

TOSCANA ISLES, UNITS 1 & 2, PHASE 2

PLAT BOOK _____, PAGE _____
SHEET 1 OF 14 SHEETS

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

LEGAL DESCRIPTION

TRACTS 7, 8, 9, AND 10, TOSCANA ISLES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 6,
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND

TRACTS 103, 104, 108, 109, 110, 111, 112, AND 113 TOSCANA ISLES, UNIT 1, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 49, PAGE 32, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 _____,
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2017.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

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., 2017.

APPROVED:

MAYOR, CITY OF VENICE

CITY ENGINEER

CITY ATTORNEY

RESERVATION OF EASEMENTS

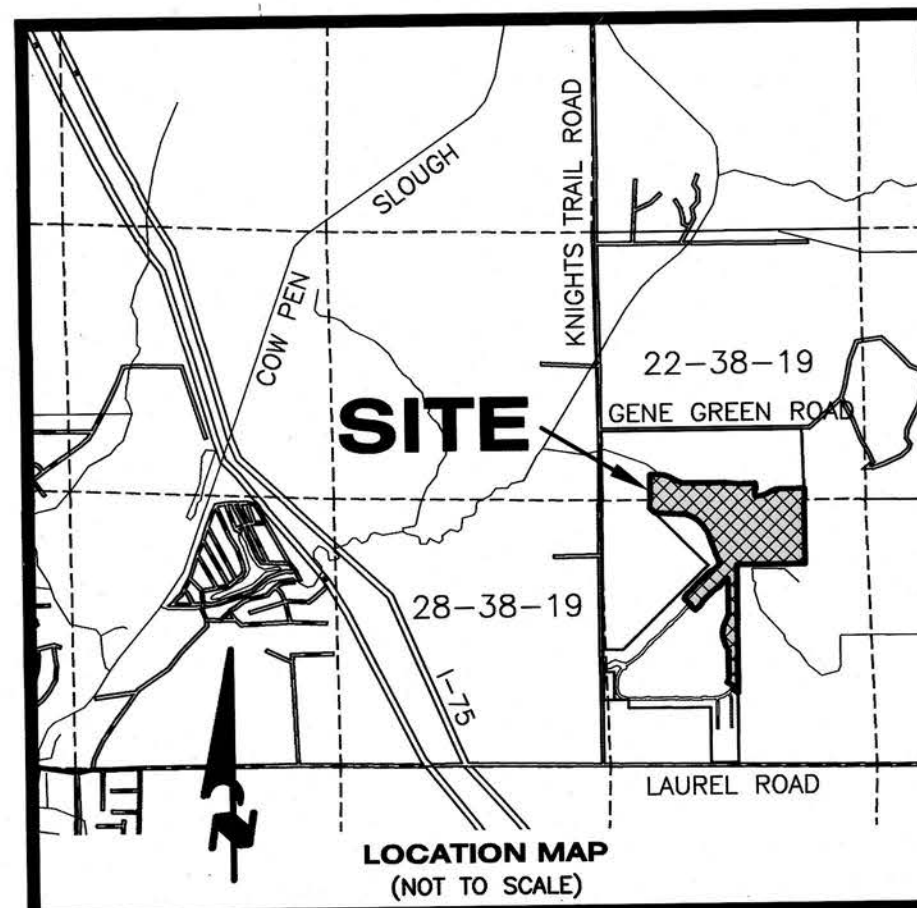
THERE ARE HEREBY EXPRESSLY RESERVED TO LALP DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY (THE
"COMPANY"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10') FEET IN WIDTH ADJACENT TO THE EXTERIOR
BOUNDARY OF THE FORTY (40') FOOT AND FORTY FIVE (45') FOOT WIDE ACCESS AND DRAINAGE EASEMENT AND
PUBLIC UTILITY EASEMENT AND FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, FOR THE EXPRESS PURPOSE
OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE
LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES ONLY OF THE
BUILDING SITE SHALL CARRY SAID EASEMENTS.

UTILITY EASEMENTS

LALP LOTS IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LALP LOTS VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
LALP LOTS VIII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LALP LOTS X, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AND LALP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (COLLECTIVELY THE "COMPANIES"), DO HEREBY
GRANT NONEXCLUSIVE UTILITY EASEMENTS ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT" OR A
"PUBLIC UTILITY EASEMENT" TO THE CITY OF VENICE, FLORIDA OR SARASOTA COUNTY, FLORIDA WHERE APPLICABLE,
AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, TELEPHONE,
WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES, AND FACILITIES. ALL UTILITY EASEMENTS
SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE
TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF
CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, OR
OTHER PUBLIC UTILITY, OR WITH THE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED BY THE COMPANIES.
TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), OR TOSCANA ISLES MASTER ASSOCIATION, INC., A
FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), WHERE MORE THAN ONE LOT OR PARTS OF ONE OR
MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY
SAID EASEMENTS.

LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, LALP LOTS IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LALP LOTS VII, LLC, A
FLORIDA LIMITED LIABILITY COMPANY, LALP LOTS VIII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LALP LOTS X, LLC, A
FLORIDA LIMITED LIABILITY COMPANY, AND LALP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
(COLLECTIVELY THE "COMPANIES"), DO HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS OF TEN (10') FEET IN WIDTH
ADJACENT TO THE EXTERIOR BOUNDARY OF THE FORTY (40') FOOT AND FORTY FIVE (45') FOOT WIDE ACCESS AND
DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, FIVE (5')
FEET IN WIDTH ALONG EACH SIDE LOT LINE TO AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND
MAINTENANCE OF UNDERGROUND POWER, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND IRRIGATION. ALL UTILITY
EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION
OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND
OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC,
TELEPHONE, OR OTHER PUBLIC UTILITY, OR WITH THE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED BY THE
COMPANIES, TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), OR TOSCANA ISLES MASTER
ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"). WHERE MORE THAN ONE LOT OR
PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING
SITE SHALL CARRY SAID EASEMENTS.



SHEET INDEX

1 COVER SHEET
2 SIGNATURE SHEET
3 KEY SHEET
4-14 DETAIL SHEETS

PRIVATE DRAINAGE EASEMENTS

THE COMPANIES DO HEREBY GRANT NONEXCLUSIVE DRAINAGE EASEMENTS TO THE DISTRICT, THE ASSOCIATION
AND TOSCANA ISLES STORMWATER MAINTENANCE ASSOCIATION, INC. (FORMERLY KNOWN AS TOSCANA ISLES
COMMUNITY ASSOCIATION, INC.), A FLORIDA CORPORATION NOT FOR PROFIT (THE "MAINTENANCE
ASSOCIATION") FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON
THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

ACCESS AND DRAINAGE EASEMENT

THE COMPANIES DO HEREBY GRANT A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE DISTRICT;
THE ASSOCIATION; THE MAINTENANCE ASSOCIATION; ALL OWNERS OF THE PROPERTY IN TOSCANA ISLES, UNIT
1, AND TOSCANA ISLES, UNITS 1 & 2, PHASE 2, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS,
AND ASSIGNS; ALL UTILITIES SERVING THE SUBDIVISION; ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL
SERVING THE SUBDIVISION; AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION
OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS AN "ACCESS AND DRAINAGE EASEMENT".

LAKE MAINTENANCE & ACCESS EASEMENT

THE COMPANIES DO HEREBY GRANT NONEXCLUSIVE MAINTENANCE AND ACCESS EASEMENTS OF FIVE (5) FEET
IN WIDTH OVER AND ACROSS THE REAR OF ANY LOT OR TRACT ADJACENT TO TRACTS 261, 280, 281, OR
282 ON THIS PLAT TO THE DISTRICT, ASSOCIATION, AND MAINTENANCE ASSOCIATION TO MAINTAIN THE
DRAINAGE AND STORMWATER RETENTION AREAS AND FACILITIES.

LANDSCAPE EASEMENTS

THE COMPANIES DO HEREBY GRANT A NONEXCLUSIVE LANDSCAPE EASEMENT TO THE DISTRICT AND
ASSOCIATION FOR EACH AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE EASEMENT" AS NECESSARY TO
INSTALL AND MAINTAIN LANDSCAPING AND IRRIGATION THAT MAY BE INSTALLED WITHIN SUCH AREAS.

TEMPORARY CUL-DE-SAC EASEMENTS

THE COMPANIES DO HEREBY GRANT NONEXCLUSIVE TEMPORARY EASEMENTS FOR INGRESS AND EGRESS TO
THE DISTRICT; THE ASSOCIATION; ALL OWNERS OF THE PROPERTY IN TOSCANA ISLES, UNIT 1, AND TOSCANA
ISLES, UNITS 1 & 2, PHASE 2, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS; ALL
AUTHORIZED UTILITY COMPANIES SERVING THE SUBDIVISION; ALL EMERGENCY AND LAW ENFORCEMENT
PERSONNEL SERVING THE SUBDIVISION; AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE
SUBDIVISION OVER AND ACROSS THE AREAS DEPICTED ON THIS PLAT AS A "TEMPORARY CUL-DE-SAC
EASEMENT." ALL RIGHTS AND INTERESTS UNDER THESE EASEMENTS WILL AUTOMATICALLY TERMINATE AND HAVE
NO FURTHER FORCE OR EFFECT UPON THE RE-PLATTING OF THE TRACT WITHIN WHICH THE EASEMENTS ARE
LOCATED.

SIDEWALK EASEMENT

THE COMPANIES DO HEREBY GRANT NONEXCLUSIVE SIDEWALK EASEMENTS FOR INGRESS AND EGRESS TO THE
DISTRICT; THE ASSOCIATION; ALL OWNERS OF THE PROPERTY IN TOSCANA ISLES, UNIT 1, AND TOSCANA ISLES,
UNITS 1 & 2, PHASE 2, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS; ALL
AUTHORIZED UTILITY COMPANIES SERVING THE SUBDIVISION; ALL EMERGENCY AND LAW ENFORCEMENT
PERSONNEL SERVING THE SUBDIVISION; AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE
SUBDIVISION OVER AND ACROSS THE AREAS ONE (1') FOOT IN WIDTH ADJACENT TO THE EXTERIOR
BOUNDARY OF THE FORTY (40') FOOT WIDE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT
AT TRACTS 201, 202, 203, 210, AND TRACT 7, AND LOTS 88 THRU 118 INCLUSIVE AND LOTS 120, 121
AND 122. OVER AND ACROSS THE AREAS ONE (1') FOOT IN WIDTH ADJACENT TO THE EXTERIOR BOUNDARY
OF THE FORTY FIVE (45') FOOT WIDE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT AT
TRACTS 204 AND 205.

NOTICE

1. THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR TOSCANA ISLES WAS RECORDED
IN THE OFFICIAL RECORDS AS INSTRUMENT #2015092161, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS
AMENDED IN THE FIRST AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2015115200, PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE SECOND AMENDMENT RECORDED IN THE OFFICIAL RECORDS
RECORDS AS INSTRUMENT #2016114644, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (COLLECTIVELY, THE
"DECLARATION"). AN ADDITIONAL AMENDMENT TO THE DECLARATION IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN
THE OFFICIAL RECORDS AS INSTRUMENT #_____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. THE FIRST 598 DWELLING UNITS WITHIN TRACTS 1 - 13, TOSCANA ISLES, AS PER PLAT THEREOF RECORDED IN
PLAT BOOK 48, PAGE 6, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE "TOSCANA ISLES PLAT"), ARE NOT
SUBJECT TO THE "EXTRAORDINARY MITIGATION FEE" PURSUANT TO THE TERMS OF THE MAY 13, 2003
PRE-ANNEXATION AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2003106809, PUBLIC RECORDS
OF SARASOTA COUNTY, FLORIDA, AND THE JANUARY 24, 2006, FIRST AMENDMENT TO PRE-ANNEXATION AGREEMENT
RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006019345, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
THE 598 DWELLING UNITS NOT SUBJECT TO THE "EXTRAORDINARY MITIGATION FEE" SHALL BE LOCATED WITHIN
TRACTS 1 - 13 OF THE TOSCANA ISLES PLAT UNLESS OTHERWISE AUTHORIZED AT THE SOLE DISCRETION OF THE
DECLARANT UNDER THE DECLARATION OF MAINTENANCE COVENANTS FOR TOSCANA ISLES RECORDED IN OFFICIAL
RECORDS INSTRUMENT NO. 2012133871, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS AMENDED.
3. 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.
4. TRACTS 7, 8, 10, AND 201 THROUGH 211 INCLUSIVE ARE FUTURE DEVELOPMENT AREAS AND MAY BE RE-PLATTED
IN ACCORDANCE WITH THE DECLARATION.
5. TRACT 250 IS AN "ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT" A ROAD RIGHT OF WAY UNDER
THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY TOSCANA ISLES COMMUNITY DEVELOPMENT
DISTRICT (THE "DISTRICT"), TOSCANA ISLES MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
(THE "ASSOCIATION"), OR TOSCANA ISLES STORMWATER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION
NOT FOR PROFIT (THE "MAINTENANCE ASSOCIATION"), AND THE USE OF WHICH WILL BE GOVERNED BY THE
DECLARATION.
6. TRACTS 260, 261, AND 282 ARE STORMWATER MANAGEMENT AREAS UNDER THE TERMS OF THE DECLARATION, WHICH
WILL BE MAINTAINED BY THE DISTRICT, THE ASSOCIATION, OR THE MAINTENANCE ASSOCIATION, AND THE USE OF
WHICH WILL BE GOVERNED BY THE DECLARATION.
7. TRACT 270 IS AN OPEN SPACE AREA UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE
DISTRICT OR THE ASSOCIATION, AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
8. TRACTS 280, 281, AND 282 ARE STORMWATER MANAGEMENT AREAS AND OPEN SPACE AREAS, WHICH WILL BE
MAINTAINED BY THE DISTRICT, THE ASSOCIATION, OR THE MAINTENANCE ASSOCIATION, AND THE USE OF WHICH WILL
BE GOVERNED BY THE DECLARATION.
9. NO DIRECT ACCESS OR DRIVEWAY OVER ANY AREA DEPICTED ON THIS PLAT AS A "NON-INGRESS/EGRESS BUFFER"
CONNECTING ANY LOT OR TRACT TO ANY ADJOINING RIGHT-OF-WAY SHALL BE PERMITTED.
10. GRANTS OF EASEMENT TO COMCAST CABLEVISION OF WEST FLORIDA, INC. RECORDED IN INSTRUMENT NUMBER
1999049054, INSTRUMENT NUMBER 2002079813 AND INSTRUMENT NUMBER 2004005075, APPLICABLE (BLANKET IN
NATURE, AND NOT GRAPHICALLY DEPICTED HEREON).
11. PERPETUAL, NON-EXCLUSIVE LAKE EASEMENT AGREEMENT BETWEEN CARIBBEAN BAY MORTGAGE LENDER, LLC AND
LALP LOTS I, LLC. RECORDED IN INSTRUMENT NUMBER 2012164159, (NOT GRAPHICALLY DEPICTED HEREON).

SURVEYORS NOTES

BEARINGS ARE BASED ON THE RECORD PLAT OF TOSCANA ISLES, UNIT 1 AS RECORDED IN PLAT BOOK 49, PAGE 32.
A BEARING OF S.00°26'55"W. FOR THE EAST LINE OF THE NORTHWEST 1/4 AND THE EAST LINE OF THE NORTH HALF
OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST WAS USED AS SHOWN HEREON.

ELEVATIONS OF THE PLAT BENCH MARKS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
ELEVATIONS BASED ON SARASOTA COUNTY BENCH MARK #378A WITH A PUBLISHED ELEVATION=40.737'.

CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, OF
THE FLORIDA STATUTES AND THAT I AM UNDER CONTRACT TO APPROPRIATE LOCAL GOVERNING BODY AND ACTING THERETO
AS AN AGENT OF THE CITY OF VENICE. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF
CHAPTER 177 OF THE FLORIDA STATUTES IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION
OF THE ACCURACY OR QUALITY OF THE SURVEYING AND MAPPING REFLECTED ON THIS PLAT.

BY: Gerald D. Stroop, Jr. DATE: 2/09/2017, 2017.
GERALD D. STROOP, JR.
PROFESSIONAL SURVEYOR & MAPPER NO. 4679

SURVEYORS CERTIFICATE

PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE
NO. LS 0006026, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF A M ENGINEERING,
INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND
MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 4334, THAT THIS PLAT IS A
TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA
MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA
COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES
AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED, AND THAT
THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED AS OF 01/31/17
AND THE PLAT BENCH MARKS (PBM'S), PERMANENT CONTROL POINTS (PCP'S), AND THE
LOT CORNERS WILL BE INSTALLED WITHIN 1 YEAR FROM DATE OF RECORDING AND WILL
BE CONFIRMED BY SURVEYORS AFFIDAVIT.

A M ENGINEERING, INC.

BY: Ronald R. Nourse 02/09/2017
RONALD R. NOURSE, P.S.M., VICE PRESIDENT
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS 0006026



CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA, 34240
PHONE (941) 377-9178
FAX 378-3786

TOSCANA ISLES, UNITS 1 & 2, PHASE 2
A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 2 OF 14 SHEETS

SIGNATURE SHEET

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

LALP LOTS IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LALP LOTS VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
LALP LOTS VIII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LALP LOTS X, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AND LALP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (COLLECTIVELY THE "COMPANIES"), DO HEREBY
CERTIFY OWNERSHIP BY THE COMPANIES OF THE PROPERTY DESCRIBED ON THIS PLAT, AND:

PRIVATE:

DO HEREBY DEDICATE AND SET APART THE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT, DRAINAGE
EASEMENTS, LAKE MAINTENANCE & ACCESS EASEMENTS, LANDSCAPE EASEMENTS, AND TEMPORARY CUL-DE-SAC EASEMENTS
SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO TOSCANA ISLES COMMUNITY DEVELOPMENT
DISTRICT (THE "DISTRICT"), TOSCANA ISLES MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE
"ASSOCIATION"), AND TOSCANA ISLES STORMWATER MAINTENANCE ASSOCIATION, INC. (FORMERLY KNOWN AS TOSCANA ISLES
COMMUNITY ASSOCIATION, INC.), A FLORIDA CORPORATION NOT FOR PROFIT (THE "MAINTENANCE ASSOCIATION"), DO
FURTHER HEREBY DEDICATE AND SET APART THE ACCESS AND DRAINAGE EASEMENT AND TEMPORARY CUL-DE-SAC
EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO ALL OWNERS OF THE PROPERTY IN
TOSCANA ISLES, UNIT 1, AND TOSCANA ISLES, UNITS 1 & 2, PHASE 2, AND DO FURTHER HEREBY DEDICATE AND SET
APART THE UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO AUTHORIZED
UTILITY COMPANIES PROVIDING POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES
TO THE SUBDIVISION, SUCH DEDICATIONS BEING SUBJECT TO ANY RIGHTS DEDICATED TO CITY OF VENICE AND SARASOTA
COUNTY BY THIS PLAT; AND

PUBLIC:

DO HEREBY DEDICATE ALL UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO
CITY OF VENICE AND SARASOTA COUNTY FOREVER.

IN WITNESS WHEREOF, THE COMPANIES HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME THIS 13th
DAY OF February 2017.

WITNESSES:

Alyssa Nelson
SIGNATURE OF WITNESS

Alyssa Nelson
PRINT NAME OF WITNESS

Brad Forkner
SIGNATURE OF WITNESS

Brad Forkner
PRINT NAME OF WITNESS

LALP LOTS IV, LLC
BY: John R. Peshkin, AS ITS MANAGER

John R. Peshkin
BY: John R. Peshkin, AS ITS MANAGER

 **ALYSSA NELSON**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF957425
Expires 10/2/2018

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. PESHKIN, TO ME KNOWN TO BE
THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS
MANAGER OF VANGUARD REALTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MANAGER OF LALP DEVELOPMENT,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH
CERTIFICATE ON BEHALF OF THE COMPANIES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February 2017.

Alyssa Nelson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10/2/2018

 **ALYSSA NELSON**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF957425
Expires 10/2/2018

WITNESSES:

Alyssa Nelson
SIGNATURE OF WITNESS

Alyssa Nelson
PRINT NAME OF WITNESS

Brad Forkner
SIGNATURE OF WITNESS

Brad Forkner
PRINT NAME OF WITNESS

LALP LOTS VII, LLC
BY: John R. Peshkin, AS ITS MANAGER

John R. Peshkin
BY: John R. Peshkin, AS ITS MANAGER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. PESHKIN, TO ME KNOWN TO BE
THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS
MANAGER OF VANGUARD REALTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MANAGER OF LALP LOTS VI, LLC,
A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE
ON BEHALF OF THE COMPANIES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February 2017.

Alyssa Nelson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10/2/2018

 **ALYSSA NELSON**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF957425
Expires 10/2/2018

WITNESSES:

Alyssa Nelson
SIGNATURE OF WITNESS

Alyssa Nelson
PRINT NAME OF WITNESS

Brad Forkner
SIGNATURE OF WITNESS

Brad Forkner
PRINT NAME OF WITNESS

LALP LOTS VIII, LLC
BY: John R. Peshkin, AS ITS MANAGER

John R. Peshkin
BY: John R. Peshkin, AS ITS MANAGER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. PESHKIN, TO ME KNOWN TO BE
THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS
MANAGER OF VANGUARD REALTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MANAGER OF LALP LOTS VI, LLC,
A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE
ON BEHALF OF THE COMPANIES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February 2017.

Alyssa Nelson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10/2/2018

 **ALYSSA NELSON**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF957425
Expires 10/2/2018

WITNESSES:

Alyssa Nelson
SIGNATURE OF WITNESS

Alyssa Nelson
PRINT NAME OF WITNESS

Brad Forkner
SIGNATURE OF WITNESS

Brad Forkner
PRINT NAME OF WITNESS

LALP LOTS X, LLC
BY: John R. Peshkin, AS ITS MANAGER

John R. Peshkin
BY: John R. Peshkin, AS ITS MANAGER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. PESHKIN, TO ME KNOWN TO BE
THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS
MANAGER OF VANGUARD REALTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MANAGER OF LALP LOTS S14,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH
CERTIFICATE ON BEHALF OF THE COMPANIES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February 2017.

Alyssa Nelson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10/2/2018

 **ALYSSA NELSON**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF957425
Expires 10/2/2018

WITNESSES:

Alyssa Nelson
SIGNATURE OF WITNESS

Alyssa Nelson
PRINT NAME OF WITNESS

Brad Forkner
SIGNATURE OF WITNESS

Brad Forkner
PRINT NAME OF WITNESS

LALP DEVELOPMENT, LLC
BY: John R. Peshkin, AS ITS MANAGER

John R. Peshkin
BY: John R. Peshkin, AS ITS MANAGER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. PESHKIN, TO ME KNOWN TO BE
THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS
MANAGER OF VANGUARD REALTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MANAGER OF LALP LOTS S14,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH
CERTIFICATE ON BEHALF OF THE COMPANIES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF February 2017.

Alyssa Nelson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 10/2/2018

 **ALYSSA NELSON**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF957425
Expires 10/2/2018



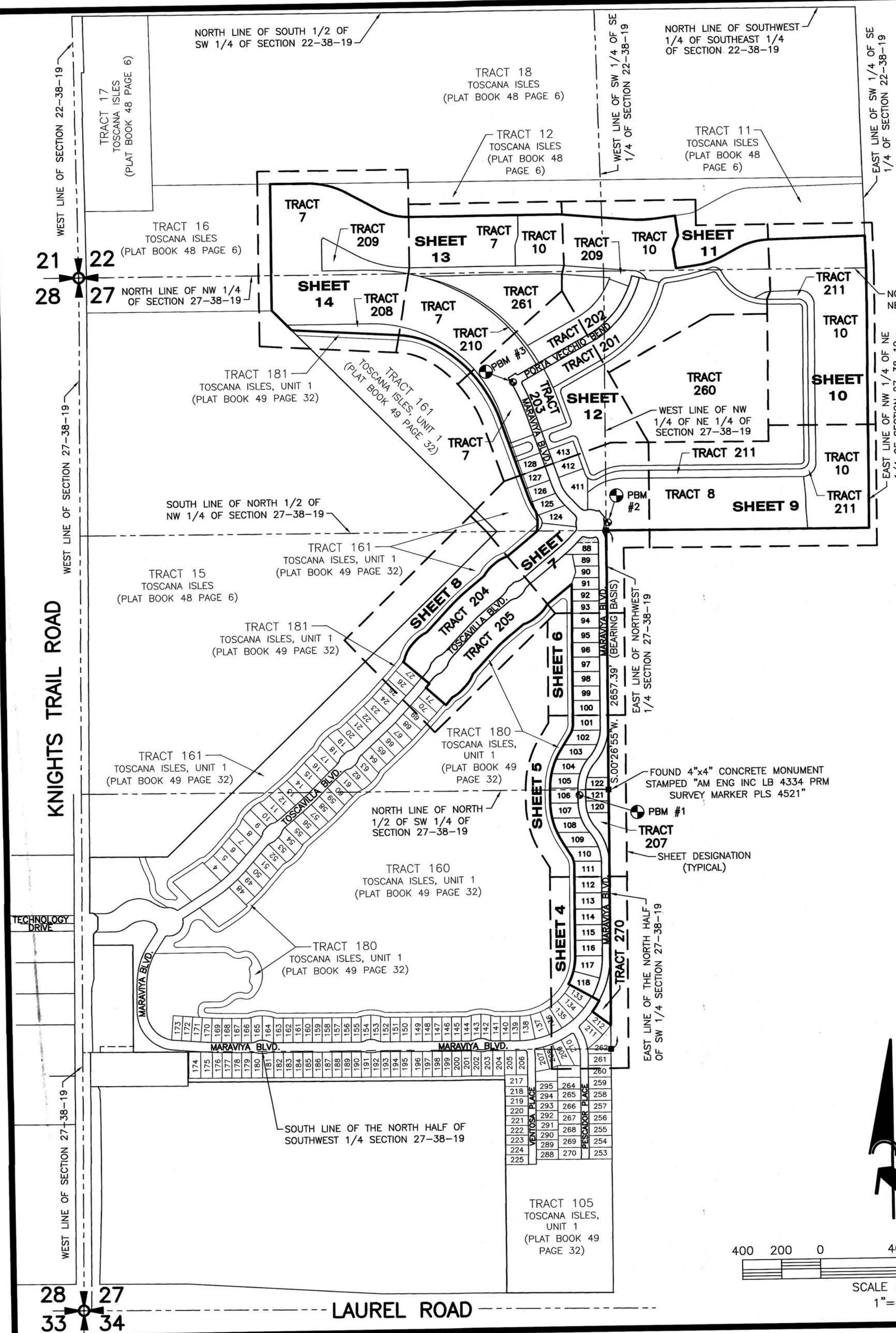
ENGINEERING, INC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786

TOSCANA ISLES, UNITS 1 & 2, PHASE 2

PLAT BOOK _____ PAGE _____
SHEET 3 OF 14 SHEETS

KEY SHEET

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6, AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES, UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

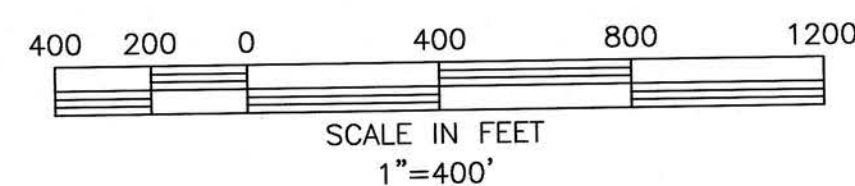


SYMBOL LEGEND

- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- ⊙ (PBM) PLAT BENCH MARK AS NOTED

PLAT BENCH MARKS

- PBM #1, CHISELED SQUARE SET IN TOP OF CONCRETE CURB. ELEVATION=_____. (AM ENG BM#_____)
- PBM #2, CHISELED SQUARE CENTERED ON WEST SIDE OF CONCRETE SLAB FOR WET WELL AT LIFT STATION. ELEVATION=15.54' (AM ENG BM#2201)
- PBM #3, CHISELED SQUARE SET IN TOP OF CONCRETE CURB. ELEVATION=_____. (AM ENG BM#_____)



**A
M
ENGINEERING, INC.**
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

SHEET 4 OF 14 SHEETS

TRACT 160
TOSCANA ISLES, UNIT 1
(PLAT BOOK 49 PAGE 32)

TRACT 180
TOSCANA ISLES, UNIT 1
(PLAT BOOK 49 PAGE 32)

TRACT 270
OPEN SPACE AREA
(11814.84 S.F.)

TRACT 250
ACCESS AND DRAINAGE EASEMENT
AND PUBLIC UTILITY EASEMENT
(237358.04 S.F.)

TRACT 609
WILLOW CHASE
(PLAT BOOK 45, PAGE 15)

MARAVIYA BLVD.

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	475.00	07°59'54"	66.31	66.25	N33°10'18"E

SEE SHEET 5

MATCHLINE

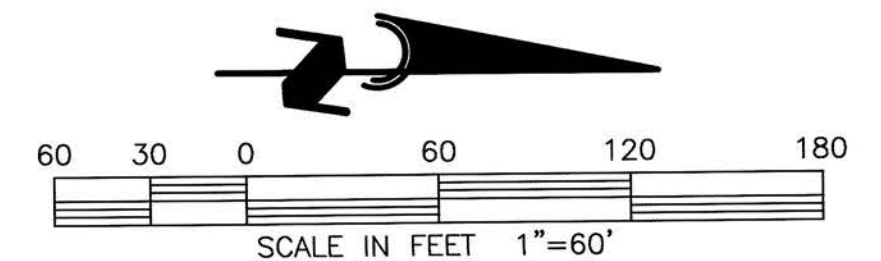
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	475.00	07°59'54"	66.31	66.25	N33°10'18"E
C2	295.00	28°43'25"	147.89	146.35	N14°48'37"E
C29	435.00	28°43'26"	218.08	215.80	N14°48'38"E
C30	455.00	28°43'26"	228.10	225.72	N14°48'38"E
C31	475.00	28°43'26"	238.13	235.65	N14°48'38"E
C32	475.00	36°43'20"	304.44	299.25	N18°48'35"E
C99	295.00	13°42'34"	70.59	70.42	N22°19'03"E
C100	295.00	15°00'51"	77.30	77.08	N07°57'20"E
C101	435.00	13°42'35"	104.09	103.84	N22°19'03"E
C102	435.00	15°00'51"	113.99	113.66	N07°57'20"E

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L32	S00°26'55"W	1.71'
L33	S00°26'55"W	1.71'

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT
(L.B.)	LICENSE BUSINESS
(NR)	NON-RADIAL
(R)	RADIAL
(OA)	OVERALL

- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- ⊙ MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY



ENGINEERING, INC.

**CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334**
8340 CONSUMER COURT
SARASOTA, FLORIDA. 34240
PHONE (941) 377-9178
FAX 378-3786

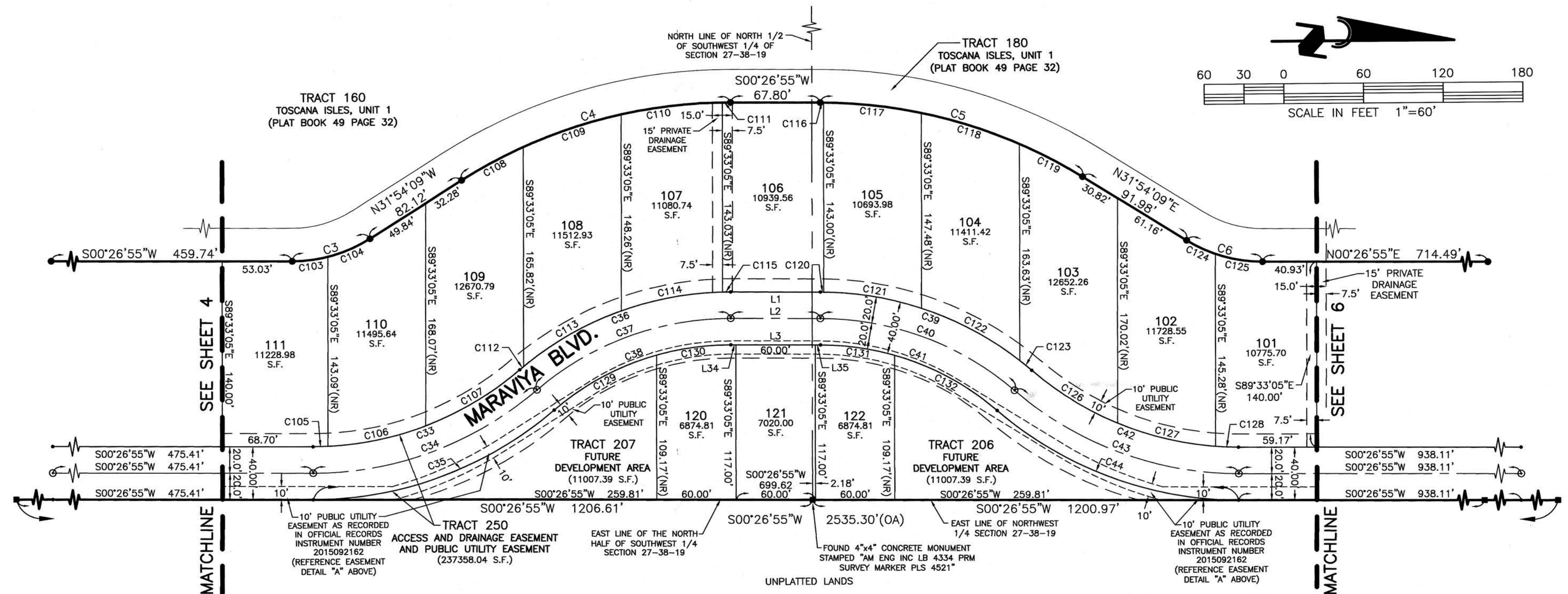
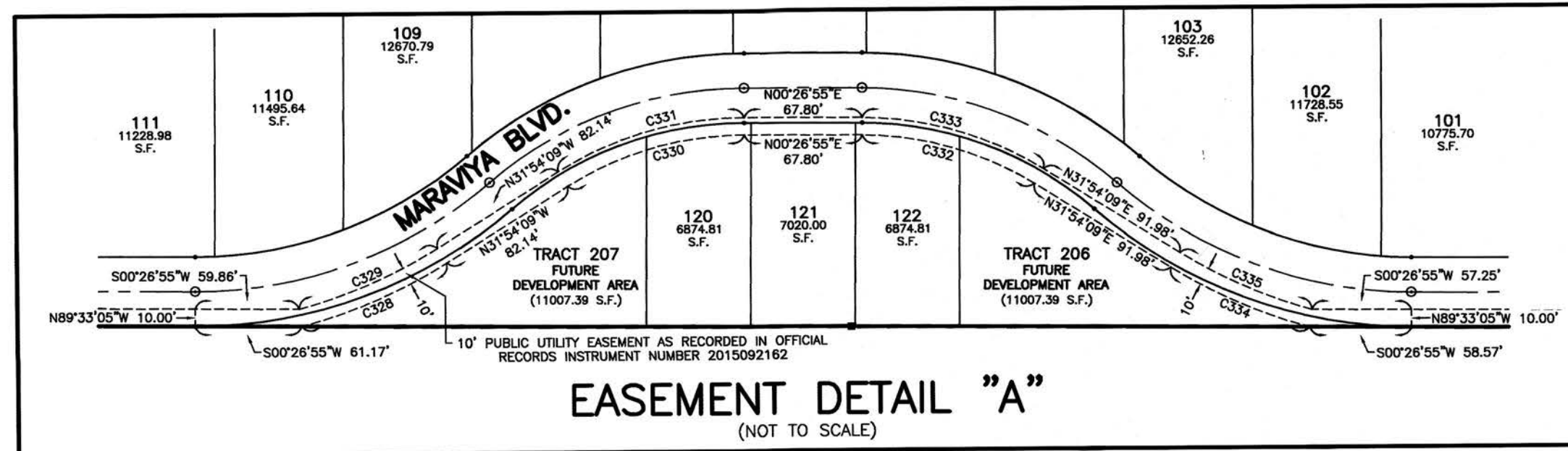
TOSCANA ISLES, UNITS 1 & 2, PHASE 2

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 5 OF 14 SHEETS

DETAIL SHEET



CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C3	110.00	32°21'04"	62.11	61.29	N15°43'37"W
C4	380.00	32°21'04"	214.56	211.72	S15°43'37"E
C5	380.00	31°27'14"	208.61	206.00	S16°10'32"W
C6	110.00	31°27'14"	60.39	59.63	N16°10'32"E
C33	240.00	40°38'41"	170.25	166.70	N19°52'26"W
C34	260.00	40°38'41"	184.44	180.60	N19°52'26"W
C35	280.00	40°38'41"	198.63	194.49	N19°52'26"W
C36	245.00	40°38'41"	173.80	170.18	S19°52'26"E
C37	225.00	40°38'41"	159.61	156.29	S19°52'26"E
C38	205.00	40°38'41"	145.42	142.39	S19°52'26"E
C39	245.00	40°38'41"	173.80	170.18	S20°46'15"W
C40	225.00	40°38'41"	159.61	156.29	S20°46'15"W
C41	205.00	40°38'41"	145.42	142.39	S20°46'15"W
C42	240.00	40°38'41"	170.25	166.70	N20°46'15"E
C43	260.00	40°38'41"	184.44	180.60	N20°46'15"E
C44	280.00	40°38'41"	198.63	194.49	N20°46'15"E
C103	110.00	14°11'27"	27.24	27.17	N06°38'49"W
C104	110.00	18°09'37"	34.87	34.72	N22°49'21"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C105	240.00	02°41'57"	11.31	11.30	N00°54'03"W
C106	240.00	18°07'13"	75.90	75.59	N11°18'38"W
C107	240.00	19°49'31"	83.04	82.63	N30°17'01"W
C108	380.00	08°00'44"	53.14	53.09	S27°53'48"E
C109	380.00	11°46'58"	78.15	78.01	S17°59'57"E
C110	380.00	11°38'05"	77.16	77.03	S06°17'25"E
C111	380.00	00°55'17"	6.11	6.11	S00°00'44"E
C112	245.00	00°54'37"	3.89	3.89	S39°44'28"E
C113	245.00	20°01'43"	85.65	85.21	S29°16'18"E
C114	245.00	18°16'35"	78.15	77.82	S10°07'08"E
C115	245.00	01°25'46"	6.11	6.11	S00°15'58"E
C116	380.00	00°23'23"	2.58	2.58	S00°38'36"W
C117	380.00	11°14'14"	74.53	74.41	S06°27'25"W
C118	380.00	11°43'07"	77.72	77.59	S17°56'06"W
C119	380.00	08°06'30"	53.78	53.73	S27°50'54"W
C120	245.00	00°36'17"	2.58	2.58	S00°45'03"W
C121	245.00	17°36'39"	75.31	75.01	S09°51'31"W
C122	245.00	19°42'35"	84.28	83.87	S28°31'08"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C123	245.00	02°43'10"	11.63	11.63	S39°44'01"W
C124	110.00	12°35'11"	24.17	24.12	N25°36'34"E
C125	110.00	18°52'03"	36.22	36.06	N09°52'57"E
C126	240.00	18°16'41"	76.56	76.24	N31°57'15"E
C127	240.00	18°13'35"	76.35	76.02	N13°42'07"E
C128	240.00	04°08'25"	17.34	17.34	N02°31'07"E
C129	205.00	24°45'47"	88.60	87.91	S27°48'53"E
C130	205.00	15°52'54"	56.82	56.64	S07°29'32"E
C131	205.00	15°52'54"	56.82	56.64	S08°23'22"W
C132	205.00	24°45'47"	88.60	87.91	S28°42'42"W
C328	300.00	17°30'29"	91.67	91.32	N23°08'55"W
C329	290.00	17°15'10"	87.32	87.00	N23°16'34"W
C330	190.00	32°21'04"	107.28	105.86	S15°43'37"E
C331	200.00	32°21'04"	112.93	111.43	S15°43'37"E
C332	190.00	31°27'14"	104.31	103.00	S16°10'32"W
C333	200.00	31°27'14"	109.80	108.42	S16°10'32"W
C334	300.00	16°37'08"	87.02	86.71	N23°35'35"E
C335	290.00	16°21'50"	82.82	82.54	N23°43'14"E

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S00°26'55"W	67.80'
L2	S00°26'55"W	67.80'
L3	S00°26'55"W	67.80'
L34	S00°26'55"W	3.90'
L35	S00°26'55"W	3.90'

ABBREVIATION LEGEND

(S.F.) SQUARE FEET
PRM PERMANENT REFERENCE MARKER
PCP PERMANENT CONTROL POINT
(L.B.) LICENSE BUSINESS
(NR) NON-RADIAL
(OA) OVERALL

SYMBOL LEGEND

- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY



ENGINEERING, INC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA, 34240
PHONE (941) 377-9178
FAX 378-3786

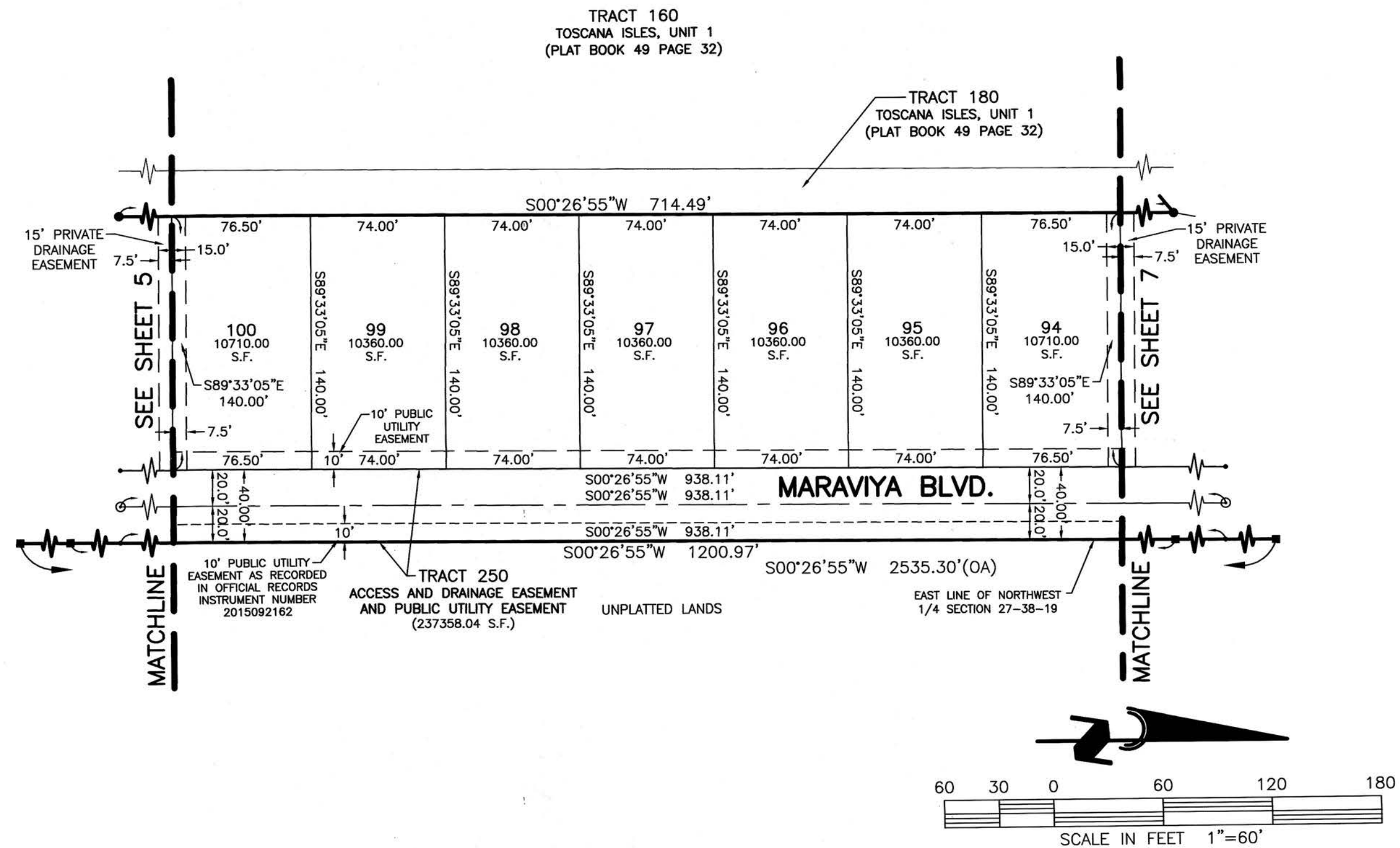
TOSCANA ISLES, UNITS 1 & 2, PHASE 2

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 6 OF 14 SHEETS

DETAIL SHEET

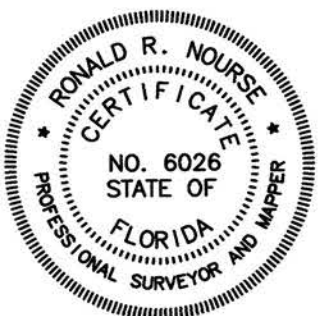


ABBREVIATION LEGEND

(S.F.) SQUARE FEET
PRM PERMANENT REFERENCE MARKER
PCP PERMANENT CONTROL POINT
(L.B.) LICENSE BUSINESS
(OA) OVERALL

SYMBOL LEGEND

- 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

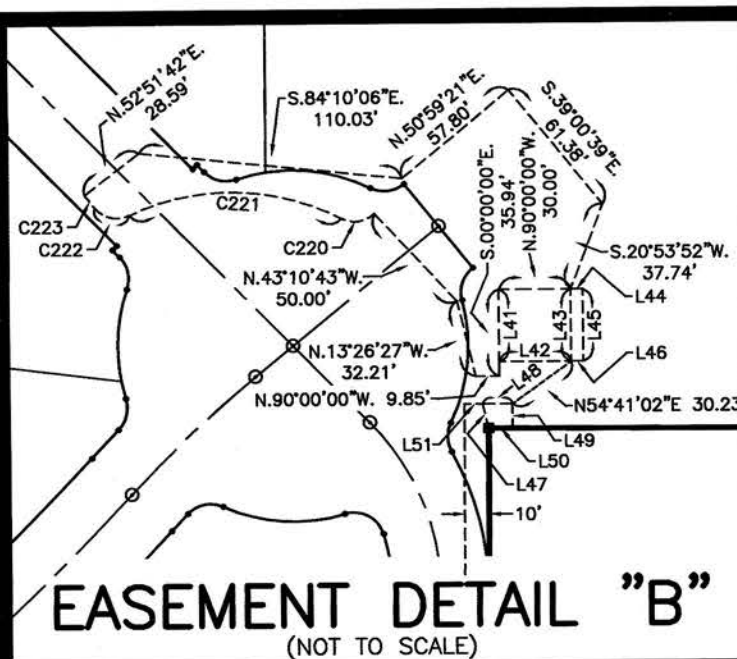


CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334

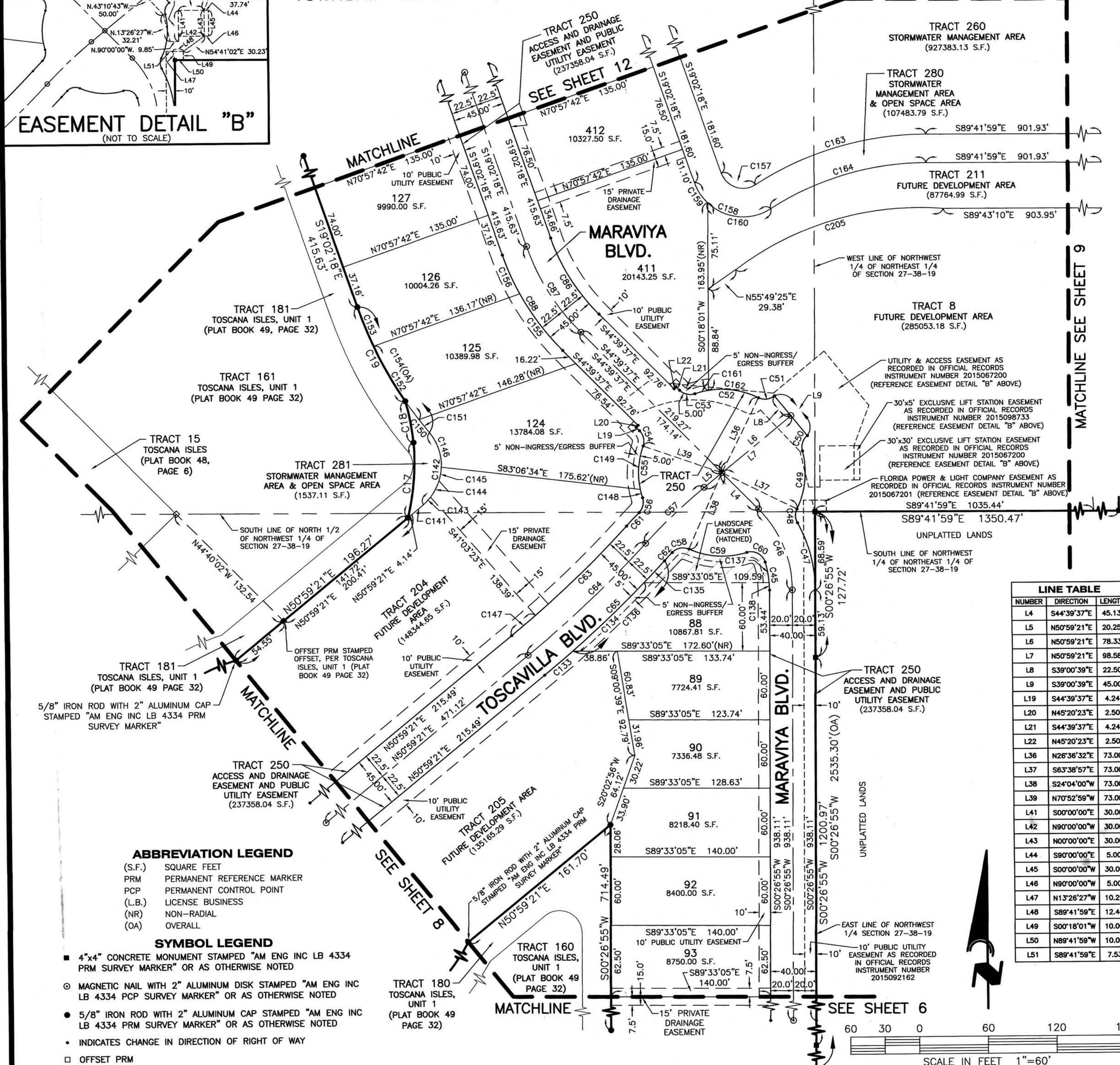
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786

DRAWING FILE: VANG15U1&2PH2P4.DWG
DETAIL SHEET 6--PLOTTED DATE 02/08/2017

DETAIL SHEET



TOSCANA ISLES, UNITS 1 & 2, PHASE 2 A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6, AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES, UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.



CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C17	200.00	18°55'55"	66.08	65.78	N04°39'05"E
C18	228.56	09°17'21"	37.05	37.01	N10°22'15"W
C19	357.50	14°51'14"	92.68	92.42	S26°27'55"E
C45	80.00	17°47'32"	24.84	24.74	N08°26'51"W
C46	100.00	45°06'32"	78.73	76.71	N22°06'21"W
C47	120.00	29°19'17"	61.41	60.74	N14°12'44"W
C48	13.00	55°13'26"	12.53	12.05	S01°15'40"E
C49	73.00	40°58'53"	52.21	51.11	N05°51'37"E
C50	13.00	65°37'11"	14.89	14.09	S18°10'46"W
C51	13.00	65°37'11"	14.89	14.09	N83°47'57"E
C52	73.00	45°02'48"	57.39	55.93	N85°54'52"W
C53	13.00	63°46'38"	14.47	13.74	S76°32'57"E
C54	13.00	63°46'38"	14.47	13.74	N12°46'18"W
C55	73.00	36°09'01"	46.06	45.30	S01°02'30"W
C56	13.00	61°38'37"	13.99	13.32	N13°47'19"E
C57	500.00	08°09'43"	71.23	71.17	S46°54'30"W
C58	13.00	70°03'16"	15.89	14.92	S79°02'22"W
C59	73.00	40°39'13"	51.80	50.72	S86°15'37"E
C60	13.00	89°14'37"	20.25	18.26	N61°57'55"W
C61	522.50	01°46'59"	16.26	16.26	S43°43'08"W
C62	477.50	01°11'05"	9.87	9.87	S43°25'11"W
C63	977.50	08°09'43"	139.25	139.13	N46°54'30"E
C64	1000.00	08°09'43"	142.45	142.33	N46°54'30"E
C65	1022.50	08°09'43"	145.66	145.53	N46°54'30"E
C66	177.50	25°37'19"	79.38	78.72	S31°50'58"E
C67	200.00	25°37'19"	89.44	88.69	S31°50'58"E
C68	222.50	25°37'19"	99.50	98.67	S31°50'58"E
C133	1022.50	01°49'55"	32.69	32.69	N50°04'24"E
C134	1022.50	04°51'57"	86.84	86.81	N46°43'28"E
C135	1022.50	01°27'51"	26.13	26.13	N43°33'34"E
C136	1022.50	06°19'48"	112.97	112.91	N45°59'32"E
C137	80.00	13°05'17"	18.27	18.23	N10°47'59"W
C138	80.00	04°42'15"	6.57	6.57	N01°54'13"W
C141	840.00	00°54'31"	13.32	13.32	N50°32'06"E
C142	45.00	89°31'46"	70.32	63.38	N05°18'56"E
C143	45.00	11°43'52"	9.21	9.20	N44°12'54"E
C144	45.00	20°32'58"	16.14	16.05	N28°04'29"E
C145	45.00	15°39'30"	12.30	12.26	N09°58'14"E
C146	45.00	41°35'26"	32.67	31.95	N18°39'14"W
C147	977.50	01°36'21"	27.40	27.40	N50°11'11"E
C148	73.00	05°56'10"	7.56	7.56	S14°03'55"E
C149	73.00	30°12'51"	38.50	38.05	S04°00'36"W
C150	357.50	05°33'25"	34.67	34.66	S36°40'15"E
C151	357.50	02°20'56"	14.66	14.65	S38°16'29"E
C152	357.50	12°08'49"	75.78	75.65	S31°01'37"E
C153	357.50	05°54'54"	36.91	36.89	S21°59'45"E
C154	357.50	20°24'39"	127.35	126.68	S29°14'38"E
C155	222.50	16°05'28"	62.49	62.28	S36°36'54"E
C156	222.50	09°31'51"	37.01	36.97	S23°48'14"E
C157	20.00	103°17'24"	36.05	31.37	S70°41'00"E
C158	45.00	103°17'24"	81.12	70.58	S70°41'00"E
C159	45.00	27°12'00"	21.36	21.16	S32°38'18"E
C160	45.00	76°05'24"	59.76	55.47	S84°17'00"E
C161	73.00	09°49'34"	12.52	12.50	S76°28'31"W
C162	73.00	35°13'14"	44.87	44.17	N81°00'05"W
C163	277.50	32°37'43"	158.03	155.90	S73°59'09"W
C164	252.50	32°37'43"	143.79	141.86	S73°59'09"W
C205	267.42	41°27'30"	193.50	189.31	S74°00'42"W
C220	12.00	70°42'34"	14.81	13.89	S82°10'34"W
C221	100.00	52°32'32"	91.70	88.52	N88°44'24"W
C222	12.00	75°30'47"	15.82	14.70	N77°15'17"W
C223	182.51	02°07'47"	6.78	6.78	N38°12'12"W

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L4	S44°39'37"E	45.13'
L5	N50°59'21"E	20.25'
L6	N50°59'21"E	78.33'
L7	N50°59'21"E	98.58'
L8	S39°00'39"E	22.50'
L9	S39°00'39"E	45.00'
L19	S44°39'37"E	4.24'
L20	N45°20'23"E	2.50'
L22	N45°20'23"E	2.50'
L36	S63°38'57"E	73.00'
L37	S24°04'00"W	73.00'
L39	N70°52'59"W	73.00'
L41	S00°00'00"E	30.00'
L42	N90°00'00"W	30.00'
L43	N00°00'00"E	30.00'
L44	S90°00'00"E	5.00'
L45	S00°00'00"E	30.00'
L46	N90°00'00"W	5.00'
L47	N13°26'27"W	10.29'
L48	S89°41'59"E	12.45'
L49	S00°18'01"W	10.00'
L50	N89°41'59"E	10.00'
L51	S89°41'59"E	7.53'

RONALD R. NOURSE
REGISTERED PROFESSIONAL SURVEYOR
NO. 6026
STATE OF FLORIDA

ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786

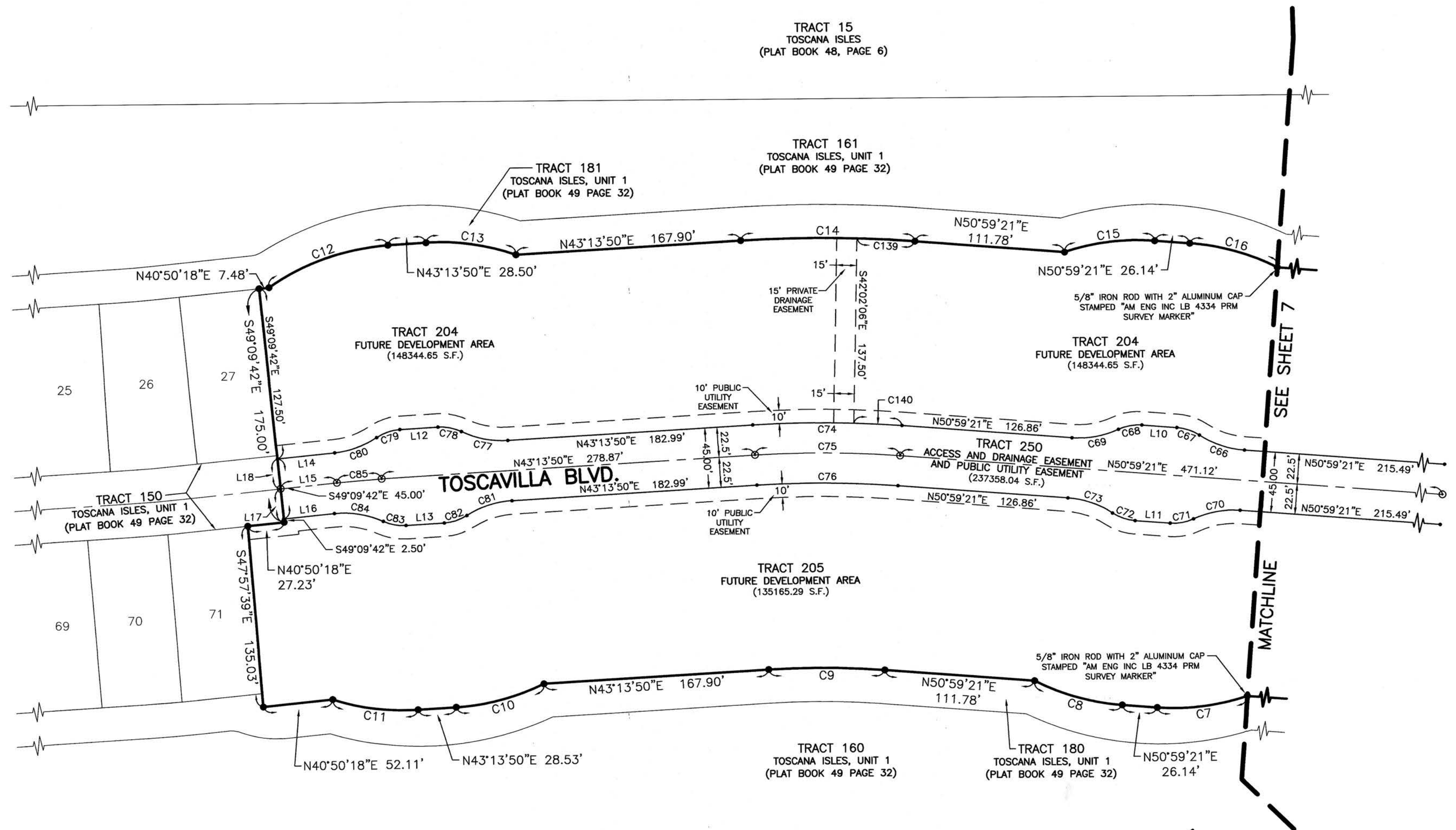
DRAWING FILE: VANG15U1&2PH2P4.DWG
DETAIL SHEET 7-PLOTTED DATE 02/08/2017



TOSCANA ISLES, UNITS 1 & 2, PHASE 2

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 8 OF 14 SHEETS
DETAIL SHEET



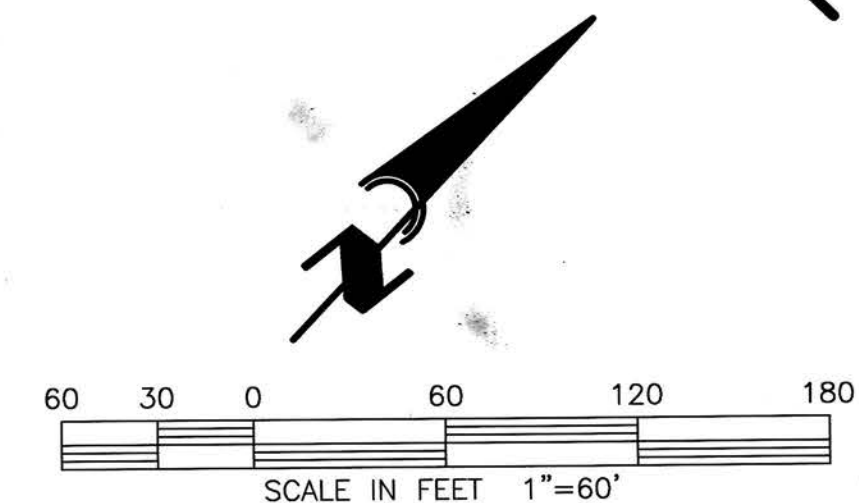
CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C7	173.00	22°34'12"	68.15	67.71	N39°42'15"E
C8	173.00	22°34'12"	68.15	67.71	N62°16'28"E
C9	640.00	07°45'31"	86.67	86.60	S47°06'36"W
C10	173.00	22°34'12"	68.15	67.71	N31°56'44"E
C11	173.00	21°19'45"	64.40	64.03	N53°53'42"E
C12	173.00	31°31'21"	95.18	93.98	S27°28'09"W
C13	173.00	22°34'12"	68.15	67.71	S54°30'56"W
C14	960.00	07°45'31"	130.00	129.90	S47°06'36"W
C15	173.00	22°34'12"	68.15	67.71	S39°42'15"W
C16	173.00	22°34'12"	68.15	67.71	S62°16'28"W
C66	70.50	28°57'18"	35.63	35.25	N65°28'00"E
C67	35.50	28°57'18"	17.94	17.75	S65°28'00"W
C68	35.50	28°57'18"	17.94	17.75	S36°30'42"W
C69	70.50	28°57'18"	35.63	35.25	N36°30'42"E
C70	70.50	28°57'18"	35.63	35.25	S36°30'42"W
C71	35.50	28°57'18"	17.94	17.75	N36°30'42"E

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C72	35.50	28°57'18"	17.94	17.75	N65°28'00"E
C73	70.50	28°57'18"	35.63	35.25	S65°28'00"W
C74	822.50	07°45'31"	111.38	111.29	S47°06'36"W
C75	800.00	07°45'31"	108.33	108.25	S47°06'36"W
C76	777.50	07°45'31"	105.29	105.20	S47°06'36"W
C77	70.50	28°57'18"	35.63	35.25	N57°42'29"E
C78	35.50	28°57'18"	17.94	17.75	S57°42'29"W
C79	35.50	29°46'51"	18.45	18.25	S28°20'24"W
C80	70.50	27°23'19"	33.70	33.38	N27°08'38"E
C81	70.50	28°57'18"	35.63	35.25	S28°45'11"W
C82	35.50	28°57'18"	17.94	17.75	N28°45'11"E
C83	35.50	28°03'12"	17.38	17.21	N57°15'26"E
C84	70.50	30°26'45"	37.46	37.02	S56°03'40"W
C85	800.00	02°23'32"	33.40	33.40	S42°02'04"W
C139	960.00	02°34'36"	43.17	43.17	S49°42'03"W
C140	822.50	02°30'06"	35.91	35.91	S49°44'18"W

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L10	N50°59'21"E	26.14'
L11	N50°59'21"E	26.14'
L12	N43°13'50"E	28.50'
L13	N43°13'50"E	28.53'
L14	N40°50'18"E	42.93'
L15	N40°50'18"E	42.24'
L16	N40°50'18"E	37.93'
L17	S49°09'42"E	25.00'
L18	S49°09'42"E	22.50'

ABBREVIATION LEGEND
(S.F.) SQUARE FEET
PRM PERMANENT REFERENCE MARKER
PCP PERMANENT CONTROL POINT
(L.B.) LICENSE BUSINESS

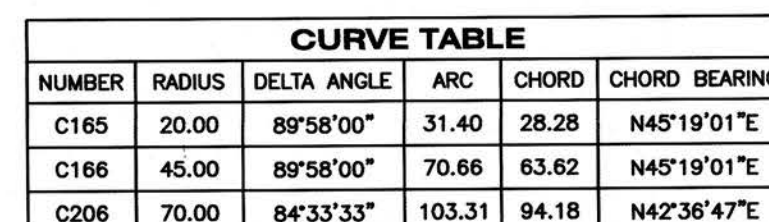
SYMBOL LEGEND
○ MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
● 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
• INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY



ENGINEERING, INC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA, 34240
PHONE (941) 377-9178
FAX 378-3786

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

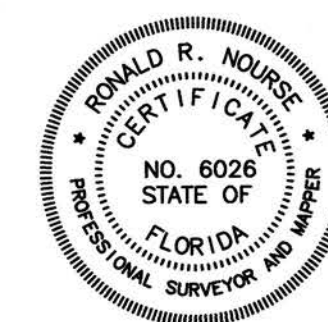
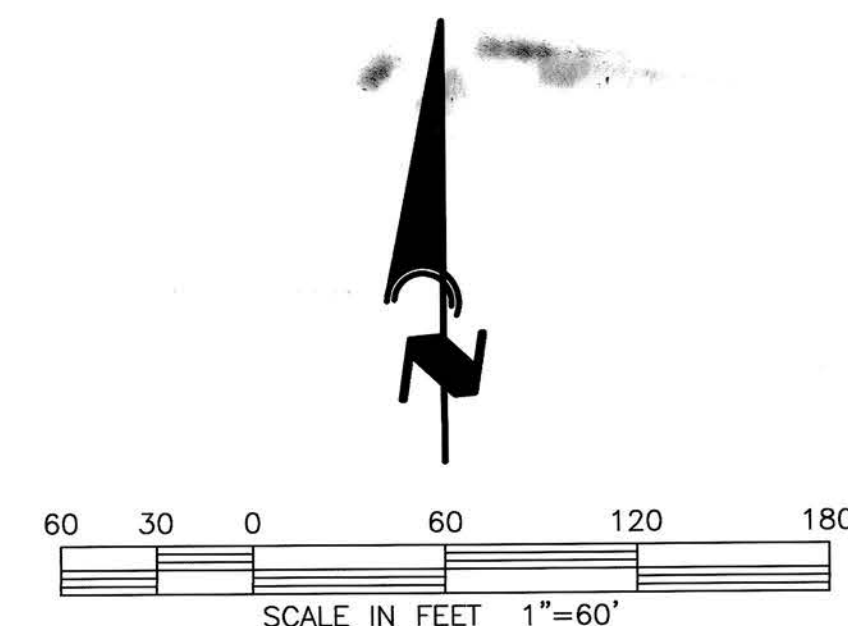
DETAIL SHEET



ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT
(L.B.)	LICENSE BUSINESS

■ 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334
PRM SURVEY MARKER" OR AS OTHERWISE NOTED



ENGINEERING, INC.

**CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334**
8340 CONSUMER COURT
SARASOTA, FLORIDA. 34240
PHONE (941) 377-9178
FAX 378-3786

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

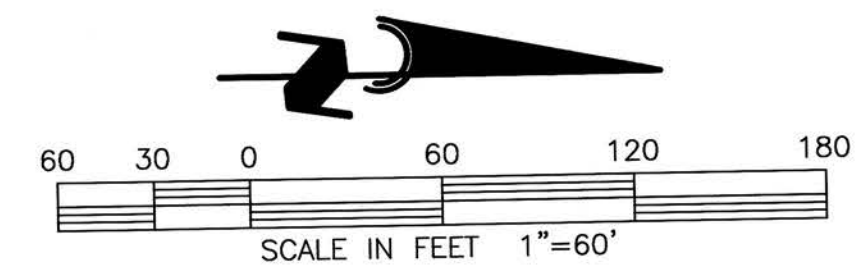
SHEET 10 OF 14 SHEETS

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C167	20.00	90°00'00"	31.42	28.28	N44°39'59"W
C168	45.00	90°00'00"	70.69	63.64	N44°39'59"W
C207	70.00	91°44'41"	112.09	100.49	N45°32'20"W

(S.F.) SQUARE FEET
PRM PERMANENT REFERENCE MARKER
PCP PERMANENT CONTROL POINT
(L.B.) LICENSE BUSINESS

■ 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334
PRM SURVEY MARKER" OR AS OTHERWISE NOTED

● 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC
LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED



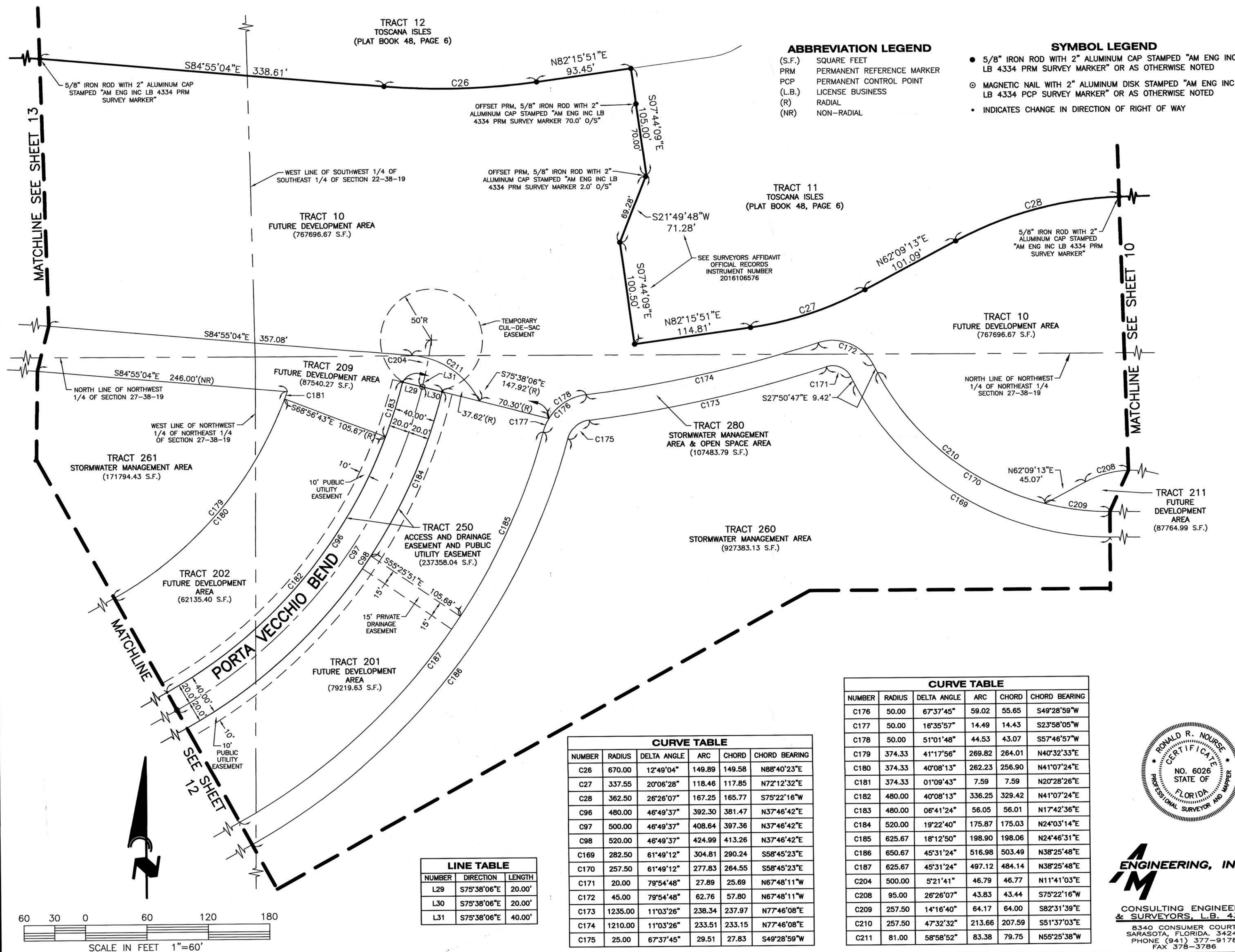
A/M
ENGINEERING, INC.

**CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334**
8340 CONSUMER COURT
SARASOTA, FLORIDA. 34240
PHONE (941) 377-9178
FAX 378-3786

TOSCANA ISLES, UNITS 1 & 2, PHASE 2

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 11 OF 14 SHEETS
DETAIL SHEET



ENGINEERING, INC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA, 34240
PHONE (941) 377-9178
FAX 378-3786

TOSCANA ISLES, UNITS 1 & 2, PHASE 2

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 12 OF 14 SHEETS

DETAIL SHEET

ABBREVIATION LEGEND

(S.F.)	SQUARE FEET
PRM	PERMANENT REFERENCE MARKER
PCP	PERMANENT CONTROL POINT
(L.B.)	LICENSE BUSINESS
(NR)	NON-RADIAL

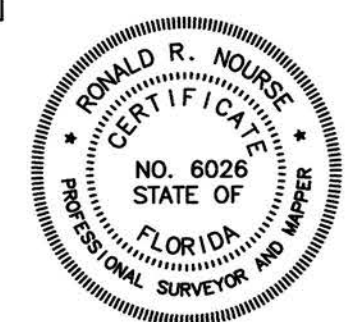
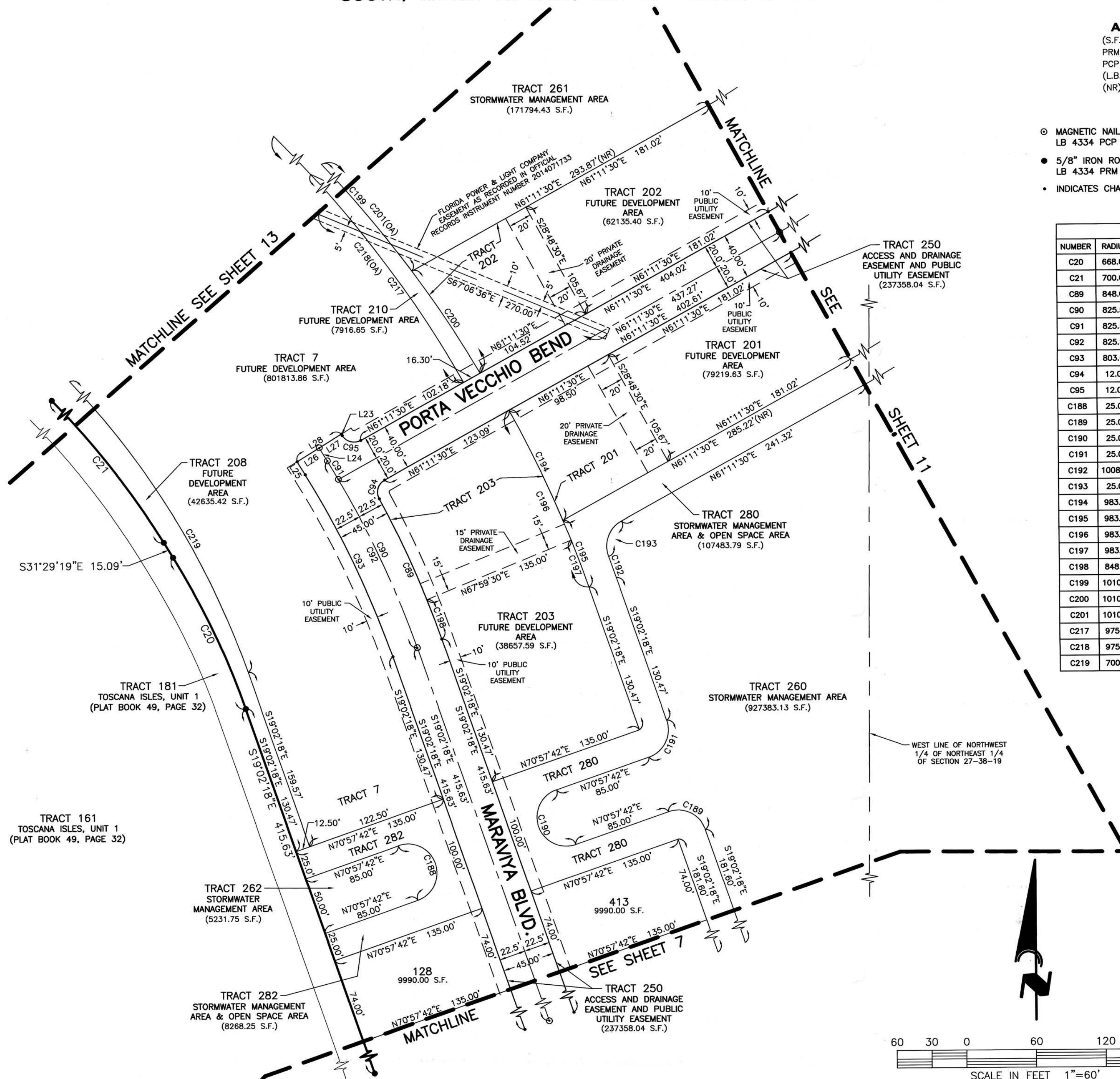
- SYMBOL LEGEND**
- ⊙ MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
 - 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
 - INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C20	668.00	12°27'01"	145.15	144.87	N25°15'49"W
C21	700.00	28°19'39"	346.09	342.57	N45°39'08"W
C89	848.00	08°58'13"	132.76	132.63	N23°31'25"W
C90	825.50	11°09'29"	160.76	160.51	N24°37'03"W
C91	825.50	01°17'32"	18.62	18.62	N30°50'33"W
C92	825.50	12°27'01"	179.38	179.03	N25°15'49"W
C93	803.00	12°27'01"	174.49	174.15	N25°15'49"W
C94	12.00	89°12'02"	18.68	16.85	S16°35'30"W
C95	12.00	87°19'11"	18.29	16.57	S75°08'54"E
C188	25.00	180°00'00"	78.54	50.00	N19°02'18"W
C189	25.00	90°00'00"	39.27	35.36	N64°02'18"W
C190	25.00	180°00'00"	78.54	50.00	S19°02'18"E
C191	25.00	90°00'00"	39.27	35.36	N25°57'42"E
C192	1008.00	01°06'09"	19.40	19.40	N19°35'23"W
C193	25.00	81°19'58"	35.49	32.58	S20°31'32"W
C194	983.00	06°10'16"	105.88	105.82	N25°43'22"W
C195	983.00	03°35'55"	61.74	61.73	N20°50'16"W
C196	983.00	09°46'11"	167.62	167.41	N23°55'24"W
C197	983.00	02°31'58"	43.46	43.45	N20°18'17"W
C198	848.00	02°27'48"	36.46	36.45	N20°16'12"W
C199	1010.00	23°29'34"	414.12	411.23	N48°04'11"W
C200	1010.00	06°00'57"	106.05	106.00	N33°18'56"W
C201	1010.00	29°30'31"	520.17	514.44	N45°03'42"W
C217	975.00	43°42'25"	743.76	725.85	N51°07'56"W
C218	975.00	60°35'54"	1031.20	983.80	N59°34'41"W
C219	700.00	70°57'42"	866.96	812.60	N54°31'09"W

LINE TABLE

NUMBER	DIRECTION	LENGTH
L23	N31°29'19"W	1.50'
L24	N31°29'19"W	13.30'
L25	N31°29'19"W	13.30'
L26	N58°30'41"E	22.50'
L27	N58°30'41"E	22.50'
L28	N58°30'41"E	45.00'



ENGINEERING, INC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA, 34240
PHONE (941) 377-9178
FAX 378-3786

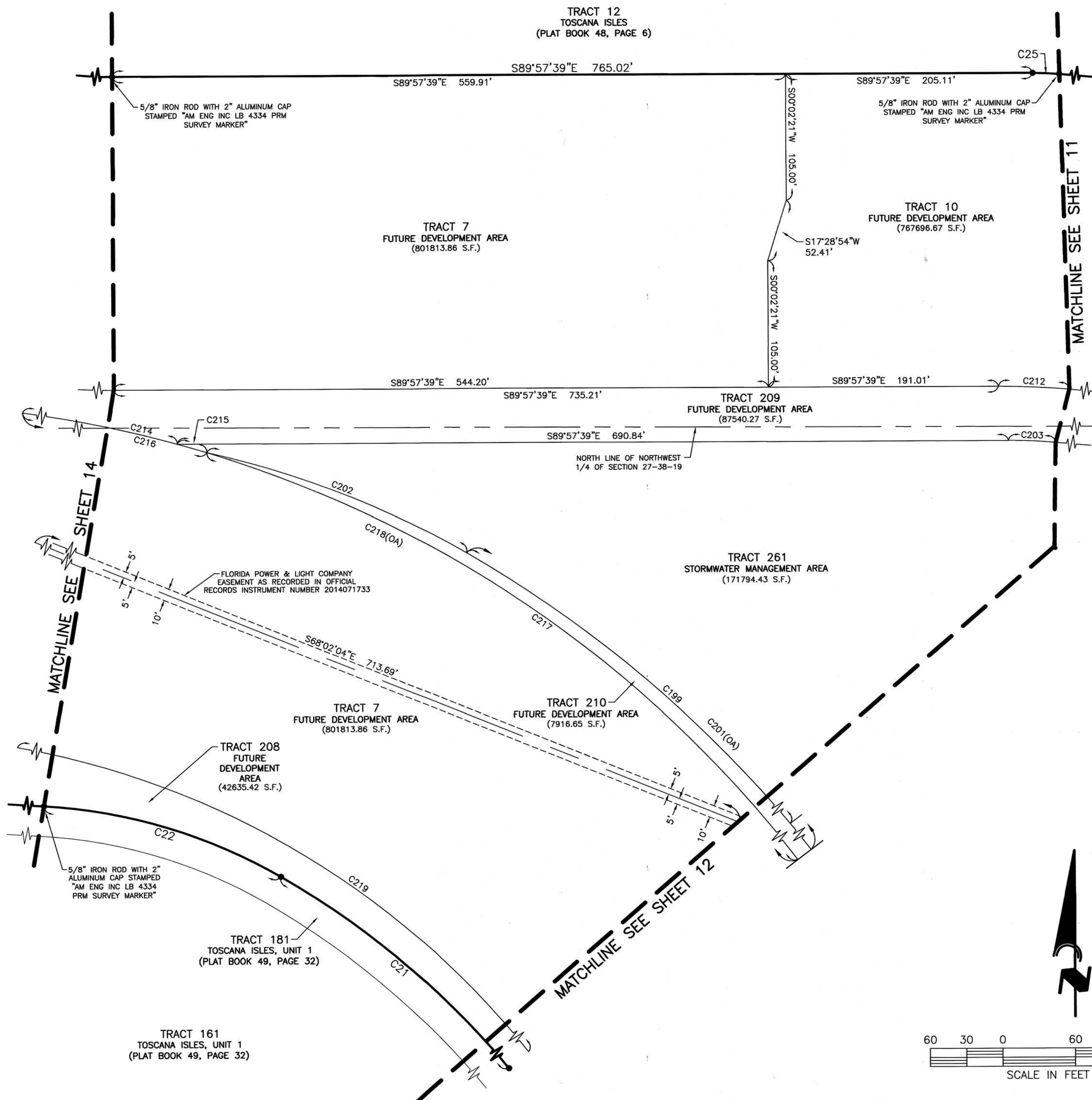
TOSCANA ISLES, UNITS 1 & 2, PHASE 2

A REPLAT OF TRACTS 7 THRU 10 INCLUSIVE, TOSCANA ISLES, PLAT BOOK 48, PAGE 6,
AND A REPLAT OF TRACTS 103, 104, AND 108 THRU 113 INCLUSIVE, TOSCANA ISLES,
UNIT 1, PLAT BOOK 49, PAGE 32, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 38
SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 13 OF 14 SHEETS

DETAIL SHEET



ABBREVIATION LEGEND

(S.F.) SQUARE FEET
PRM PERMANENT REFERENCE MARKER
PCP PERMANENT CONTROL POINT
(L.B.) LICENSE BUSINESS

SYMBOL LEGEND

- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C21	700.00	28°19'39"	346.09	342.57	N45°39'08"W
C22	445.00	26°42'57"	207.49	205.62	N73°10'27"W
C25	253.00	05°02'34"	22.27	22.26	N87°26'22"W
C199	1010.00	23°29'34"	414.12	411.23	N48°04'11"W
C201	1010.00	29°30'31"	520.17	514.44	N45°03'42"W
C202	755.00	17°36'45"	232.09	231.17	N68°37'21"W
C203	445.00	05°02'34"	39.17	39.15	N87°26'22"W
C212	670.00	5°02'34"	58.97	58.95	N87°26'22"W
C214	975.00	15°22'53"	261.74	260.96	N82°11'11"W
C215	975.00	1°30'36"	25.70	25.70	N73°44'27"W
C216	975.00	16°53'29"	287.44	286.40	N81°25'53"W
C217	975.00	43°42'25"	743.76	725.85	N51°07'56"W
C218	975.00	60°35'54"	1031.20	983.80	N59°34'41"W
C219	700.00	70°57'42"	866.96	812.60	N54°31'09"W



ENGINEERING, INC.

CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334

8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786

DRAWING FILE: VAN015U1&2PH2P4.DWG
DETAIL SHEET 13-PLOTTED DATE 02/08/2017

PLAT BOOK _____ PAGE _____
SHEET 14 OF 14 SHEETS
DETAIL SHEET

60 30 0 60 120 180

SCALE IN FEET 1"=60'



ENGINEERING, INC.

**CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334**
8340 CONSUMER COURT
SARASOTA, FLORIDA. 34240
PHONE (941) 377-9178
FAX 378-3786

DRAWING FILE: VANG15U1&2PH2P4.DWG
DETAIL SHEET 14--PLOTTED DATE 02/08/2017