

# TOSCANA ISLES, UNIT 1, PHASE 3

A REPLAT OF TRACTS 204 AND 205, TOSCANA ISLES, UNITS 1 & 2, PHASE 2,  
PLAT BOOK 50, PAGE 48, ALL LYING IN SECTION 27, TOWNSHIP 38 SOUTH,  
RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 1 OF 4 SHEETS

## LEGAL DESCRIPTION

TRACTS 204 AND 205 TOSCANA ISLES, UNITS 1 & 2, PHASE 2, AS PER PLAT THEREOF  
RECORDED IN PLAT BOOK 50, PAGE 48, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

## 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 TRACT 250, BEING A FORTY FIVE (45') FOOT WIDE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT AS PER PLAT THEREOF RECORDED FOR TOSCANA ISLES, UNITS 1 & 2, PHASE 2 PLAT BOOK 50, PAGE 48, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, 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

THE COMPANY DOES 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 COMPANY, 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, THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS OF TEN (10') FEET IN WIDTH ADJACENT TO THE EXTERIOR BOUNDARY OF TRACT 250, BEING A FORTY FIVE (45') FOOT WIDE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT AS PER PLAT THEREOF RECORDED FOR TOSCANA ISLES, UNITS 1 & 2, PHASE 2 PLAT BOOK 50, PAGE 48, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, 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 COMPANY, 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.

## PRIVATE DRAINAGE EASEMENTS

THE COMPANY DOES 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".

## LAKE MAINTENANCE & ACCESS EASEMENT

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE MAINTENANCE AND ACCESS EASEMENTS OF FIVE (5) FEET IN WIDTH OVER AND ACROSS THE REAR OF ANY LOT TO THE DISTRICT, ASSOCIATION, AND MAINTENANCE ASSOCIATION TO MAINTAIN THE DRAINAGE AND STORMWATER RETENTION AREAS AND FACILITIES.

## SIDEWALK EASEMENT

THE COMPANY DOES HEREBY GRANT NONEXCLUSIVE SIDEWALK EASEMENTS FOR INGRESS AND EGRESS TO THE DISTRICT; THE ASSOCIATION; ALL OWNERS OF THE PROPERTY IN TOSCANA ISLES, UNIT 1, TOSCANA ISLES, UNITS 1 & 2, PHASE 2, AND TOSCANA ISLES, UNIT 1, PHASE 3, 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 TRACT 250, BEING A FORTY FIVE (45') FOOT WIDE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT AS PER PLAT THEREOF RECORDED FOR TOSCANA ISLES, UNITS 1 & 2, PHASE 2 PLAT BOOK 50, PAGE 48, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

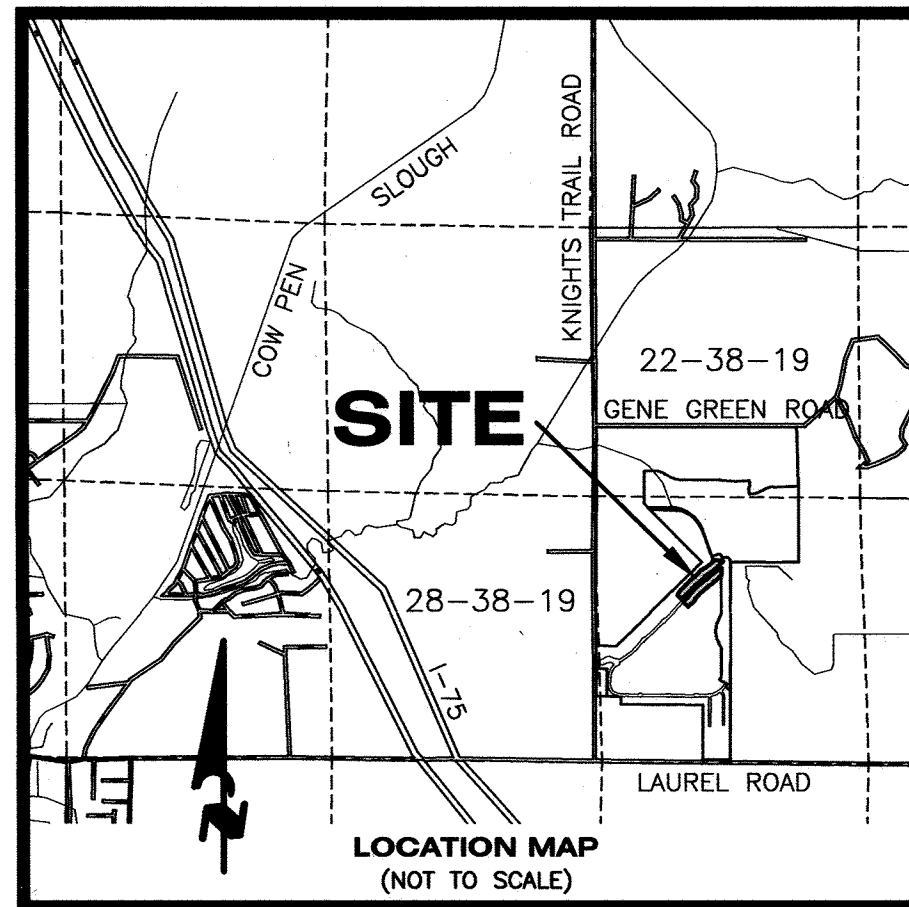
## CERTIFICATE OF APPROVAL OF COUNTY CLERK

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



## SHEET INDEX

- 1 COVER SHEET
- 2 KEY SHEET
- 3 DETAIL SHEET
- 4 DETAIL SHEET

## 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, THE SECOND AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2016114644, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE THIRD AMENDMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2017028089, 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. 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.
5. 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).

## 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: \_\_\_\_\_ DATE: \_\_\_\_\_, 2017.  
GERALD D. STROOP, JR.  
PROFESSIONAL SURVEYOR & MAPPER NO. 4679

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF SARASOTA) SS

LALP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), DOES HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND:

PRIVATE:

DOES HEREBY DEDICATE AND SET APART THE DRAINAGE EASEMENTS AND THE LAKE MAINTENANCE & ACCESS 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"), AND DOES 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:

DOES 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 COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 4<sup>th</sup> DAY OF August, 2017.

WITNESSES:

Matthew Wilson  
SIGNATURE OF WITNESS

Matthew Wilson  
PRINT NAME OF WITNESS

Kathie Jette  
SIGNATURE OF WITNESS

Kathie Jette  
PRINT NAME OF WITNESS

LALP DEVELOPMENT, LLC  
BY: VANGUARD REALTORS, LLC, A FLORIDA LIMITED  
LIABILITY COMPANY, AS ITS MANAGER

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

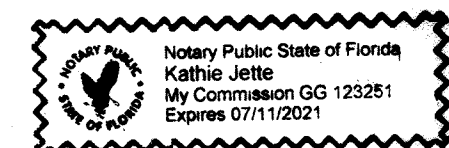
STATE OF FLORIDA)  
COUNTY OF SARASOTA) SS

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 4<sup>th</sup> DAY OF August, 2017.

Kathie Jette  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 7-11-2021



## 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.

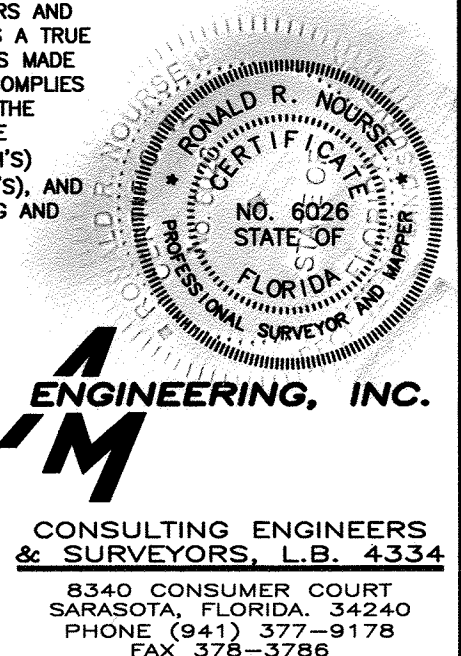
ELEVATIONS OF THE PLAT BENCH MARKS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. ELEVATIONS BASED ON SARASOTA COUNTY BENCH MARK #378A WITH A PUBLISHED ELEVATION=40.737'.

## SURVEYORS CERTIFICATE

PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. LS 0008026, 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 THE PLAT BENCH MARKS (PBM'S) WERE INSTALLED AS OF JULY 20, 2017. THE 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: Matthew Wilson 07/29/2017  
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

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 4 SHEETS

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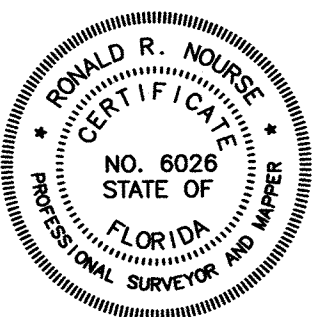
■ 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334  
PRM SURVEY MARKER" OR AS OTHERWISE NOTED

⊕ (PBM) PLAT BENCH MARK AS NOTED

PBM #1, CHISELED SQUARE SET IN TOP OF CONCRETE CURB  
NORTHERLY SIDE OF TOSCAVILLA BOULEVARD AT LOT LINE TO  
LOTS 28 AND 29. ELEVATION=14.23'. (AM ENG BM#2329)

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  
NORTHERLY SIDE OF TOSCAVILLA BOULEVARD 30'± SOUTHWEST OF  
THE SOUTHWEST TIP OF THE ISLAND AT LOT 38. ELEVATION=13.98'.  
(AM ENG BM#2328)



**A.M. ENGINEERING, INC.**

**CONSULTING ENGINEERS  
& SURVEYORS, L.B. 4334**

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

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KEY SHEET 2-PLOTTED DATE 07/21/17



# TOSCANA ISLES, UNIT 1, PHASE 3

A REPLAT OF TRACTS 204 AND 205, TOSCANA ISLES, UNITS 1 & 2, PHASE 2,  
PLAT BOOK 50, PAGE 48, ALL LYING IN SECTION 27, TOWNSHIP 38 SOUTH,  
RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 3 OF 4 SHEETS

## DETAIL SHEET

TRACT 15  
TOSCANA ISLES  
(PLAT BOOK 48, PAGE 6)

| 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  | N36°30'42"W   |
| C71         | 35.50  | 28°57'18"   | 17.94  | 17.75  | N36°30'42"E   |
| 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   |
| 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  | 28°57'18"   | 17.94  | 17.75  | 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   |
| C253        | 173.00 | 19°50'25"   | 59.91  | 59.61  | S21°37'42"W   |
| C254        | 173.00 | 11°40'56"   | 35.27  | 35.21  | S37°23'22"W   |
| C255        | 70.50  | 14°28'20"   | 17.81  | 17.76  | N33°36'08"E   |
| C256        | 70.50  | 12°54'59"   | 15.89  | 15.86  | N19°54'28"E   |
| C257        | 173.00 | 20°13'07"   | 61.05  | 60.73  | S53°20'23"W   |
| C258        | 173.00 | 2°21'05"    | 7.10   | 7.10   | S64°37'30"W   |
| C259        | 960.00 | 0°23'34"    | 6.58   | 6.58   | S43°25'37"W   |
| C260        | 960.00 | 4°20'30"    | 72.74  | 72.73  | S45°47'39"W   |
| C261        | 960.00 | 3°01'27"    | 50.68  | 50.67  | S49°28'38"W   |
| C262        | 822.50 | 0°23'34"    | 5.64   | 5.64   | S43°25'37"W   |
| C263        | 822.50 | 4°20'30"    | 62.33  | 62.31  | S45°47'39"W   |
| C264        | 822.50 | 3°01'27"    | 43.41  | 43.41  | S49°28'38"W   |
| C265        | 173.00 | 9°28'09"    | 28.59  | 28.56  | S33°09'13"W   |
| C266        | 173.00 | 13°06'03"   | 39.56  | 39.47  | S44°26'20"W   |
| C267        | 70.50  | 9°53'08"    | 12.16  | 12.15  | N46°02'47"E   |
| C268        | 70.50  | 19°04'10"   | 23.47  | 23.36  | N31°34'08"E   |
| C269        | 173.00 | 18°24'48"   | 55.60  | 55.36  | S60°11'46"W   |
| C270        | 173.00 | 4°09'24"    | 12.55  | 12.55  | S71°28'52"W   |
| C273        | 173.00 | 2°48'21"    | 8.47   | 8.47   | N63°09'24"E   |
| C274        | 173.00 | 18°31'24"   | 55.93  | 55.69  | N52°29'32"E   |
| C275        | 70.50  | 16°35'16"   | 20.41  | 20.34  | S22°34'10"W   |
| C276        | 70.50  | 12°22'02"   | 15.22  | 15.19  | S37°02'49"W   |
| C277        | 173.00 | 12°05'03"   | 36.49  | 36.42  | N37°11'18"E   |
| C278        | 173.00 | 10°29'09"   | 31.66  | 31.62  | N25°54'12"E   |
| C279        | 777.50 | 3°41'56"    | 50.19  | 50.18  | S45°04'48"W   |
| C280        | 777.50 | 4°03'35"    | 55.10  | 55.08  | S48°57'34"W   |
| C281        | 640.00 | 3°35'45"    | 40.17  | 40.16  | S45°01'43"W   |
| C282        | 640.00 | 4°09'46"    | 46.50  | 46.49  | S48°54'29"W   |
| C283        | 70.50  | 4°31'16"    | 5.56   | 5.56   | S53°14'59"W   |
| C284        | 70.50  | 24°26'02"   | 30.07  | 29.84  | S67°43'39"W   |
| C285        | 173.00 | 7°13'57"    | 21.84  | 21.82  | N69°56'35"E   |
| C286        | 173.00 | 15°20'15"   | 46.31  | 46.17  | N58°39'29"E   |
| C287        | 70.50  | 26°20'22"   | 32.41  | 32.12  | S35°12'14"W   |
| C288        | 70.50  | 2°36'56"    | 3.22   | 3.22   | S49°40'53"W   |
| C289        | 173.00 | 16°08'34"   | 48.74  | 48.58  | N42°55'04"E   |
| C290        | 173.00 | 6°25'38"    | 19.41  | 19.40  | N31°37'58"E   |

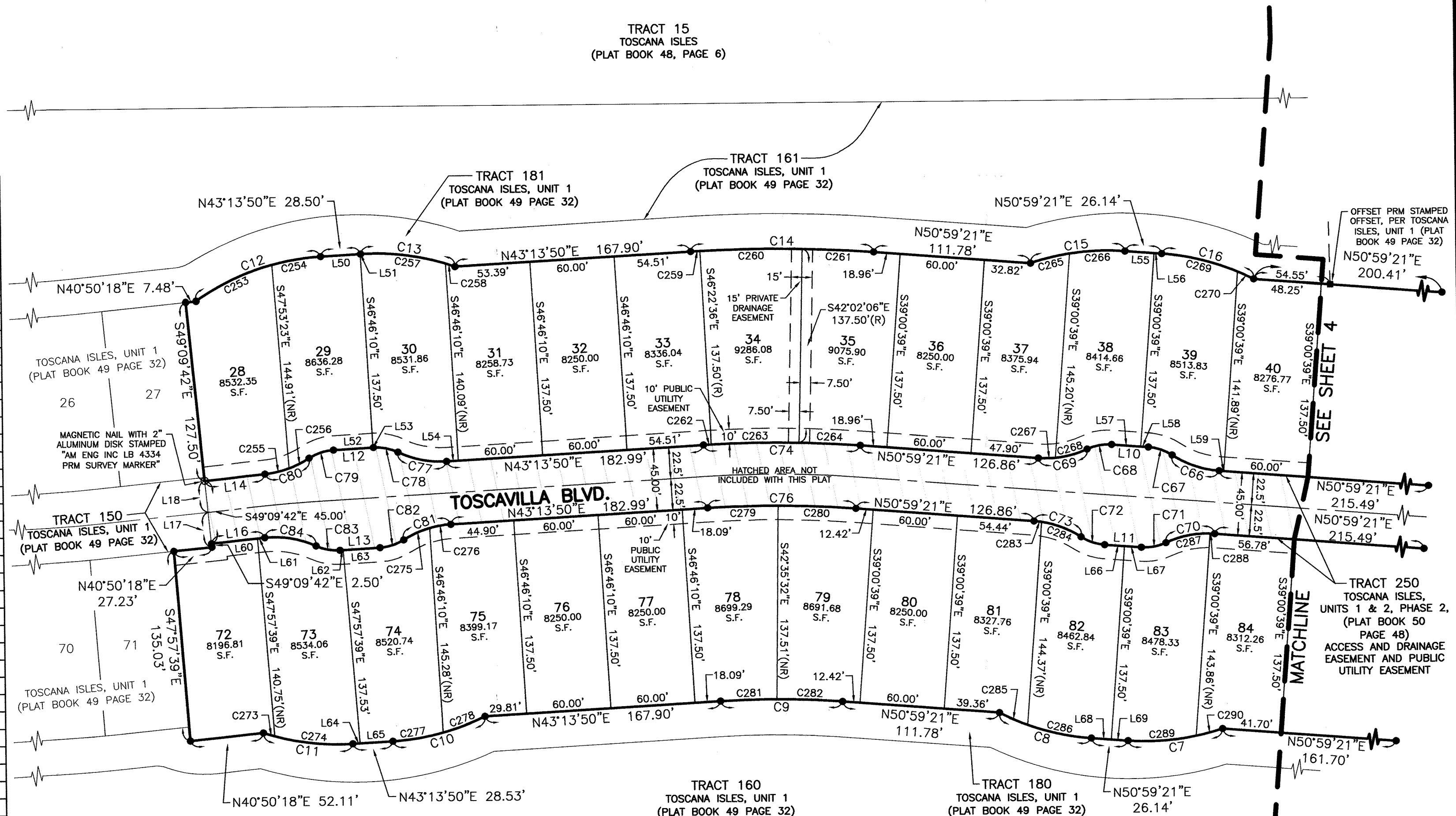
| LINE TABLE |             |        |
|------------|-------------|--------|
| NUMBER     | DIRECTION   | LENGTH |
| L10        | N50°59'21"E | 26.14' |
| L11        | N50°59'21"E | 26.14' |
| L12        | N43°13'50"E | 28.50' |
| L13        | N43°13'50"E | 28.53' |
| L14        | N40°50'18"E | 42.93' |
| L16        | N40°50'18"E | 37.93' |
| L17        | S49°09'42"E | 25.00' |
| L18        | S49°09'42"E | 22.50' |
| L50        | S43°13'50"W | 28.29' |
| L51        | S43°13'50"W | 0.21'  |
| L52        | N43°13'50"E | 28.29' |
| L53        | N43°13'50"E | 0.21'  |
| L54        | N43°13'50"E | 8.48'  |
| L55        | S50°59'21"W | 20.79' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| NUMBER     | DIRECTION   | LENGTH |
| L56        | S50°59'21"W | 5.35'  |
| L57        | N50°59'21"E | 20.79' |
| L58        | N50°59'21"E | 5.35'  |
| L59        | N50°59'21"E | 3.33'  |
| L60        | S40°50'18"W | 32.83' |
| L61        | S40°50'18"W | 5.10'  |
| L62        | S43°13'50"W | 2.38'  |
| L63        | S43°13'50"W | 28.15' |
| L64        | N43°13'50"E | 5.24'  |
| L65        | N43°13'50"E | 23.29' |
| L66        | S50°59'21"W | 14.24' |
| L67        | S50°59'21"W | 11.90' |
| L68        | N50°59'21"E | 14.24' |
| L69        | N50°59'21"E | 11.90' |

**ABBREVIATION LEGEND**

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

- SYMBOL LEGEND**
- 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
  - MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED



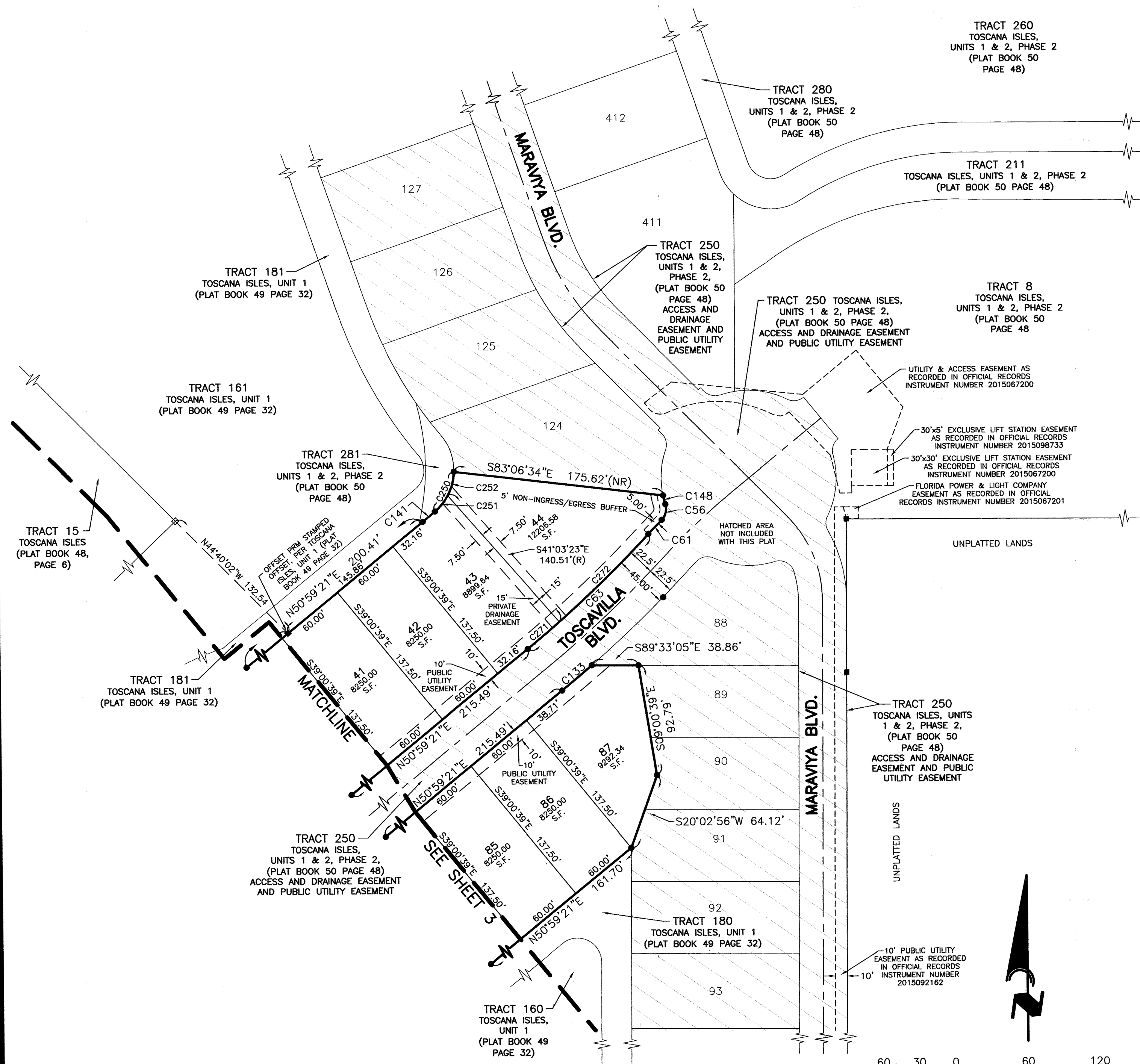
# TOSCANA ISLES, UNIT 1, PHASE 3

A REPLAT OF TRACTS 204 AND 205, TOSCANA ISLES, UNITS 1 & 2, PHASE 2,  
PLAT BOOK 50, PAGE 48, ALL LYING IN SECTION 27, TOWNSHIP 38 SOUTH,  
RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 4 OF 4 SHEETS

## DETAIL SHEET



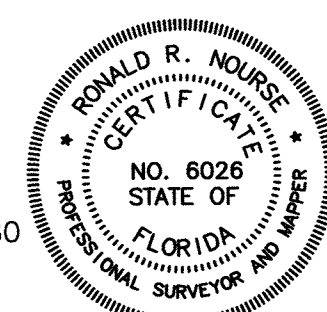
| CURVE TABLE |         |             |        |        |               |
|-------------|---------|-------------|--------|--------|---------------|
| NUMBER      | RADIUS  | DELTA ANGLE | ARC    | CHORD  | CHORD BEARING |
| C56         | 13.00   | 61°38'37"   | 13.99  | 13.32  | N13°47'19"E   |
| C61         | 522.50  | 01°46'59"   | 16.26  | 16.26  | S43°43'08"W   |
| C63         | 977.50  | 08°09'43"   | 139.25 | 139.13 | N46°54'30"E   |
| C133        | 1022.50 | 01°49'55"   | 32.69  | 32.69  | N50°04'24"E   |
| C141        | 840.00  | 00°54'31"   | 13.32  | 13.32  | N50°32'06"E   |
| C148        | 73.00   | 05°56'10"   | 7.56   | 7.56   | S14°03'55"E   |
| C250        | 45.00   | 47°56'21"   | 37.65  | 36.56  | N26°06'40"E   |
| C251        | 45.00   | 21°39'22"   | 17.01  | 16.91  | N39°15'09"E   |
| C252        | 45.00   | 26°16'59"   | 20.64  | 20.46  | N15°16'59"E   |
| C271        | 977.50  | 2°02'44"    | 34.90  | 34.90  | N49°57'59"E   |
| C272        | 977.50  | 6°06'59"    | 104.35 | 104.30 | N45°53'08"E   |

### ABBREVIATION LEGEND

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



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