

TRIPLE DIAMOND COMMERCE PLAZA, UNIT 3

A PORTION OF LOT 52 TRIPLE DIAMOND COMMERCE PLAZA, AS RECORDED IN PLAT BOOK 43, PAGES 48, 48A-48D, A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____, PAGE _____
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION

LOT 52, TRIPLE DIAMOND COMMERCE PLAZA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGES 48, 48A THROUGH 48D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THE LANDS DESCRIBED AS KNIGHTS TRAIL BUSINESS SUITES BLDG. B, PHASE I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT #2006090096 AND ACCORDING TO THE PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 39, PAGES 25, 25A AND 25B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, EIGHT (8') FEET IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OVERHEAD, SURFACE AND UNDERGROUND UTILITIES (INCLUDING CABLE TELEVISION) AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

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

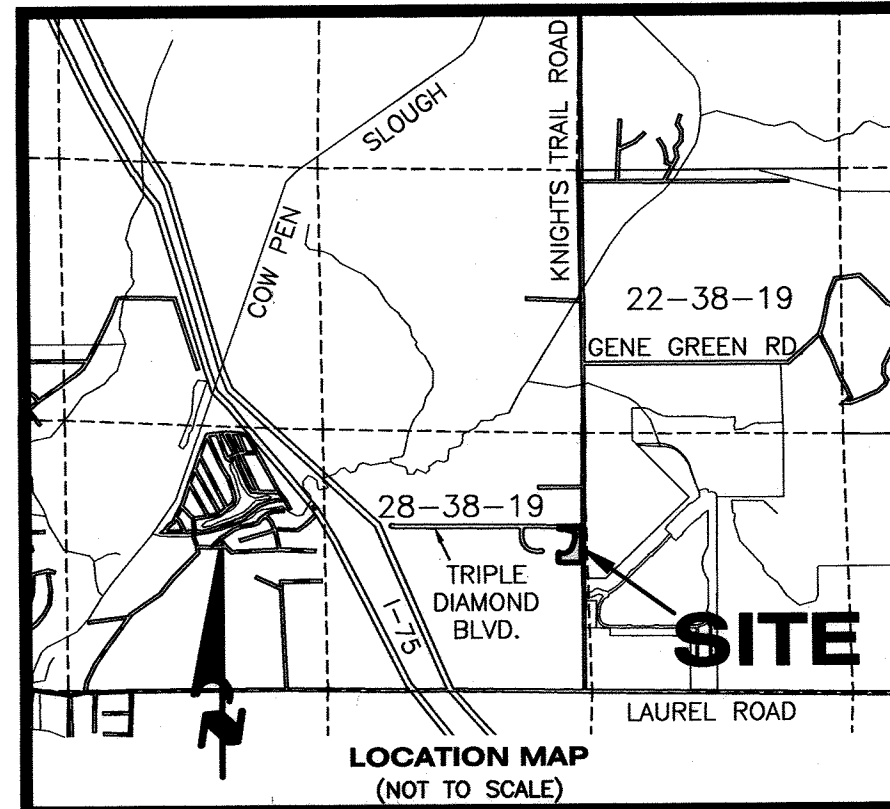
CITY ATTORNEY

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: Michael P. Allen DATE: 07-01-17, 2017.
MICHAEL P. ALLEN
PROFESSIONAL SURVEYOR & MAPPER NO. 6822



SHEET INDEX
1 COVER SHEET
2 DETAIL SHEET

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY;

THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR TRIPLE DIAMOND COMMERCE PLAZA HAS BEEN PREVIOUSLY RECORDED IN OFFICIAL RECORDS INSTRUMENT #2007006923, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE SECOND AMENDMENT TO SAID DECLARATION IS SIMULTANEOUSLY RECORDED WITH THIS PLAT AS OFFICIAL RECORDS INSTRUMENT # _____ PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALL ACTIVITIES INVOLVING FILLING, EXCAVATING, REMOVING OF VEGETATION (BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN THE WETLAND PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM THE CITY OF VENICE ENGINEERING DEPARTMENT;

THERE SHALL BE NO USE OF HEAVY EQUIPMENT OR MACHINERY DURING MAINTENANCE ACTIVITIES OF ANY EASEMENT WITHIN THE WETLAND PRESERVATION AREAS UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM THE CITY OF VENICE ENGINEERING DEPARTMENT;

THIS PLAT AS RECORDED IN ITS GRAPHICAL 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;

A RECIPROCAL EASEMENT AGREEMENT IS SIMULTANEOUSLY RECORDED WITH THIS PLAT AS OFFICIAL RECORDS INSTRUMENT # _____ PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

PGT INDUSTRIES INC., A FLORIDA LIMITED LIABILITY COMPANY, (THE "COMPANY"), DOES HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED ON THIS PLAT AND HAS CAUSED THIS PLAT ENTITLED "TRIPLE DIAMOND COMMERCE PLAZA, UNIT 3" TO BE MADE, AND:

PUBLIC:

DOES HEREBY DEDICATE LOT LINE EASEMENTS AND ALL UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT AS "PUBLIC", FOR SAID USES AND PURPOSES TO CITY OF VENICE FOREVER.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 29 DAY OF June, A.D., 2017.

WITNESSES:

Eric A. Wesner
SIGNATURE OF WITNESS

ERIC A. WESNER

PRINT NAME OF WITNESS

Jennifer Labonte
SIGNATURE OF WITNESS

JENNIFER LABONTE

PRINT NAME OF WITNESS

BY: PGT INDUSTRIES INC.,
A FLORIDA LIMITED LIABILITY COMPANY

BY: Deborah L. Paska
DEBORAH L. PASKA ITS VP HR

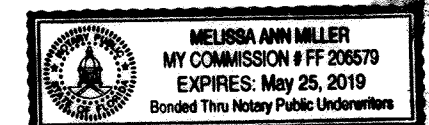
STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Deborah L. Paska, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FORGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS VP OF PGT INDUSTRIES INC., A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF June, A.D. 2017.

Melissa Ann Miller
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 5/25/2019



SURVEYORS NOTES

BEARINGS ARE BASED ON THE RECORD PLAT FOR TRIPLE DIAMOND COMMERCE PLAZA (PLAT BOOK 43, PAGE 48). A BEARING OF S.89°09'15"W. FOR THE CENTERLINE OF TRIPLE DIAMOND BOULEVARD WAS USED.

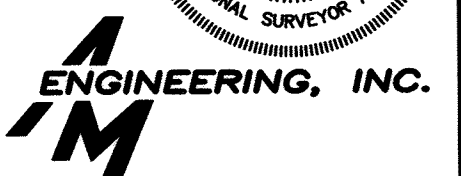
ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. BENCH MARK USED WAS PBM #1, PER PLAT BOOK 43, PAGE 48B, WITH A PUBLISHED ELEVATION=15.361'.

SURVEYORS CERTIFICATE

PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. LS 6026, 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 WAS 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) AND LOT CORNERS WERE INSTALLED AS OF JUNE 27, 2017.

A M ENGINEERING, INC.

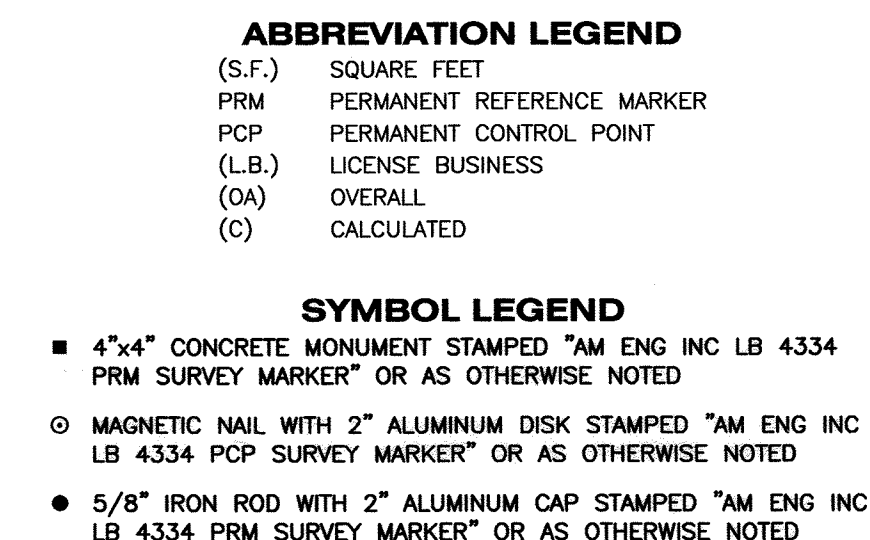
BY: Ronald R. Nourse 06/27/2017
RONALD R. NOURSE, P.S.M., VICE PRESIDENT
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS 6026



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


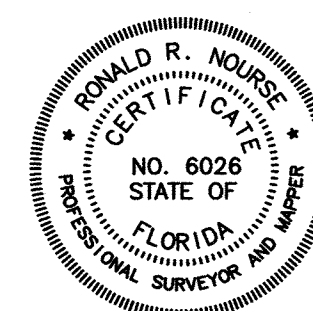
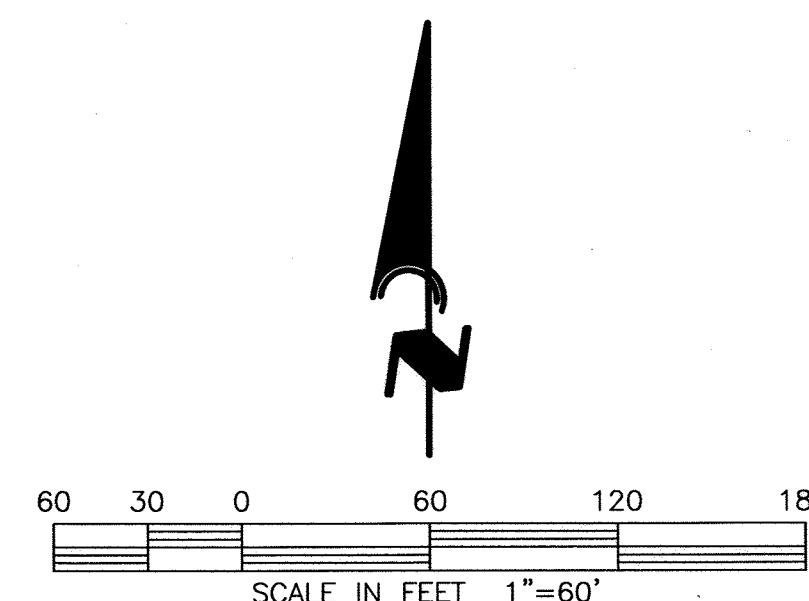
A PORTION OF LOT 52 TRIPLE DIAMOND COMMERCE PLAZA, AS RECORDED IN PLAT BOOK 43, PAGES 48, 48A-48D, A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

DETAIL SHEET



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



A-M
ENGINEERING, INC.

CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334

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