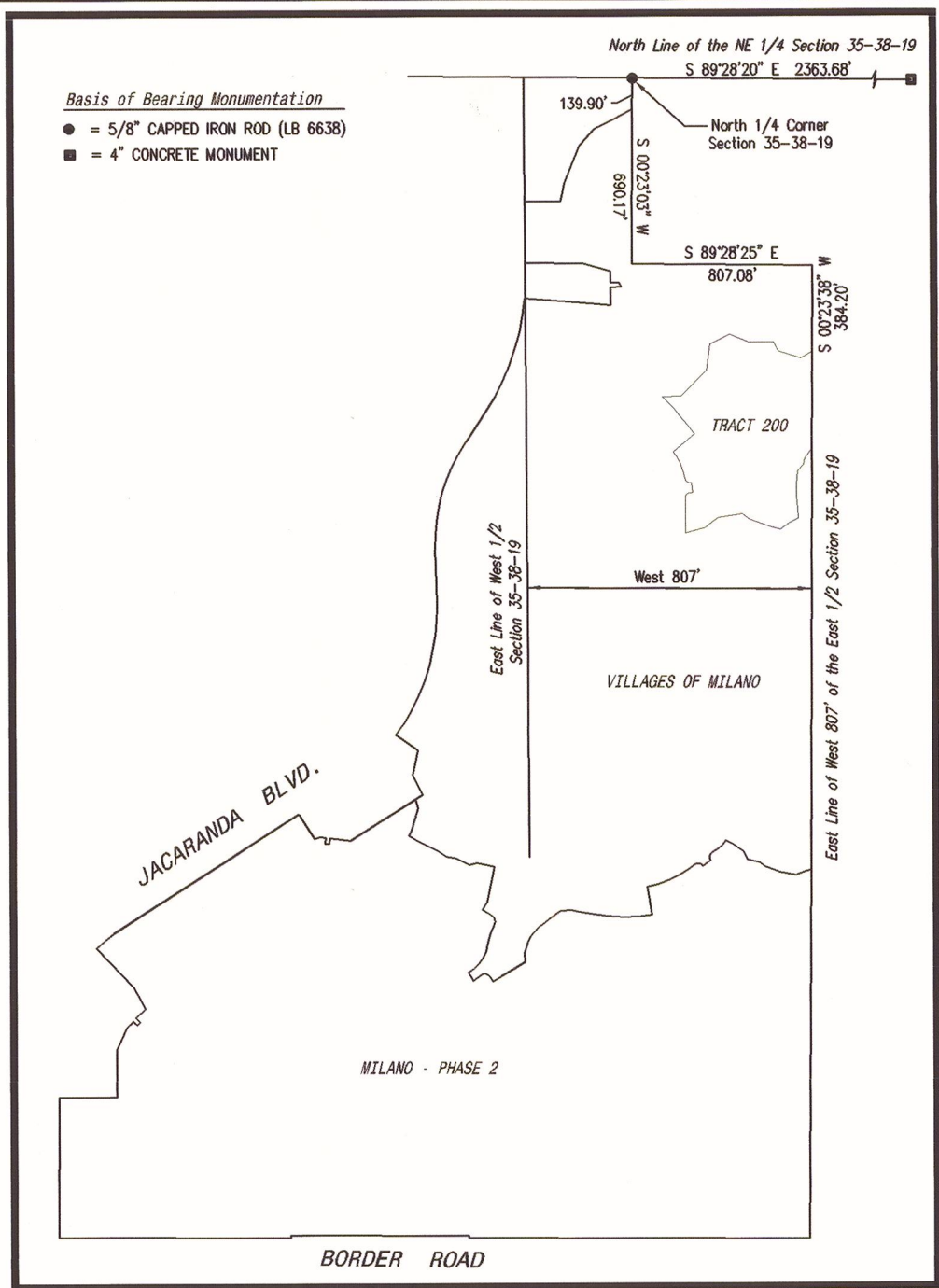
Prepared By:
Brigham/Allen Land Surveying
L.B. Number 7898
807 U.S. Highway 41 Bypass South
Suite E - Venice, Florida 34285
Phone: (941) 493-4430
Fax: (800) 447-7402
EMAIL: BrighamAllenSurveying@gmail.com



MILANO - REPLAT OF TRACT 200

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A SUBDIVISION IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 2 OF 3



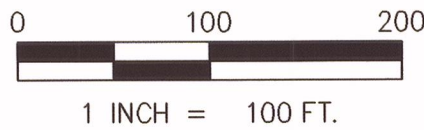
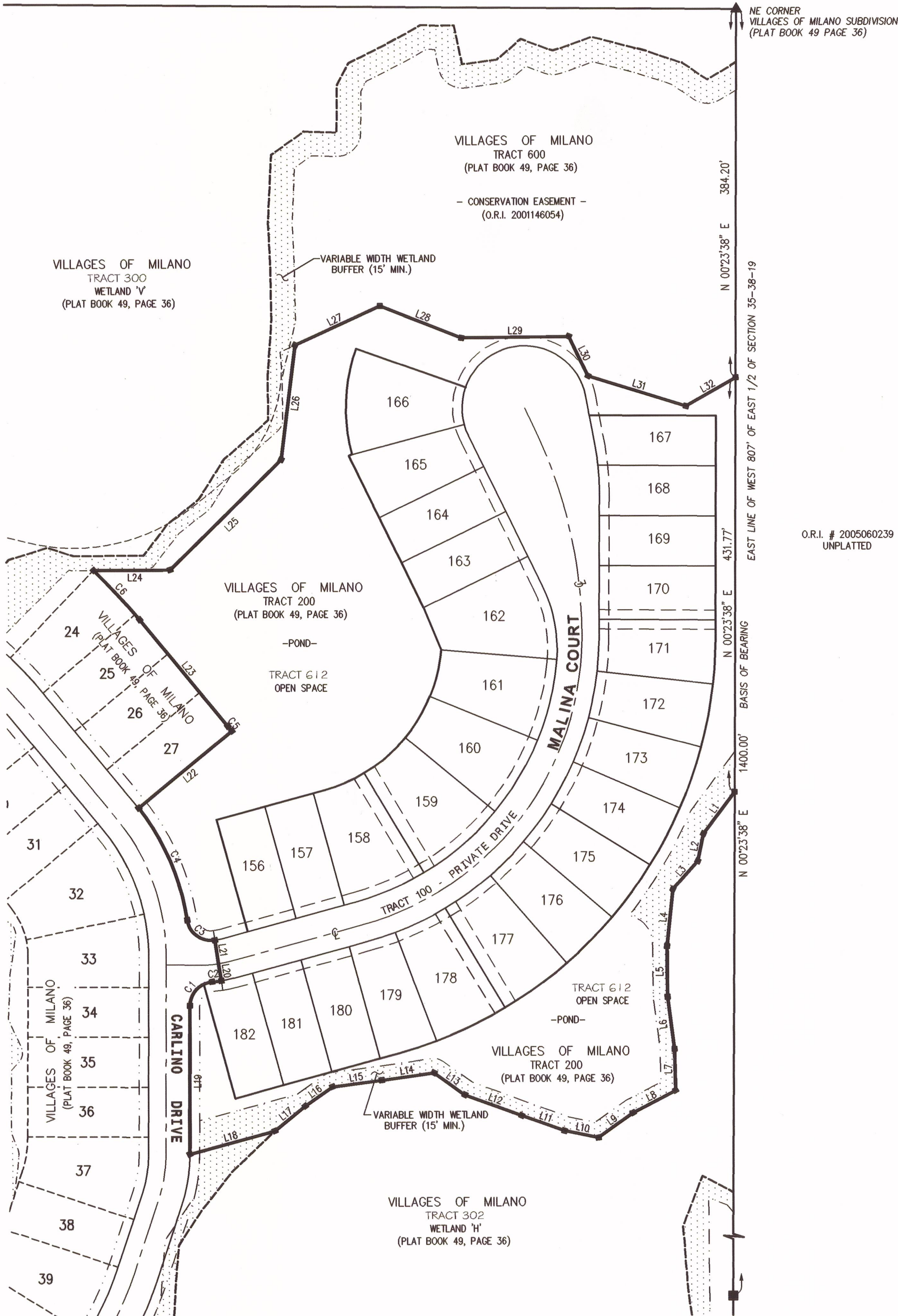
OVERALL DETAIL
(NOT TO SCALE)

DESCRIPTION

TRACT 200, VILLAGES OF MILANO, AS RECORDED IN PLAT BOOK 49, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TRACT DESIGNATION:

- TRACT 100 - A PRIVATE ROADWAY, INGRESS, EGRESS, UTILITY DRAINAGE, LANDSCAPE AND HARDSCAPE EASEMENT.
- TRACT 612 - OPEN SPACE, INCLUDING WETLAND BUFFER AND PONDS



NORTH

- (P) = PLATTED DISTANCE, BEARING OR INFORMATION
(M) = MEASURED DISTANCE, BEARING OR ANGLE
(C1) = CURVE NUMBER (REFER TO CURVE TABLE)
(L1) = LINE NUMBER (REFER TO LINE TABLE)
P.L.S. = PROFESSIONAL LAND SURVEYOR
L.B. = LICENSED BUSINESS
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.K. = NAIL MANUFACTURED BY PARKER-KALON
C/L = CENTER LINE ROAD
(R) = DENOTES RADIAL LINE
(NR) = NON-RADIAL LINE
S.F. = SQUARE FEET

LEGEND:

- = PERMANENT REFERENCE MONUMENT
● = PERMANENT CONTROL POINT
(SET P.K. NAIL & DISK "PCP PSM 6822" IN IMPERVIOUS AREAS)
● = PERMANENT CONTROL POINT
(SET 1/2" IRON ROD & CAP "PCP PSM 6822" IN PERVIOUS AREAS)
▲ = FOUND 5/8" IRON ROD (NO ID)

O.R.I. # 2005060239
UNPLATTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°51'25"W	54.52
L2	S11°45'10"W	29.24
L3	S41°41'12"W	39.14
L4	S06°12'53"W	59.66
L5	S00°20'25"E	52.73
L6	S07°24'39"E	55.11
L7	S01°09'36"E	43.10
L8	S62°21'36"W	49.84
L9	S54°37'57"W	44.35
L10	N78°13'17"W	36.14
L11	N70°10'01"W	47.14
L12	N69°44'51"W	63.10
L13	N54°32'31"W	39.43
L14	S82°02'00"W	54.87
L15	S82°35'59"W	51.78
L16	S54°55'31"W	34.87
L17	S50°44'32"W	40.96
L18	S74°48'04"W	91.82
L19	N00°16'35"E	154.85
L20	N08°49'16"W	18.00
L21	N08°49'16"W	25.00
L22	N50°31'41"E	126.03
L23	N39°28'19"W	143.69
L24	N89°45'24"E	79.73
L25	N45°29'05"E	163.17
L26	N07°11'55"E	120.71
L27	N65°31'45"E	97.34
L28	S68°28'41"E	91.11
L29	N89°21'16"E	111.69
L30	S25°33'07"E	45.87
L31	S72°36'39"E	106.45
L32	N60°23'13"E	59.84

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	37.33'	25.00'	85°32'59"	S43°03'05"W	33.96'
C2	9.57'	118.00'	4°38'50"	N83°30'09"E	9.57'
C3	39.43'	25.00'	90°21'43"	S53°38'25"E	35.47'
C4	128.61'	250.00'	29°28'34"	N23°11'50"W	127.20'
C5	6.70'	376.00'	1°01'18"	N38°57'40"W	6.70'
C6	70.38'	601.00'	6°42'33"	N42°49'35"W	70.34'

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



MILANO - REPLAT OF TRACT 200

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36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
A SUBDIVISION IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF
VENICE, SARASOTA COUNTY, FLORIDA.

VILLAGES OF MILANO
(PLAT BOOK 49, PAGE 36)
- CONSERVATION EASEMENT -
(O.R.I. 2001146054)

PLAT BOOK _____ PAGE _____
SHEET 3 OF 3

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
(M) = MEASURED DISTANCE, BEARING OR ANGLE
(C1) = CURVE NUMBER (REFER TO CURVE TABLE)
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C/L = CENTER LINE ROAD
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S.F. = SQUARE FEET

LEGEND:

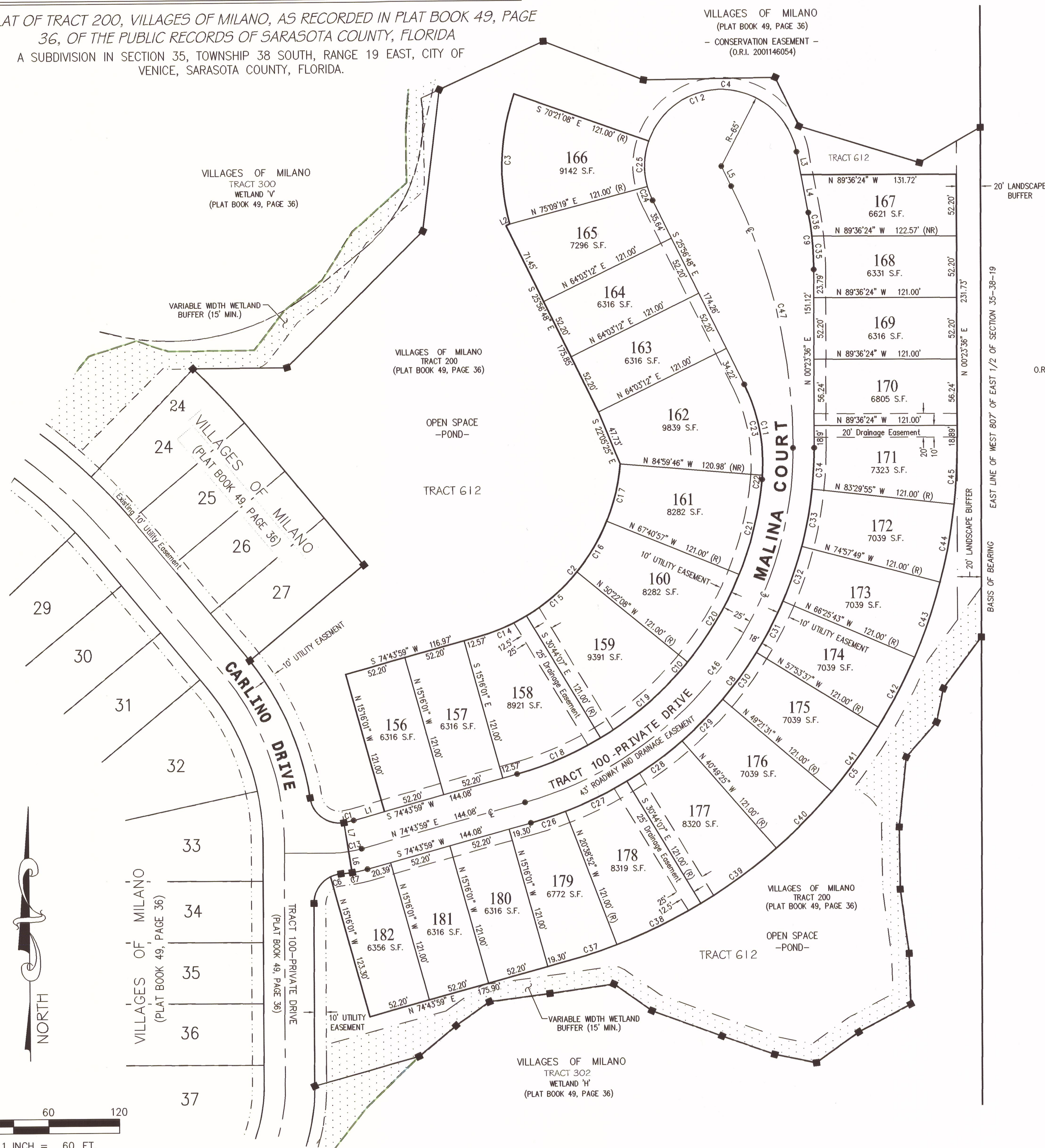
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- = PERMANENT CONTROL POINT
(SET 1/2" IRON ROD & CAP "PCP PSM 6822" IN PERVIOUS AREAS)
- ▲ = FOUND 5/8" IRON ROD (NO ID)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°43'59"W	27.11'
L2	S64°03'12"W	3.48'
L3	N10°24'01"W	19.58'
L4	N10°24'01"W	32.87'
L5	N25°56'48"W	18.76'
L6	S08°49'16"E	18.00'
L7	S08°49'16"E	25.00'

O.R.I. # 2005060239
UNPLATTED

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	8.44'	75.00'	6°26'45"	N77°57'21"E	8.43'
C2	202.02'	166.00'	69°43'45"	N39°52'06"E	189.78'
C3	111.97'	186.00'	34°29'33"	S02°24'06"W	110.29'
C4	170.11'	65.00'	149°57'06"	N85°22'35"W	125.56'
C5	585.16'	451.00'	74°20'23"	N37°33'48"E	544.97'
C6	9.16'	25.00'	20°59'46"	S75°19'41"W	9.11'
C7	22.85'	118.00'	11°05'35"	N80°16'47"E	22.81'
C8	428.17'	330.00'	74°20'23"	N37°33'48"E	398.76'
C9	48.60'	258.00'	10°47'38"	N05°00'13"W	48.53'
C10	345.58'	287.00'	68°59'24"	N40°14'17"E	325.08'
C11	82.96'	150.00'	31°41'23"	N10°06'07"W	81.91'
C12	221.84'	65.00'	195°32'47"	S71°49'35"W	128.81'
C13	11.25'	100.00'	6°26'45"	N77°57'21"E	11.24'
C14	44.82'	166.00'	15°28'06"	N66°59'56"E	44.68'
C15	56.88'	166.00'	19°38'01"	N49°26'52"E	56.61'
C16	50.16'	166.00'	17°18'49"	N30°58'27"E	49.97'
C17	50.16'	166.00'	17°18'49"	N13°39'38"E	49.97'
C18	77.48'	287.00'	15°28'06"	N66°59'56"E	77.25'
C19	98.35'	287.00'	19°38'01"	N49°26'52"E	97.87'
C20	86.73'	287.00'	17°18'49"	N30°58'27"E	86.40'
C21	83.02'	287.00'	16°34'28"	N14°01'49"E	82.73'
C22	3.70'	150.00'	1°24'51"	N05°02'09"E	3.70'
C23	79.26'	150.00'	30°16'32"	N10°48'32"W	78.34'
C24	12.59'	65.00'	11°06'08"	S20°23'45"E	12.58'
C25	39.13'	65.00'	34°29'33"	S02°24'06"W	38.54'
C26	30.99'	330.00'	5°22'51"	N72°02'33"E	30.98'
C27	58.10'	330.00'	10°05'15"	N64°18'30"E	58.03'
C28	58.10'	330.00'	10°05'15"	N54°13'14"E	58.03'
C29	49.16'	330.00'	8°32'06"	N44°54'32"E	49.11'
C30	49.16'	330.00'	8°32'06"	N36°22'26"E	49.11'
C31	49.16'	330.00'	8°32'06"	N27°50'20"E	49.11'
C32	49.16'	330.00'	8°32'06"	N19°18'14"E	49.11'
C33	49.16'	330.00'	8°32'06"	N10°46'08"E	49.11'
C34	35.18'	330.00'	6°06'29"	N03°26'51"E	35.16'
C35	28.47'	258.00'	6°19'19"	N02°46'03"W	28.45'
C36	20.14'	258.00'	4°28'19"	N08°09'52"W	20.13'
C37	42.35'	451.00'	5°22'51"	N72°02'33"E	42.34'
C38	79.40'	451.00'	10°05'15"	N64°18'30"E	79.30'
C39	79.41'	451.00'	10°05'15"	N54°13'14"E	79.31'
C40	67.18'	451.00'	8°32'06"	N44°54'32"E	67.12'
C41	67.18'	451.00'	8°32'06"	N36°22'26"E	67.12'
C42	67.18'	451.00'	8°32'06"	N27°50'20"E	67.12'
C43	67.18'	451.00'	8°32'06"	N19°18'14"E	67.12'
C44	67.18'	451.00'	8°32'06"	N10°46'08"E	67.12'
C45	48.08'	451.00'	6°06'29"	N03°26'51"E	48.06'
C46	404.81'	312.00'	74°20'23"	N37°33'48"E	377.01'
C47	229.86'	500.00'	26°20'25"	N12°46'36"W	227.84'

0 60 120
1 INCH = 60 FT.



Prepared By:
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