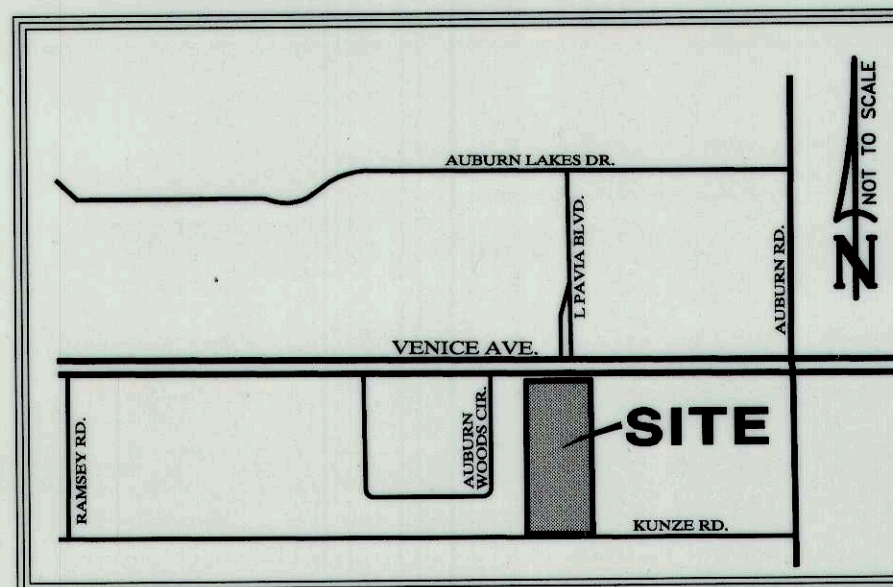


CASSATA PLACE

A Subdivision

A parcel of land lying in Section 9, Township 39 South, Range 19 East,
City of Venice
Sarasota County, Florida



LOCATION MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA) SS
COUNTY OF SARASOTA)

Aqueduct, LLC, a Florida Limited Liability Company, hereby certifies ownership of
"CASSATA PLACE", shown here.

PUBLIC:

Aqueduct, LLC does hereby dedicate and set apart a Utility Easement over and across
Tract "E" shown hereon to the City of Venice Florida forever.

PRIVATE:

Aqueduct, LLC does hereby dedicate and set apart Tracts "B", and "B1" (Common
Area, and Private Drainage Easements); Tracts "A" and "C" (Common Area, and Private
Landscaping and Drainage Easement); Tract "D" (Common Area, Recreation Area, and
Private Landscaping and Drainage Easement); Tract "E" (Private Ingress-Egress, Utility,
Drainage, Landscaping, and Signage Easement); and other easements for said uses and
purposes to the CASSATA PLACE OWNERS ASSOCIATION, INC., their successors, assigns,
members, respective guests, licensees, invitees, utilities serving the subdivision, and
other persons providing essential services to the subdivision forever. Subject however,
to any rights dedicated to the City of Venice Florida and the Public by this plat.

IN WITNESS WHEREOF, the undersigned Limited Liability Company has caused these
papers to be executed by its Managing Member, this 17 day of January,
A.D. 2020.

Witnesses:

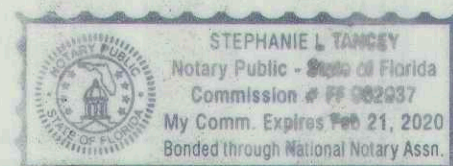
Mark J. Wotwicki
Signature of Witness
MARK J. WOTWICKI
Print Name of Witness
Michael W. Miller
Signature of Witness
Michael W. Miller
Print Name of Witness

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

The foregoing Certificate of Dedication was acknowledged before me by means of
☒ physical presence or ☐ online notarization, this 17 day of January,
2020, by Frank Cassata, managing member of Aqueduct, LLC, a Florida Limited Liability
Company, on behalf of the company, who is ☒ personally known to me or ☐ produced
the following identification _____.

(Notary Seal/Stamp



Notary Public

Sign: Stephanie L. Tancey
Print Name: STEPHANIE L. TANCEY
My Commission Expires: 2/21/2020

DESCRIPTION:

Tract 4 of the unrecorded Plat of KENT ACRES, more particularly described as
follows:

Commence at the Northwest corner of Tract 17, as shown on the Plat of VENICE
FARMS, recorded in Plat Book 2, Page 179 of the Public Records of Sarasota County,
Florida; thence N.89°37'10"W., along the South Right of Way line of Venice Avenue, as
shown in Road Plat Book 2, Page 43 and Road Plat Book 4, Page 3 of the Public
Records of Sarasota County, Florida, a distance of 963.63 feet to the POINT OF
BEGINNING; thence continue N.89°37'10"W., along said South Right of Way line of
Venice Avenue, a distance of 304.17 feet; thence S.00°02'28"W., a distance of 725.85
feet; thence S.89°36'30"E., a distance of 304.10 feet; thence N.00°02'47"E., a
distance of 725.91 feet to the Point of Beginning.

Subject to a reservation for an Ingress and Egress Easement over the southerly
15.00 feet of the above described lands.

All lying and being in Section 9, Township 39 South, Range 19 East, Sarasota County,
Florida.

NOTICE

The Public Utility Easements described in and shown hereon may also be used for
the construction installation, maintenance and operation of cable television
services, provided, however, such construction, installation, maintenance and
operation (i) shall not interfere with the facilities and services of an electric,
telephone, gas, or other Public Utility and (ii) shall comply with the National
Electric Safety Code as adopted by the Florida Public Service Commission. In the
event a cable television company damages the facilities of a public utility, it shall
be solely responsible for the damages.

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.

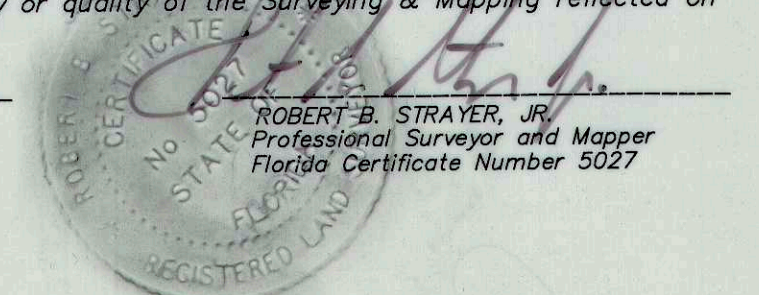
There may be additional restrictions that are not recorded on this plat that may
be found in the Public Records of this County.

This is a cluster Housing Concept Plat and building setbacks vary in accordance
with appropriate zoning regulations.

CERTIFICATE OF REVIEWING SURVEYOR & MAPPER

I hereby certify that I have reviewed this plat for conformity to Chapter 177,
Part 1, of the Florida Statutes, and that I am under contract with the
appropriate local governing body and acting hereto as an agent of the City of
Venice. This limited certification as to facial conformity with Chapter 177, Part
1, 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.

Date: 1/21/2020



ROBERT B. STRAYER, JR.
Professional Surveyor and Mapper
Florida Certificate Number 5027

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA) SS
COUNTY OF SARASOTA)

It is hereby certified that this plat has been officially accepted by the City
Council of Venice, A Municipality in the County of Sarasota, State of Florida,
this _____ day of _____ A.D. 2020.

City Attorney

Mayor, City of Venice

City Engineer

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA) SS
COUNTY OF SARASOTA)

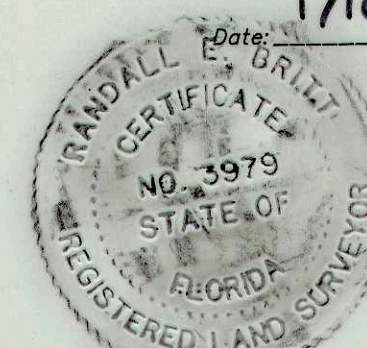
I, Karen E. Rushing, Clerk of the Circuit Court of Sarasota County Florida,
hereby certify that this plat has been examined and that it complies in form
with all the requirements of the Statutes of Florida pertaining to maps and
plats, and that this plat has been filed for record in Plat Book _____,
Pages _____, Public Records of Sarasota County, Florida, this
_____ day of _____, A.D., 2020.

For: Clerk of the Circuit Court Sarasota County, Florida

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Florida Licensed
and Registered Land Surveyor, hereby certify 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, Florida Statutes and that the Permanent
Reference Monuments (PRM's) were installed on 12/23/2019. The Lot Corners
and Permanent Control Points (PCP's) installation date will be certified by
recorded affidavits within one year or before bond expiration.

Date: 1/16/2020



Randall E. Britt
Randall E. Britt, Professional Land Surveyor
Florida Certificate Number 3979

BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

CASSATA PLACE

A Subdivision

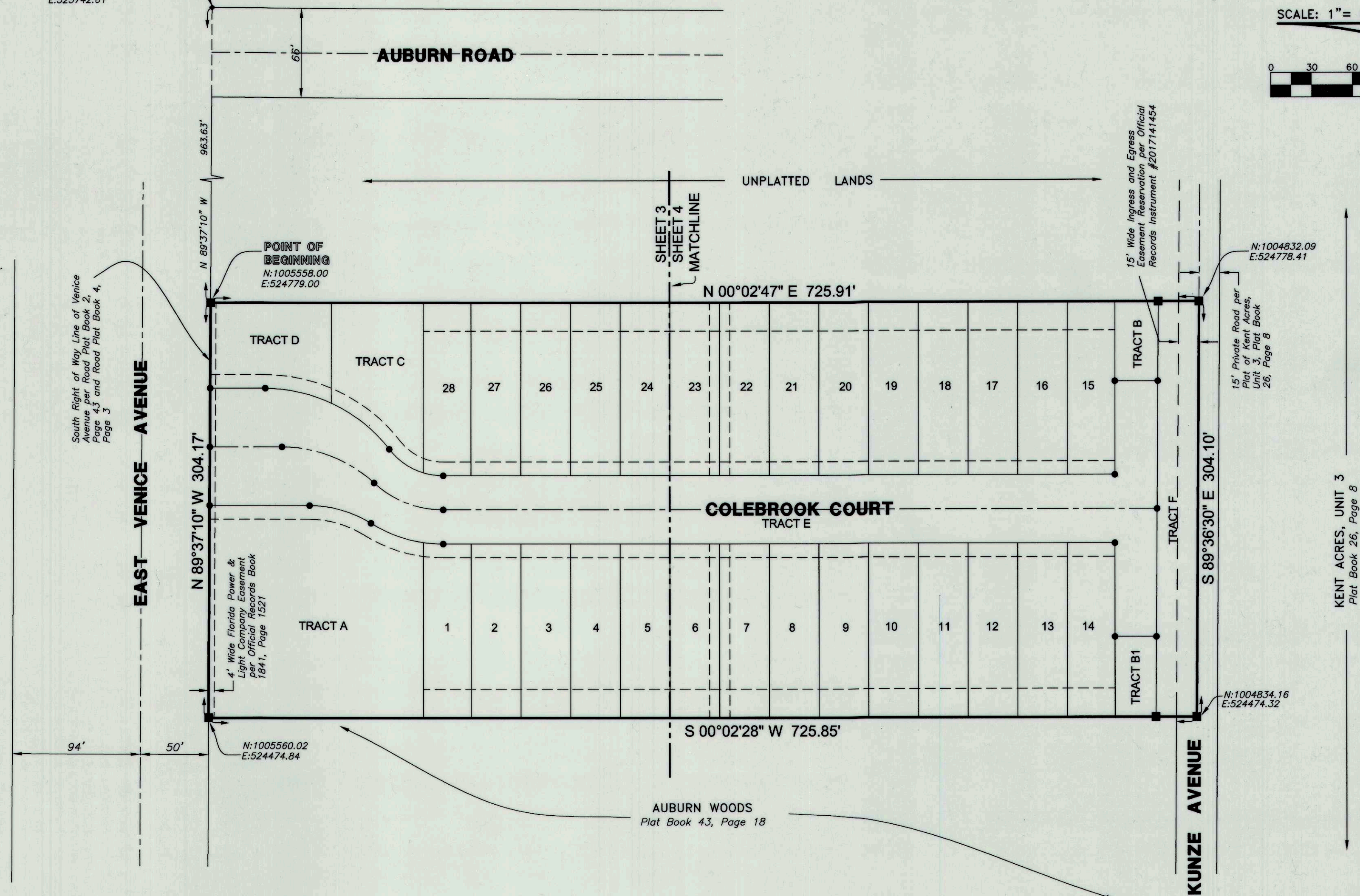
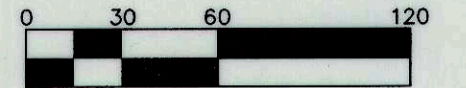
A parcel of land lying in Section 9, Township 39 South, Range 19 East,
City of Venice
Sarasota County, Florida

PLAT BOOK _____ PAGE _____

SHEET 2 OF 4

POINT OF COMMENCEMENT
Northwest Corner of Tract 17,
VENICE FARMS,
Plat Book 2, Page 179
N:1005551.60
E:525742.61

SCALE: 1" = 60'



KEY MAP

LEGEND:

- Permanent Reference Monument, 4" Concrete Monument
PRM LB 6638 Set.
- Permanent Control Point, 5/8" Iron Rod & Cap PCP
LB #6638 Set or Mag Nail & Disk PCP LB #6638
Set.
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S.F. Square Feet
- Match Line

NOTES:

1. Bearings shown hereon refer to an Assumed Meridian.
The South Right of Way line of Venice Avenue =
N.89°37'10"W.
2. Coordinates shown hereon refer to The State Plane
Coordinate System, Florida West Zone, NAD 83, (2011
Adjustment-Epoch 2010), in U.S. Survey feet.

TRACT LEGEND

NUMBER	DESCRIPTION
A	Common Area; Pond and Private Drainage Easements
B	Common Area; and Private Drainage Easements
B1	Common Area; and Private Drainage Easements
D	Common Area, Recreation Area, and Private Landscaping and Drainage Easement
E	Private Ingress-Egress, Utility, Drainage, Landscaping, and Signage Easement; Public Utility Easement
F	Future Public Right of Way



BRITT SURVEYING, INC.

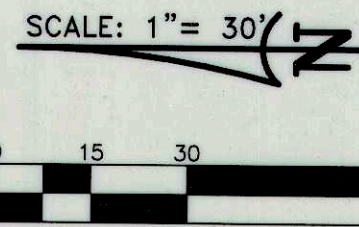
LAND SURVEYORS AND MAPPERS
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CASSATA PLACE

A Subdivision

A parcel of land lying in Section 9, Township 39 South, Range 19 East,
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Sarasota County, Florida

PLAT BOOK _____ PAGE _____
SHEET 3 OF 4



LEGEND:

- Permanent Reference Monument, 4" Concrete Monument PRM LB 6638 Set.
- Permanent Control Point, 5/8" Iron Rod & Cap PCP LB #6638 Set or Mag Nail & Disk PCP LB #6638 Set.
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S.F. Square Feet
- Match Line

NOTES:

- Bearings shown hereon refer to an Assumed Meridian. The South Right of Way line of Venice Avenue = N.89°37'10"W.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2011 Adjustment-Epoch 2010), in U.S. Survey feet.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°02'47" W	52.83'
L2	S 00°02'47" W	40.40'
L5	N 00°02'47" E	73.41'
L6	N 00°02'47" E	20.46'
L7	S 00°02'47" W	20.46'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	100.00'	42°34'36"	S 21°20'05" W	72.61'	74.31'
C2	75.00'	42°34'36"	S 21°20'05" W	54.46'	55.73'
C3	115.00'	52°18'58"	S 26°12'17" W	101.40'	105.01'
C4	50.00'	52°18'58"	S 26°12'17" W	44.08'	45.65'
C5	100.00'	32°00'50"	N 16°03'12" E	55.15'	55.87'
C6	85.00'	32°00'50"	N 16°03'12" E	46.88'	47.49'
C7	115.00'	24°57'32"	S 12°31'33" W	49.70'	50.10'
C8	115.00'	27°21'27"	S 38°41'02" W	54.39'	54.91'
C9	50.00'	35°24'41"	S 34°39'25" W	30.41'	30.90'
C10	100.00'	23°39'13"	S 20°14'01" W	40.99'	41.28'
C11	100.00'	8°21'37"	N 04°13'36" E	14.58'	14.59'
C12	50.00'	16°54'17"	S 08°29'56" W	14.70'	14.75'

TRACT LEGEND

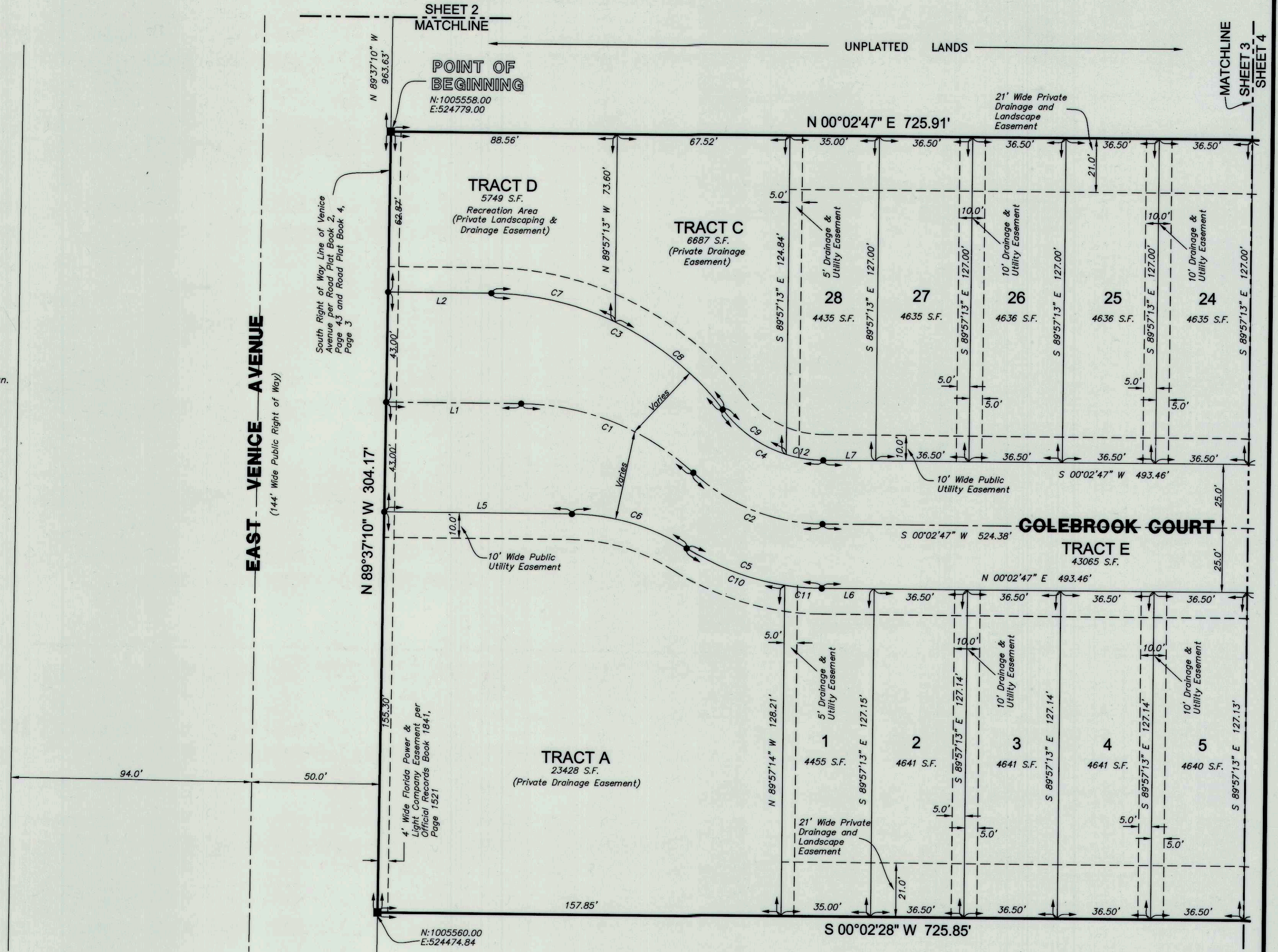
NUMBER	DESCRIPTION
A	Common Area; Pond and Private Drainage Easements
C	Common Area; and Private Drainage Easements
B1	Common Area; and Private Drainage Easements
D	Common Area, Recreation Area, and Private Landscaping and Drainage Easement
E	Private Ingress-Egress, Utility, Drainage, Landscaping, and Signage Easement; Public Utility Easement
F	Future Public Right of Way

AUBURN WOODS
Plat Book 43, Page 18



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CASSATA PLACE

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Sarasota County, Florida

PLAT BOOK _____ PAGE _____

SHEET 4 OF 4

SCALE: 1" = 30'



LEGEND:

- Permanent Reference Monument, 4" Concrete Monument PRM LB 6638 Set.
- Permanent Control Point, 5/8" Iron Rod & Cap PCP LB #6638 Set or Mag Nail & Disk PCP LB #6638 Set.
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S.F. Square Feet
- Match Line

NOTES:

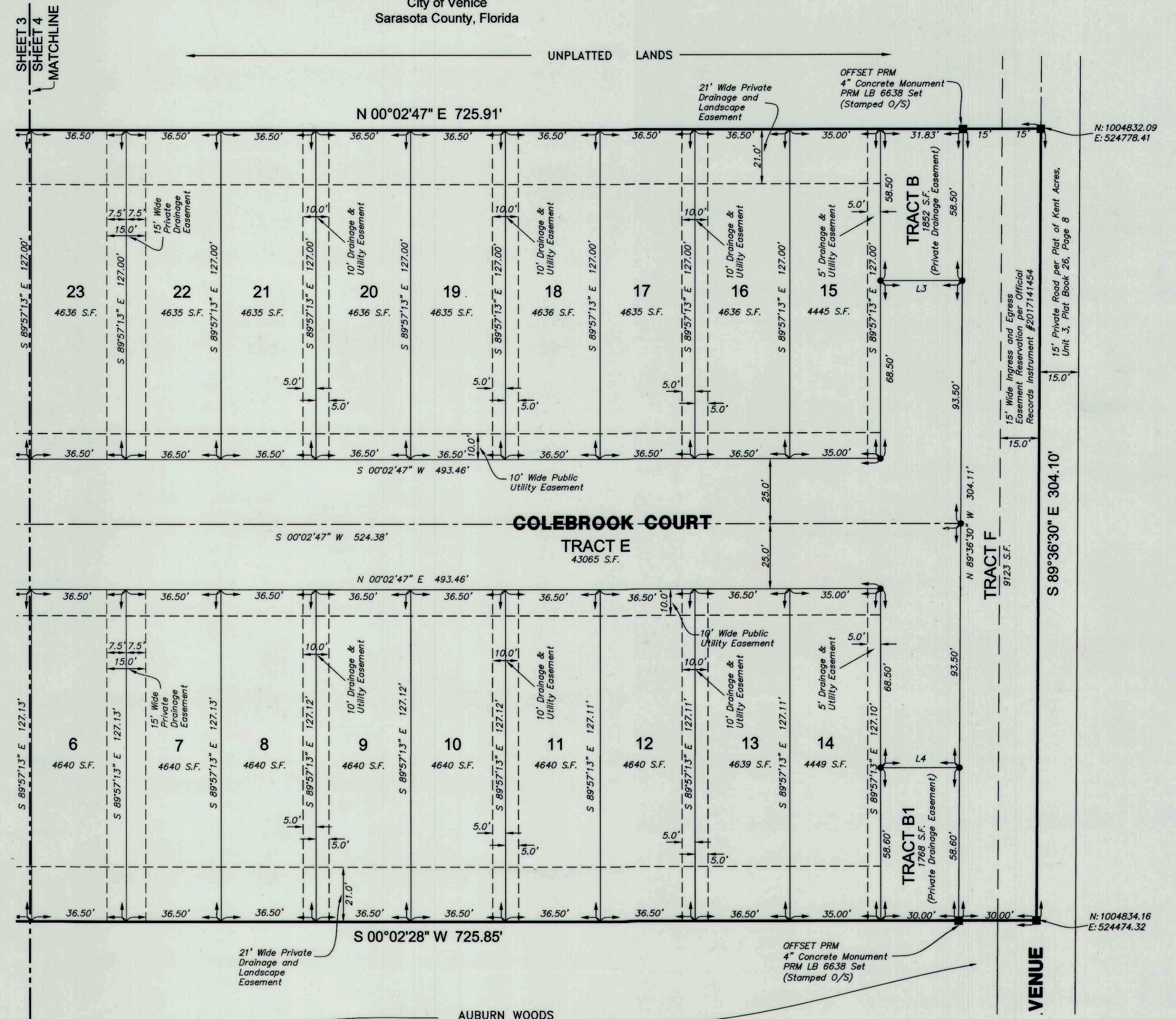
- Bearings shown hereon refer to an Assumed Meridian. The South Right of Way line of Venice Avenue = N.89°37'10"W.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2011 Adjustment-Epoch 2010), in U.S. Survey feet.
- Elevations shown hereon refer to NAVD 88 Datum. Based on FLDEP Bench Mark #J 699, published elevation = 13.22 feet, (NAVD88).

TRACT LEGEND

NUMBER	DESCRIPTION
A	Common Area; Pond and Private Drainage Easements
B	Common Area; and Private Drainage Easements
B1	Common Area; and Private Drainage Easements
D	Common Area, Recreation Area, and Private Landscaping and Drainage Easement
E	Private Ingress-Egress, Utility, Drainage, Landscaping, and Signage Easement; Public Utility Easement
F	Future Public Right of Way

LINE TABLE

LINE	BEARING	DISTANCE
L3	S 00°02'47" W	31.48'
L4	N 00°02'47" E	30.35'



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