

DESCRIPTION

LOCATED IN: SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST

## INDEX TO DRAWINGS

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01	COVER
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04	MASTER SITE PLAN
05	PAVING, GRADING AND DRAINAGE PLAN
06	PAVING, GRADING AND DRAINAGE DETAILS
07	PAVING, GRADING AND DRAINAGE DETAILS
08	STORMWATER POLLUTION PREVENTION PLAN
09	MASTER UTILITY PLAN
10	UTILITY DETAILS

## RECORD DRAWING

## POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

8111 Blaikie Ct, Suite E  
Sarasota, FL 34240  
Office: 941-378-4797  
Fax: 941-378-0058



Digitally signed  
by Jeff Morrow  
Date:  
2021.02.10  
10:29:54 -05'00'

DocuSign  
JEFFERY B. MORROW P.S.M.  
FL CERT. NO. 6296

BASED ON THE RECORD INFORMATION SHOWN HEREON, CERTIFIED BY A FLORIDA LICENSED SURVEYOR AND MAPPER, I HEREBY CERTIFY THAT THIS PROJECT'S IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE AS-BUILT  
MEASUREMENTS SHOWN HEREON ARE TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF AS SURVEYED IN THE FIELD UNDER MY  
DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENT  
FROM MARKERS POSITIONED AND INFORMATION  
PROVIDED BY CONTRACTOR.  
DATE OF LAST FIELD MEASUREMENTS: 01-18-21

D. SHAWN LEINS, P.E.  
FLORIDA LICENSE NO. 41078

DNT

**GENERAL NOTES:**

- [illegible]

Description	# of units / beds	# Units / Beds per DU	Total EDUs
Independent Living Units	114 units	1 unit per DU	114
Assisted Living Beds w/out Kitchens	53 beds	6 beds per DU	8.8
<b>TOTAL EDUs</b>			<b>122.8</b>

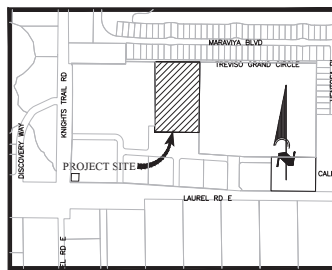
20. PORTOFINO (AKA MIRASOL) CMU OPEN SPACE

DEVELOPMENT	PORTFOLIO (AKA RIRASOL) CHU AREAS COVERED	RESIDENTIAL, MULTI-FAMILY	RESIDENTIAL ADULT LIVING / ASSISTED CONGRIGATE CARE FACILITY	PARCEL AREA	OPEN SPACE
THREYSO GRAND	AREA 2 (MIXED USE) AND AREA 3 (RESIDENTIAL)	272 UNITS		19.24 AC	50.40 AC
ATLAS VENICE	AREA 1 (COMMERCIAL)		161,913 SF (3 floors)	9.23 AC	1.46 AC
	TOTAL	272 UNITS	161,913 SF	24.47 AC	51.86 AC

**ENGINEERING, LLC**

**LEGAL DESCRIPTION**

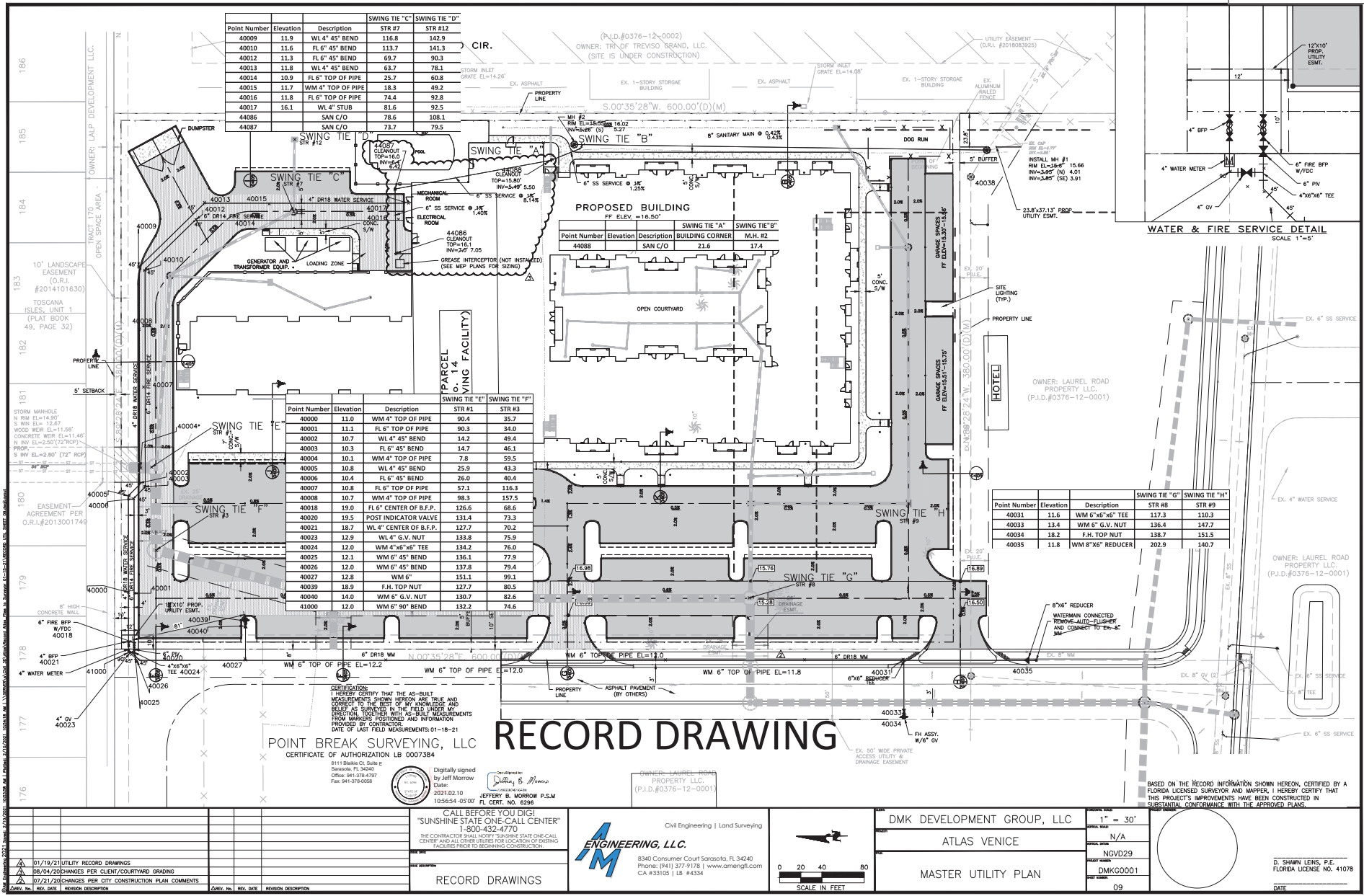
THAT PORTION OF LOT 1, LAUREL ROAD PROPERTY AS RECORDED IN PLAT BOOK 48, PAGE 37, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IN SECTION 16, TOWNSHIP 34 NORTH, RANGE 18 EAST SARASOTA COUNTY, FLORIDA HERE DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE EAST LINE OF SAID LOT 1, 100.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS OFFICIAL RECORDS INSTRUMENT #2017151836 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, 8.69528'20", 607.54 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, 19.191919'19", 100.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOTS 1 AND 2, 100.00 FEET; THENCE ALONG THE WEST LINE OF SAID LOTS 1 AND 2, 8.69528'20", 180.46 FEET FOR THE POINT OF BEGINNING OF LAND HERE DESCRIBED; THENCE LEAVING SAID WEST LINE, N.89°27'24"W, 300.00 FEET; THENCE N.89°27'24"W, 100.00 FEET; THENCE N.89°27'24"W, 100.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOTS 1 AND 2, 100.00 FEET; THENCE ALONG THE NORTH LINE OF SAID LOTS 1 AND 2, 8.69528'24", 300.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOTS 1 AND 2, 100.00 FEET; THENCE ALONG THE WEST LINE OF SAID LOTS 1 AND 2, 8.69528'24", 600.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 228.000 SQUARE FEET, OR 5.234 ACRES MORE OR LESS. (SEE ATTACHED MAP FOR A MORE DETAILED DESCRIPTION OF THE PROPERTY.)

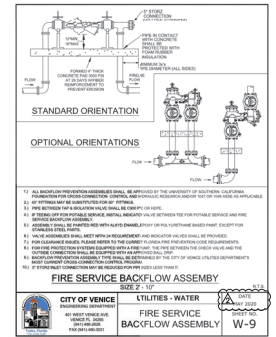
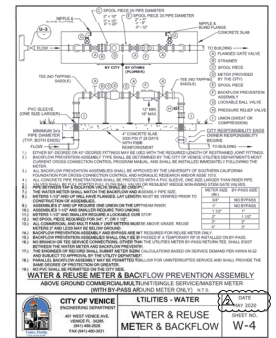
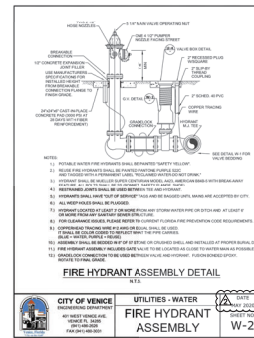
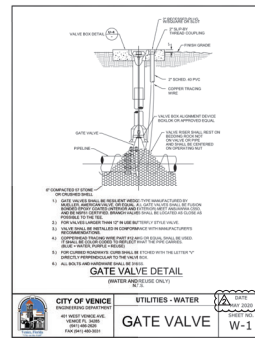
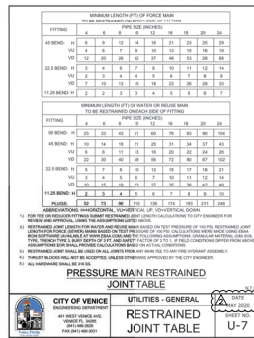
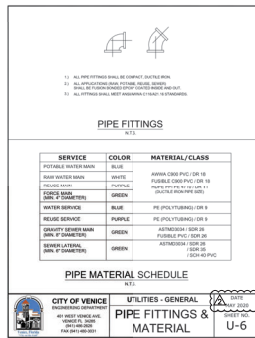
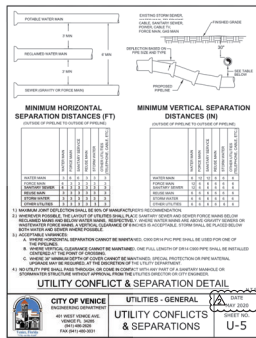
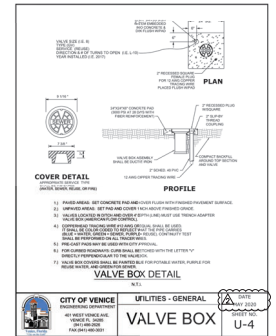
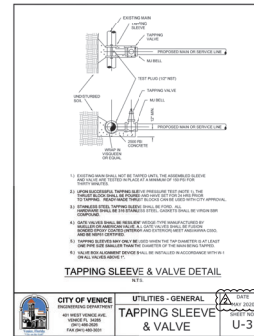
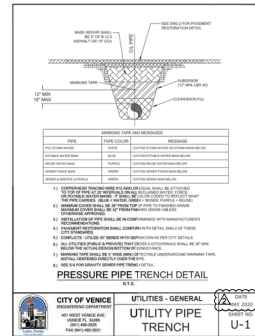
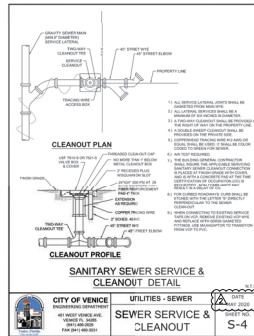
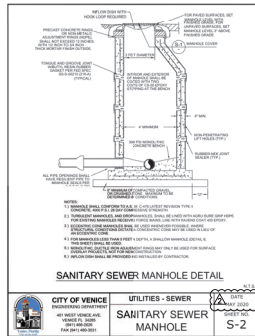
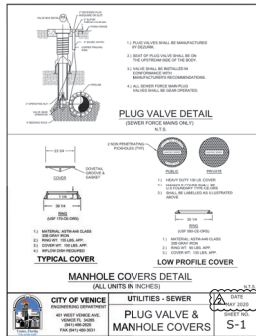


## LOCATION MAP

LATITUDE: N 27°08'23.8" LONGITUDE: W 82°23'53.9"

[illegible]





# RECORD DRAWING

REV. NO.	REV. DATE	REVISION DESCRIPTION
01/19/21	RECORD DRAWING	
07/21/20	CHANGES PER CITY CONSTRUCTION PLAN COMMENTS	

CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE-CALL CENTER AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

**RECORD DRAWINGS**

**ENGINEERING, LLC.**  
Civil Engineering | Land Surveying  
8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengllc.com  
CA #33102 | LS #4354

**DMK DEVELOPMENT GROUP, LLC**  
ATLAS VENICE  
UTILITY DETAILS

**AS SHOWN**  
N/A  
NGVD29  
DMKG0001  
10

**D. SHAWN LENS, PE**  
DATE  
FLORENCE, P.E. No. 21078