

**ARIA, PHASE II**  
**A SUBDIVISION**  
**IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST**  
**CITY OF VENICE, SARASOTA COUNTY, FLORIDA**  
BEING A REPLAT OF TRACT 800, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES  
428-438 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA }  
COUNTY OF SARASOTA } SS

THE UNDERSIGNED, NEAL SIGNATURE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA ("OWNER"), CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THIS PLAT ENTITLED "ARIA, PHASE II," TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

TO THE CITY OF VENICE, SARASOTA COUNTY AND PUBLIC AND PRIVATE UTILITY COMPANIES, ALL ACTING WITHIN THE SCOPE OF THEIR EMPLOYMENT, A NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS TRACT 100 (PRIVATE ROAD WAY) FOR THE LIMITED PURPOSES OF (i) INGRESS/EGRESS TO ACCESS OTHER PUBLIC EASEMENTS AND PUBLIC FACILITIES IDENTIFIED ON THE PLAT, AND FOR THE OPERATION AND MAINTENANCE THEREOF, (ii) INGRESS/EGRESS BY EMERGENCY AND LAW ENFORCEMENT PERSONNEL, AND (iii) INGRESS/EGRESS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY IMPROVEMENTS AND DRAINAGE. IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OR COUNTY, NOR SHALL ANY REQUEST EVER BE ENTERTAINED BY THE CITY OR COUNTY, TO MAINTAIN SAID PRIVATE ROADWAY IMPROVEMENTS.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 20 DAY OF January, 2020.

NEAL SIGNATURE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: NCDG MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: Robert Kozlowski

PRINT: Robert Kozlowski

WITNESS: Cheryl Picerne

PRINT: CHERYL PICERNO

STATE OF FLORIDA }  
COUNTY OF SARASOTA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF January, 2020 BY JAMES R. SCHIER, AS MANAGER OF NCDG MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF NEAL SIGNATURE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, ( ☒ ) WHO IS PERSONALLY KNOWN TO ME, OR ( ) WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 20th DAY OF January, 2020.

MY COMMISSION EXPIRES: 04-25-2021

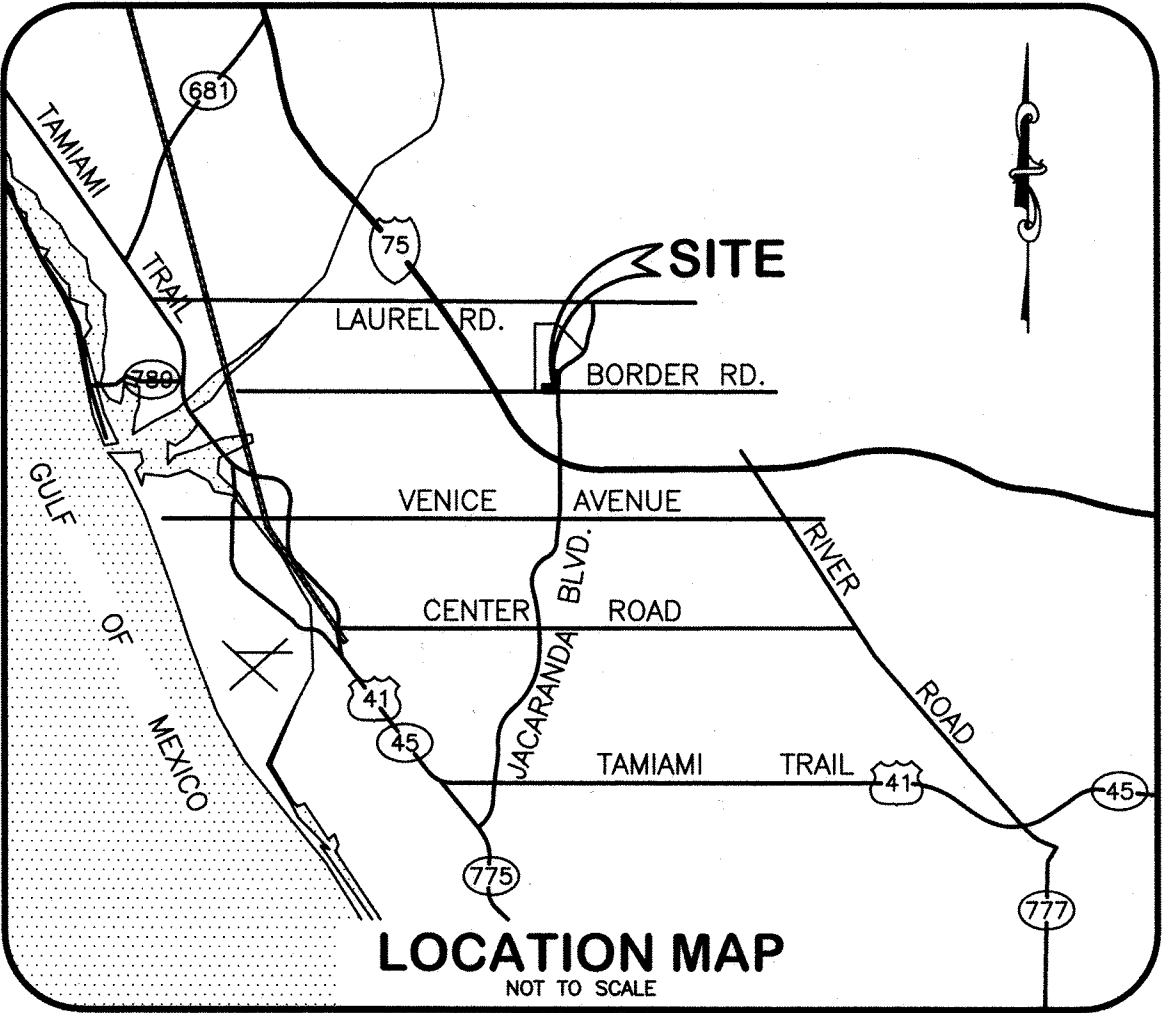
Kathryn A. Pignatelli  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
Kathryn A Pignatelli  
State of Florida  
Notary Public  
Commission No. GG087715  
My Commission Expires 4/25/2021

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED PROFESSIONAL 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, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON 11/26/19. THE PERMANENT CONTROL POINTS (PCP'S), AND LOT CORNERS INSTALLATION DATE WILL BE COMPLETED WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

DATE: 01/20/2020

Jeffery B. Morrow  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 6296



**GRANT OF EASEMENTS**

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN FEET (10') IN WIDTH ALONG EACH FRONT LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING UNDERGROUND UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELECOMMUNICATIONS SERVICES, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELECOMMUNICATIONS SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC OR PRIVATE UTILITY. IN THE EVENT THAT A TELECOMMUNICATIONS COMPANY DAMAGES THE FACILITIES OF A PUBLIC OR PRIVATE UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL EASEMENTS ON THIS PLAT ARE PRIVATE UNLESS OTHERWISE SPECIFICALLY NOTED.

**NOTES**

- 1) NOTICE: 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 ARE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2) BEARINGS ARE BASED ON STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/(1990). THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, HAVING A GRID BEARING OF N.89°39'56"W, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN ON THIS RECORDED PLAT.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 4) ALL LANDS WITHIN THE PLAT ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ARIA, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018162428, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ARIA TO ADD ARIA, PHASE II, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. \_\_\_\_\_, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 5) THIS PLAT IS SUBJECT TO FACTS DISCLOSED IN OWNER'S POLICY OF TITLE INSURANCE POLICY NO. 5011412-0152341E, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 3, 2013 @ 10:49 AM.
- 6) THIS PLAT IS SUBJECT TO FACTS DISCLOSED IN PLAT PROPERTY INFORMATION REPORT FILE NO. 18056227, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MAY 29, 2018 @ 8:00 AM.
- 7) ALL LINES INTERSECTING WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R), ARE NON-RADIAL.

**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 THE PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
MAYOR, CITY OF VENICE

\_\_\_\_\_  
CITY ENGINEER

**CERTIFICATE OF REVIEWING SURVEYOR AND 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.

01/29/2020  
DATE

Robert B. Strayer, Jr.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5027



**POINT BREAK SURVEYING, LLC**  
CERTIFICATE OF AUTHORIZATION LB 7384  
8111 BLAIKIE COURT, SUITE E  
SARASOTA, FL 34240  
PHONE: (941) 378-4797  
FAX: (941) 378-0058  
POL

## A SUBDIVISION

## OVERALL BOUNDARY & KEY MAP

### LEGEND

- 

4

# ARIA, PHASE II

A SUBDIVISION

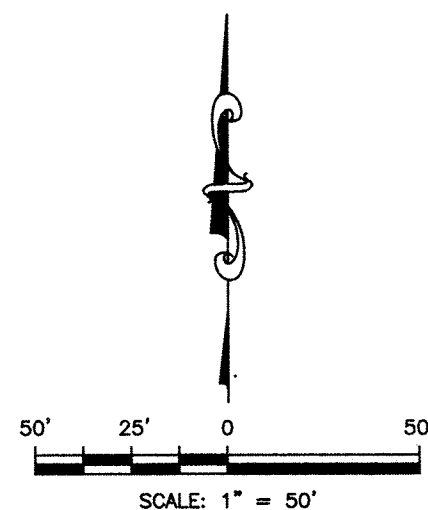
IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST

CITY OF VENICE, SARASOTA COUNTY, FLORIDA

BEING A REPLAT OF TRACT 800, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428-438 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 3 OF 4

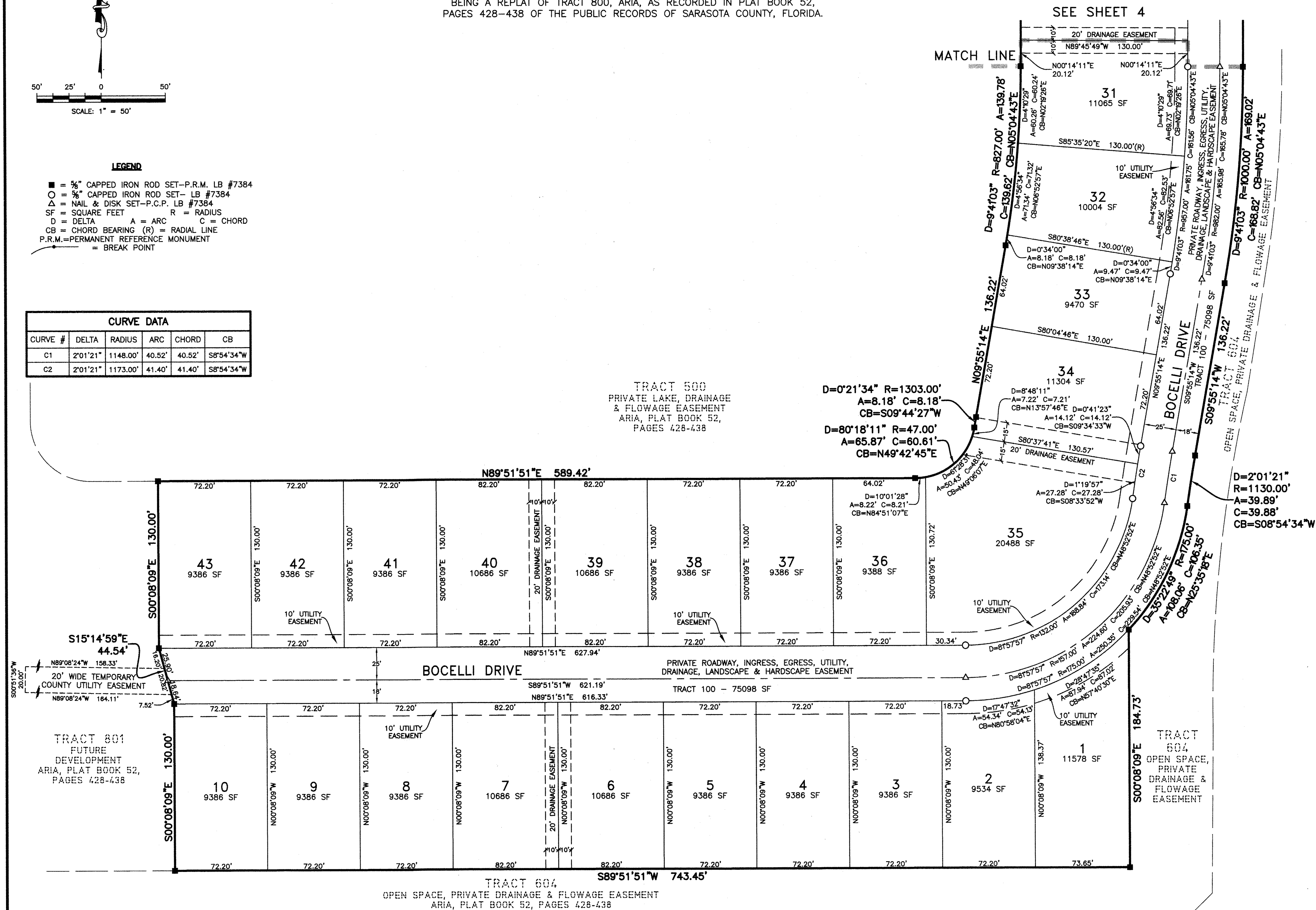


## LEGEND

- = 5/8" CAPPED IRON ROD SET-P.R.M. LB #7384
- = 5/8" CAPPED IRON ROD SET- LB #7384
- △ = NAIL & DISK SET-P.C.P. LB #7384
- SF = SQUARE FEET R = RADIUS
- D = DELTA A = ARC C = CHORD
- CB = CHORD BEARING (R) = RADIAL LINE
- P.R.M.=PERMANENT REFERENCE MONUMENT
- = BREAK POINT

## CURVE DATA

CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C1	2°01'21"	1148.00'	40.52'	40.52'	S8°54'34"W
C2	2°01'21"	1173.00'	41.40'	41.40'	S8°54'34"W



POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 7384

8111 BLAIEKIE COURT, SUITE E

SARASOTA, FL 34240

PHONE: (941) 378-4797

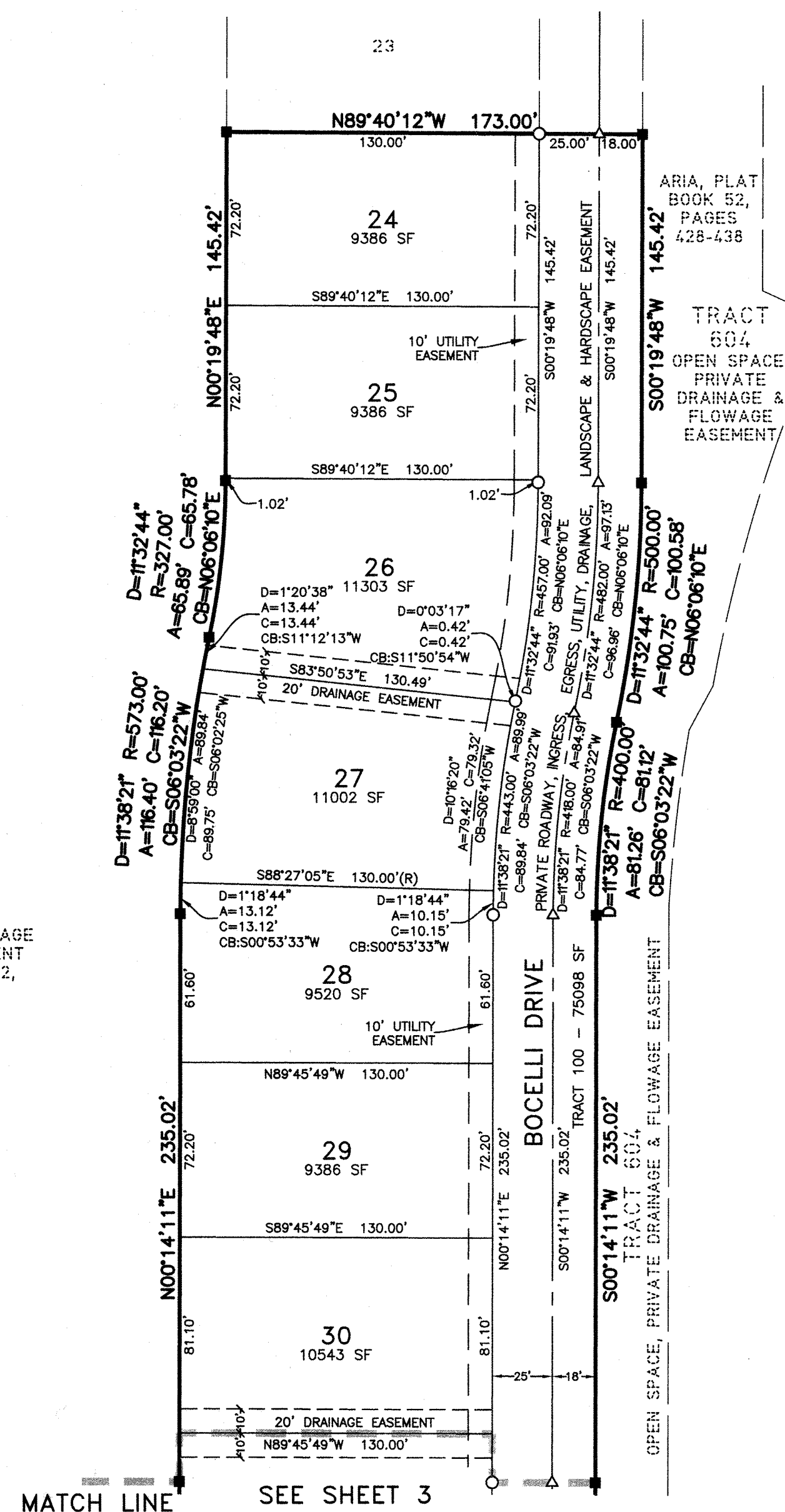
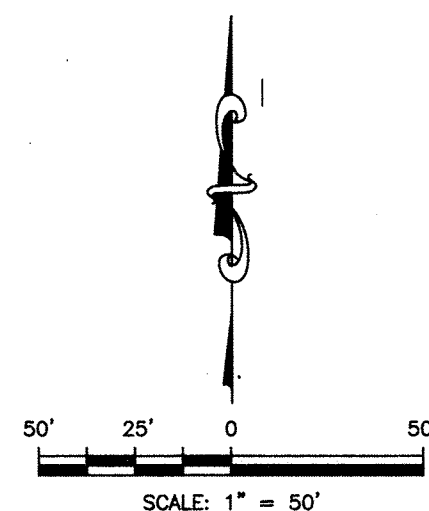
FAX: (941) 378-0058

POL

**A SUBDIVISION**

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■ = 5/8" CAPPED IRON ROD SET-P.R.M. LB #7384  
 ○ = 3/4" CAPPED IRON ROD SET- LB #7384  
 Δ = NAIL & DISK SET-P.C.P. LB #7384  
 SF = SQUARE FEET R = RADIUS  
 D = DELTA A = ARC C = CHORD  
 CB = CHORD BEARING (R) = RADIAL LINE  
 P.R.M.=PERMANENT REFERENCE MONUMENT  
 = BREAK POINT



TRACT 500  
PRIVATE LAKE, DRAINAGE  
& FLOWAGE EASEMENT  
ARIA, PLAT BOOK 52,  
PAGES 428-438

ARIA, PLAT  
BOOK 52,  
PAGES  
428-438

TRACT  
604  
OPEN SPACE,  
PRIVATE  
DRAINAGE &  
FLOWAGE  
EASEMENT/

**POINT BREAK SURVEYING, LLC**

CERTIFICATE OF AUTHORIZATION LB 7384

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