

DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS AQUEDUCT, LLC, hereinafter referred to as the Developer, is developing a subdivision within the city limits of Venice, Florida, known and identified as **CASSATA PLACE**, on the following described real property:

(See EXHIBIT "A" attached hereto and incorporated herein by reference.)

WHEREAS, the Developer desires to have its plat/site plan approved and to have the City of Venice undertake certain responsibilities with respect to said development.

WHEREAS, the Developer and the City have agreed that certain of said roads and drainage facilities shall remain privately owned and be maintained by the Developer at no expense to the City of Venice, after completion of construction.

NOW THEREFORE, the Developer agrees that, upon completion of construction, the Developer shall maintain and repair to applicable City specifications those roads and drainage facilities identified in EXHIBIT "B" attached hereto.

This Agreement shall run with the land as described above and shall inure to the benefit of and shall be binding upon the parties hereto, their successors and assigns.

Made and executed this 30 day of Sept., 2019.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the date and year first above written.

Signed and sealed and delivered

In the presence of:

[Signature]

ATTEST: Gianna M. Hilton
Secretary

By: [Signature]
Frank Cassata, Manager

STATE OF FLORIDA
COUNTY OF Sarasota

Subscribed before me this 30th day of September, 2019, by Gianna M. Hilton, who is personally known to me or has produced driver's license as identification.

Gianna M. Hilton
Notary Public

Notary Stamp:

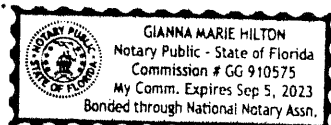


EXHIBIT "A"

**LEGAL DESCRIPTION
CASSATA PLACE**

DESCRIPTION: CASSATA PLACE

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.

AUBURN WOODS CIRCLE

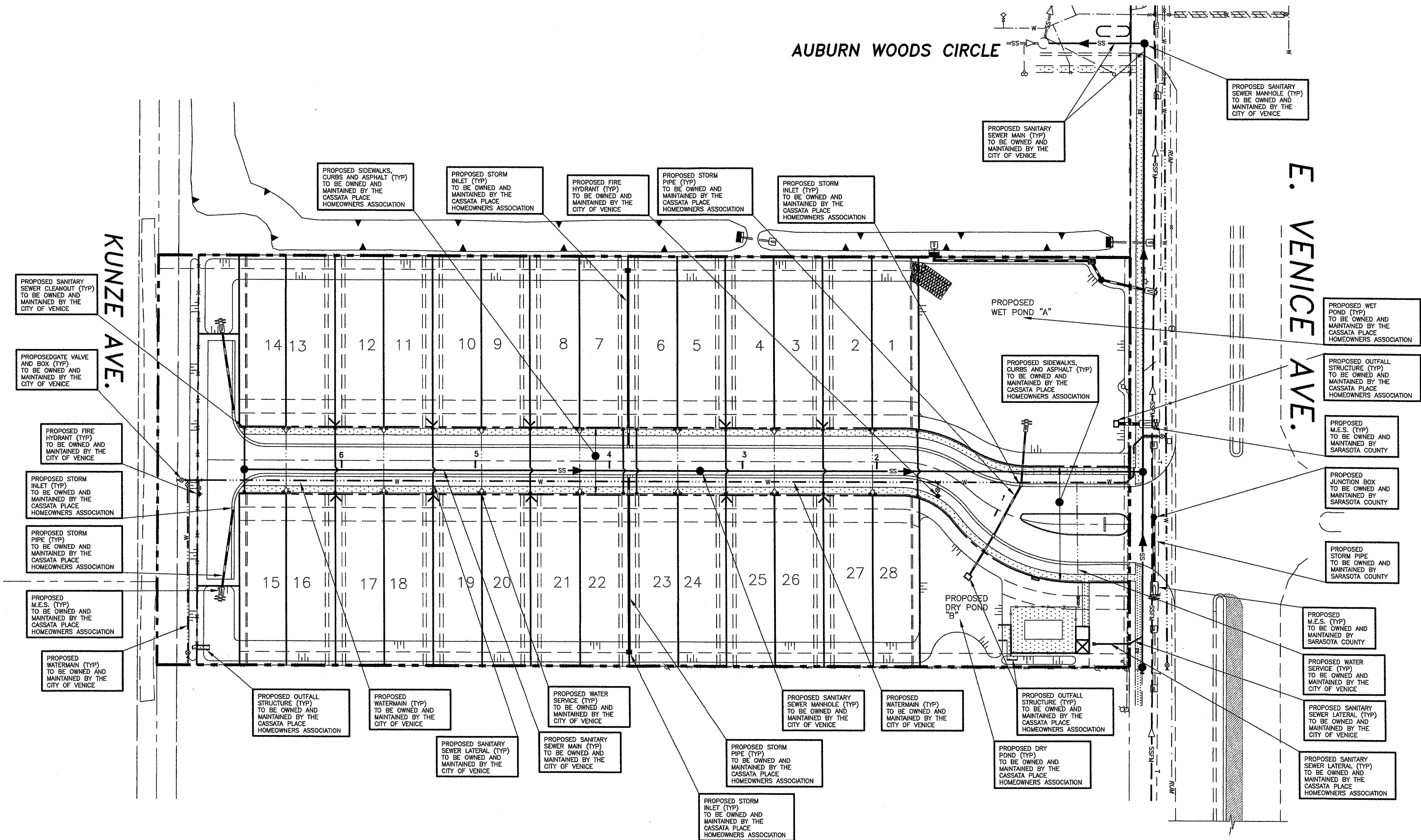


EXHIBIT B

CLIENT:	PROJECT NAME: SEC. 9 TWP. 39S Rng. 19E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS	<p>©2018 by Professional Engineering Resources, Inc. All Rights Reserved</p> <p>The arrangements depicted herein are the sole property of Professional Engineering Resources, Inc. and may not be reproduced in any form without its written permission.</p> <p>PEER</p> <p>PROFESSIONAL ENGINEERING RESOURCES, INC. 10225 ULMERTON ROAD, SUITE 400 LARGO, FL 33771 CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-6877 CERTIFICATE OF AUTHORIZATION NUMBER: 4401</p>	DRAWING TYPE <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> RECORD	DESIGNED BY: PVS DRAWN BY: SAG PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628	CHECKED BY: PVS DATE: 9-25-19	SHEET NUMBER
MPS DEVELOPMENT AND CONSTRUCTION, LLC 333 S. TAMiami TRAIL, SUITE 205 VENICE, FL. 34285	CASSATA PLACE	18-2352							1/1		
		SCALE									
		N.T.S.									
PLAN SHOWING OWNERSHIP AND MAINTENANCE RESPONSIBILITY											