

# ARIA, PHASE III

## A SUBDIVISION

### IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST CITY OF VENICE, SARASOTA COUNTY, FLORIDA

BEING A REPLAT OF TRACTS 801 & 200, PORTIONS OF TRACTS 500, 502 & 604, ARIA, AS RECORDED  
IN PLAT BOOK 52, PAGES 428-438 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

SHEET 1 of 8

#### 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 III," 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 5th DAY OF August, 2021:

NEAL SIGNATURE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

WITNESS: Mark Evans

BY: James R. Schier  
JAMES R. SCHIER, MANAGER

PRINT: Mark Evans

WITNESS: Kathryn A. Pignatelli

PRINT: Kathryn A. Pignatelli

STATE OF FLORIDA }  
COUNTY OF SARASOTA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 2021 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 5th DAY OF August, 2021.

MY COMMISSION EXPIRES: 04-25-2025

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

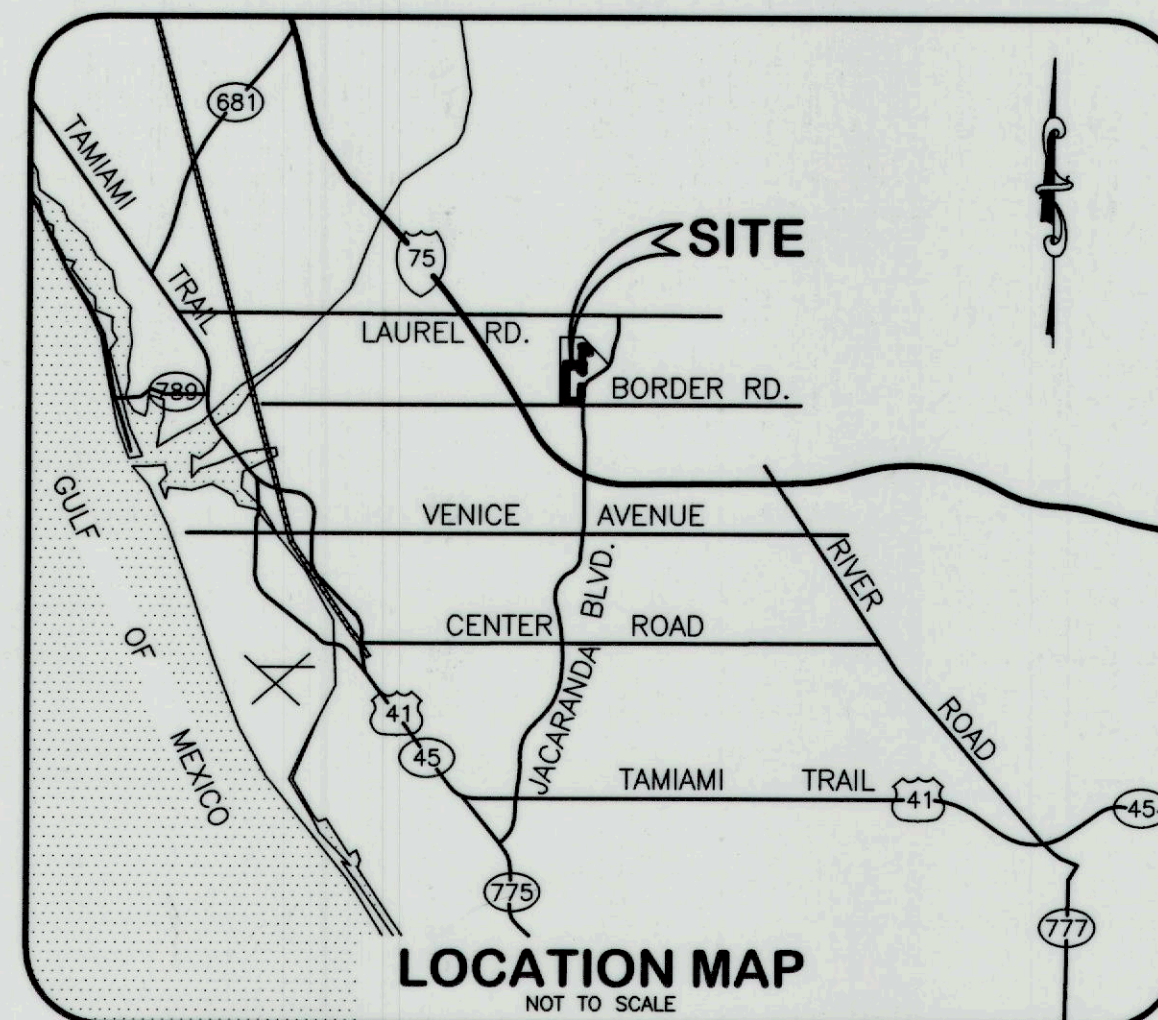
Kathryn A. Pignatelli  
State of Florida  
Notary Public  
Commission No. HH 100931  
My Commission Expires 04/25/25

#### 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 DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON 6/3/21. 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: 08/09/2021

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) 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. 2018162429, 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 III, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. \_\_\_\_\_, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 4) 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.
- 5) 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.
- 6) 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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

CITY ATTORNEY

MAYOR, CITY OF VENICE

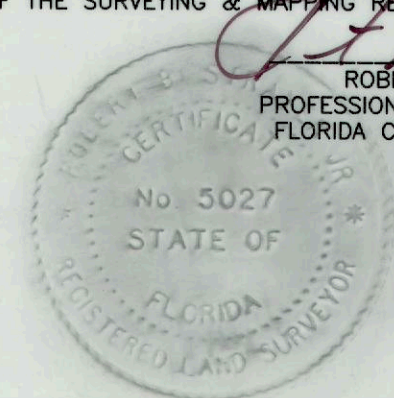
CITY ENGINEER

#### 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.

8/9/2021  
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



ARIA, PHASE III

A SUBDIVISION

IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST

CITY OF VENICE, SARASOTA COUNTY, FLORIDA

BEING A REPLAT OF TRACTS 801 & 200, PORTIONS OF TRACTS 500, 502  
& 604, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428-438 OF THE  
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 2 OF 8

DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, ARIA, PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 132 - 135 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89°51'51"W., ALONG THE SOUTH LINE OF TRACT 801, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428 - 438 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 288.80 FEET; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 801 FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE N.00°08'09"W., A DISTANCE OF 157.84 FEET; (2) THENCE N.50°34'10"E., A DISTANCE OF 57.37 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.50°34'10"E., A RADIAL DISTANCE OF 175.00 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°27'50", A DISTANCE OF 120.54 FEET; (4) THENCE N.00°01'59"E., A DISTANCE OF 1,930.09 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 38°39'19"; (5) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.07 FEET; THENCE N.50°07'17"W., A DISTANCE OF 38.10 FEET; THENCE N.00°19'37"E., A DISTANCE OF 182.13 FEET TO A POINT ON THE WEST LINE OF TRACT 502 OF SAID ARIA; THENCE S.89°40'23"E., A DISTANCE OF 885.80 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 86°33'27"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.22 FEET; THENCE N.03°46'09"E., A DISTANCE OF 69.88 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 342.00 FEET AND A CENTRAL ANGLE OF 03°20'59"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 19.99 FEET; THENCE N.00°25'10"E., A DISTANCE OF 371.40 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 658.00 FEET AND A CENTRAL ANGLE OF 11°38'49"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 133.76 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 11°44'23"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 9.22 FEET; THENCE N.00°19'36"E., A DISTANCE OF 120.08 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 29°16'03"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 45.97 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 718.62 FEET AND A CENTRAL ANGLE OF 09°22'51"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 117.66 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 19°53'24"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 38.19 FEET; THENCE N.00°19'48"E., A DISTANCE OF 70.35 FEET; THENCE S.89°40'12"E., A DISTANCE OF 147.22 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 801, ARIA, ALSO BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.62°24'38"E., A RADIAL DISTANCE OF 65.00 FEET; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 801 FOR THE FOLLOWING THIRTY-ONE (31) COURSES: (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 191°45'12", A DISTANCE OF 217.54 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 39°00'58"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.02 FEET; (3) THENCE S.00°19'36"W., A DISTANCE OF 55.24 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'47"; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; (5) THENCE S.89°40'12"E., A DISTANCE OF 13.61 FEET; (6) THENCE N.00°47'01"E., A DISTANCE OF 140.26 FEET; (7) THENCE S.89°12'59"E., A DISTANCE OF 33.60 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.00°46'59"W., A RADIAL DISTANCE OF 320.00 FEET; (8) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°03'27", A DISTANCE OF 396.86 FEET; (9) THENCE S.18°08'48"E., A DISTANCE OF 244.82 FEET; (10) THENCE S.71°51'12"W., A DISTANCE OF 140.00 FEET; (11) THENCE N.18°08'48"W., A DISTANCE OF 57.20 FEET; (12) THENCE S.71°51'12"W., A DISTANCE OF 43.00 FEET; (13) THENCE N.18°08'48"W., A DISTANCE OF 34.13 FEET; (14) THENCE S.71°51'12"W., A DISTANCE OF 140.00 FEET; (15) THENCE N.18°08'48"W., A DISTANCE OF 114.40 FEET; (16) THENCE S.71°51'12"W., A DISTANCE OF 0.54 FEET; (17) THENCE N.18°08'48"W., A DISTANCE OF 57.20 FEET; (18) THENCE N.71°51'12"E., A DISTANCE OF 139.33 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.64°13'28"W., A RADIAL DISTANCE OF 137.00 FEET; (19) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°53'40", A DISTANCE OF 152.78 FEET; (20) THENCE N.89°40'12"W., A DISTANCE OF 45.78 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'13"; (21) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; (22) THENCE S.00°19'36"W., A DISTANCE OF 144.06 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET AND A CENTRAL ANGLE OF 11°44'23"; (23) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 11°38'49"; (24) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.56 FEET; (25) THENCE S.00°25'10"W., A DISTANCE OF 371.40 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 03°20'59"; (26) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.69 FEET; (27) THENCE S.03°46'09"W., A DISTANCE OF 69.88 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 05°55'22"; (28) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 75°33'20"; (29) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.97 FEET; (30) THENCE S.65°51'49"E., A DISTANCE OF 96.79 FEET; (31) THENCE S.25°47'49"W., A DISTANCE OF 100.04 FEET TO A POINT ON THE EASTERLY LINE OF TRACT 200, OF SAID ARIA, ALSO BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.24°08'11"W., A RADIAL DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°58'19", A DISTANCE OF 31.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 216.00 FEET AND A CENTRAL ANGLE OF 06°46'42"; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 25.55 FEET; THENCE S.00°19'48"W., A DISTANCE OF 281.47 FEET TO A POINT ON SAID EASTERLY LINE OF TRACT 801, ARIA, ALSO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 21°44'54"; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINE OF SAID TRACT 801 FOR THE FOLLOWING ELEVEN (11) COURSES: (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 104.38 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°24'21"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.08 FEET; (3) THENCE S.58°59'15"W., A DISTANCE OF 34.83 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 193.00 FEET AND A CENTRAL ANGLE OF 30°07'15"; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.46 FEET; (5) THENCE N.61°08'00"W., A DISTANCE OF 159.88 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.78°06'51"W., A RADIAL DISTANCE OF 50.17 FEET; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°50'16", A DISTANCE OF 28.76 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.69°01'10"W., A RADIAL DISTANCE OF 50.00 FEET; (7) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°56'55", A DISTANCE OF 63.66 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 60.87 FEET AND A CENTRAL ANGLE OF 156°56'59"; (8) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.75 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 145°58'41"; (9) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.39 FEET; (10) THENCE N.82°57'27"W., A DISTANCE OF 11.06 FEET; (11) THENCE N.22°36'27"E., A DISTANCE OF 17.88 FEET; THENCE N.89°40'23"W., A DISTANCE OF 667.50 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 90°17'37"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.31 FEET TO A POINT ON SAID EASTERLY LINE OF TRACT 801; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: (1) THENCE S.00°01'59"W., A DISTANCE OF 1,839.78 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET AND A CENTRAL ANGLE OF 90°10'09"; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.97 FEET; (3) THENCE N.89°51'51"E., A DISTANCE OF 52.22 FEET; (4) THENCE S.00°08'09"E., A DISTANCE OF 130.00 FEET; (5) THENCE S.15°14'59"E., A DISTANCE OF 44.54 FEET; (6) THENCE S.00°08'09"E., A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,235,604.50 SQUARE FEET OR 28.3656 ACRES, MORE OR LESS.

DESCRIPTION

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



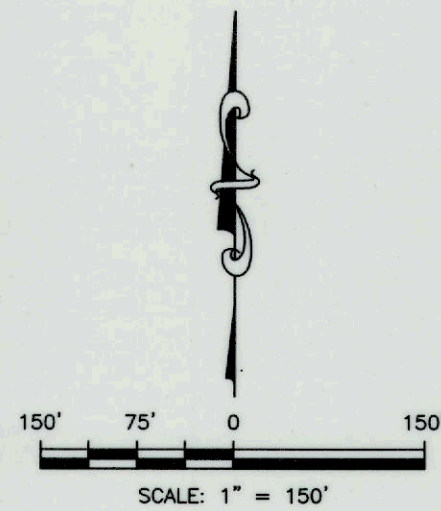
# ARIA, PHASE III

A SUBDIVISION

IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
CITY OF VENICE, SARASOTA COUNTY, FLORIDA  
BEING A REPLAT OF TRACTS 801 & 200, PORTIONS OF TRACTS 500, 502  
& 604, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428-438 OF THE  
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

SHEET 3 OF 8



MATCH LINE  
SEE BELOW  
RIGHT

SHEET  
5

SHEET  
4

CURVE DATA					LINE TABLE		
CURVE #	DELTA	RADIUS	ARC	CHORD	CB	LINE #	BEARING
C1	39°00'58"	25.00'	17.02'	16.70'	S19°50'05"W	L1	S00°19'36"W
C2	89°59'47"	25.00'	39.27'	35.35'	S44°40'18"E	L2	S89°40'12"E
C3	63°53'40"	137.00'	152.78'	144.98'	N57°43'22"W	L3	N00°47'01"E
C4	90°00'13"	25.00'	39.27'	35.36'	S45°19'42"W	L5	N18°08'48"W
C5	11°44'23"	228.00'	46.72'	46.64'	N6°11'47"E	L6	S71°51'12"W
C6	11°38'49"	475.00'	96.56'	96.39'	S6°14'34"W	L7	N18°08'48"W
						L8	S71°51'12"W
						L9	N18°08'48"W
						L10	N71°51'12"E
						L11	N89°40'12"W
						L12	S00°19'36"W

ARIA, PLAT  
BOOK 52,  
PAGES 428-438

SOUTH LINE OF THE N.E.¼,  
SECTION 34-38-19  
NORTH LINE OF THE S.E.¼,  
SECTION 34-38-19

SHEET  
6

MATCH LINE  
SEE ABOVE LEFT

## TRACT DESIGNATIONS

TRACT 100 - PRIVATE ROADWAY,  
INGRESS, EGRESS, UTILITY, DRAINAGE,  
LANDSCAPE & HARDSCAPE EASEMENT  
TRACT 201 - AMENITY CENTER  
TRACT 607 - OPEN SPACE, PRIVATE  
DRAINAGE & FLOWAGE EASEMENT

## LEGEND

- = 5/8" CAPPED IRON ROD FOUND-P.R.M. LB #7384
- = 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
- D = DELTA
- CB = CHORD BEARING
- P.R.M.=PERMANENT REFERENCE MONUMENT
- = BREAK POINT

OVERALL BOUNDARY  
& KEY MAP

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



# ARIA, PHASE III

A SUBDIVISION

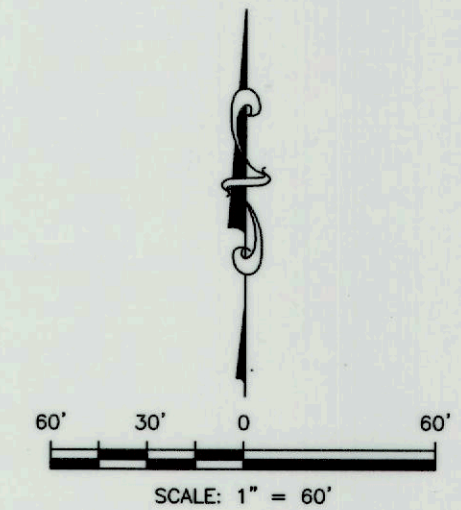
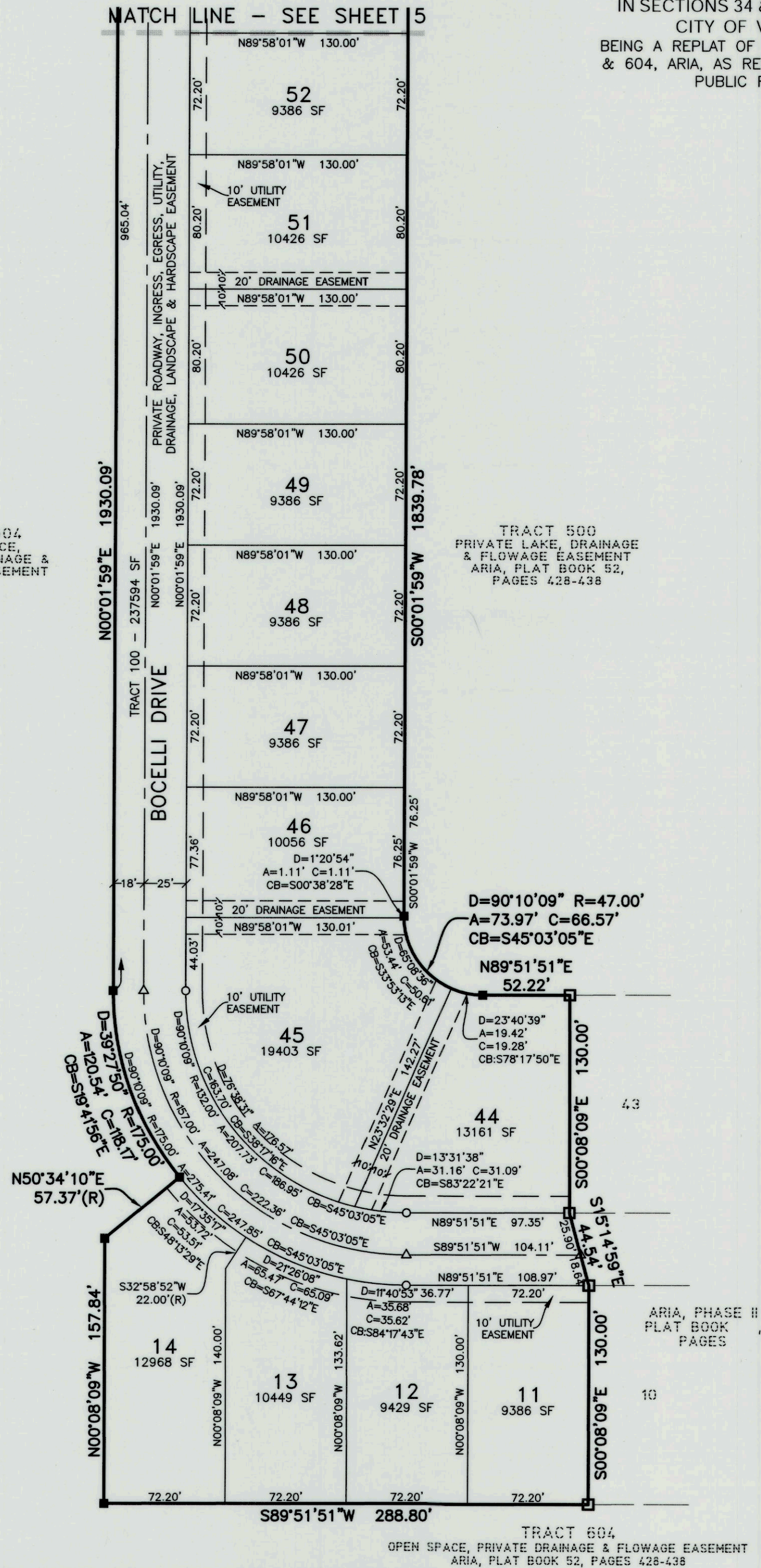
IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
CITY OF VENICE, SARASOTA COUNTY, FLORIDA  
BEING A REPLAT OF TRACTS 801 & 200, PORTIONS OF TRACTS 500, 502  
& 604, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428-438 OF THE  
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

SHEET 4 OF 8

TRACT 604  
OPEN SPACE,  
PRIVATE DRAINAGE &  
FLOWAGE EASEMENT

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



## LEGEND

- = 5/8" CAPPED IRON ROD FOUND—P.R.M. LB #7384
- = 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

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

POL



ARIA, PHASE III

A SUBDIVISION

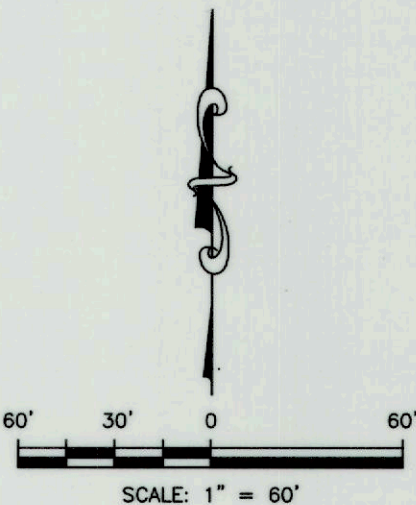
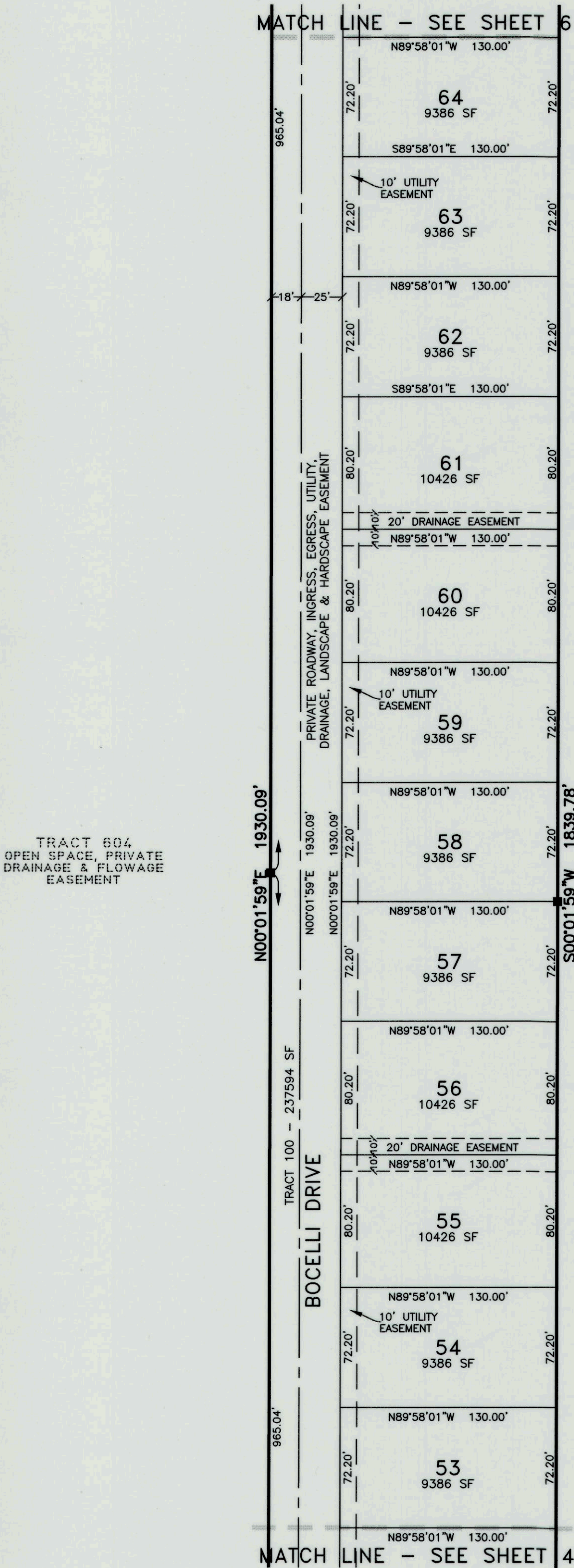
IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST

CITY OF VENICE, SARASOTA COUNTY, FLORIDA

BEING A REPLAT OF TRACTS 801 & 200, PORTIONS OF TRACTS 500, 502  
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PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

SHEET 5 OF 8



LEGEND

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# ARIA, PHASE III

A SUBDIVISION

IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST

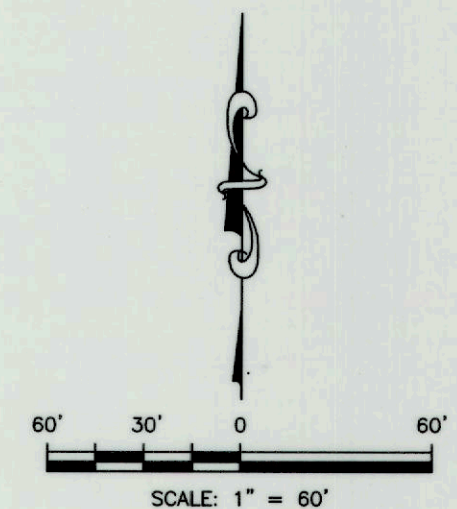
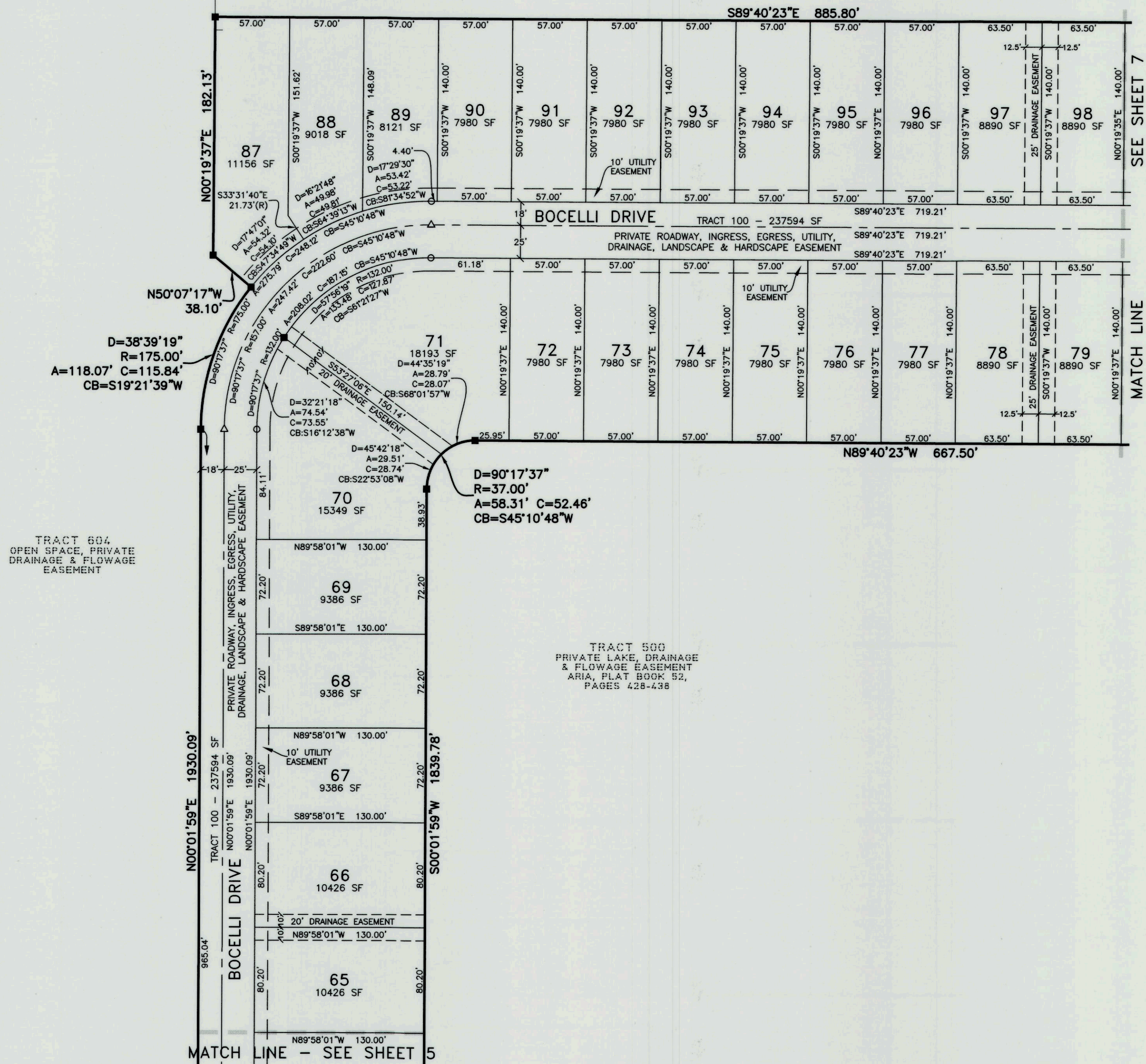
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

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& 604, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428-438 OF THE  
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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SHEET 6 OF 8

TRACT 502  
PRIVATE LAKE, DRAINAGE  
& FLOWAGE EASEMENT  
ARIA, PLAT BOOK 52,  
PAGES 428-438



## LEGEND

- = 1/2" CAPPED IRON ROD FOUND-P.R.M. LB #7384
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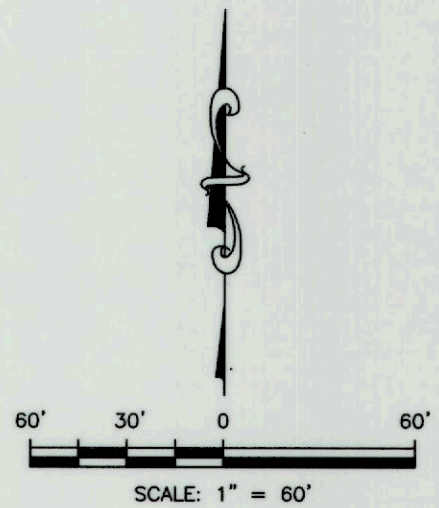
# ARIA, PHASE III

A SUBDIVISION

IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
CITY OF VENICE, SARASOTA COUNTY, FLORIDA  
BEING A REPLAT OF TRACTS 801 & 200, PORTIONS OF TRACTS 500, 502  
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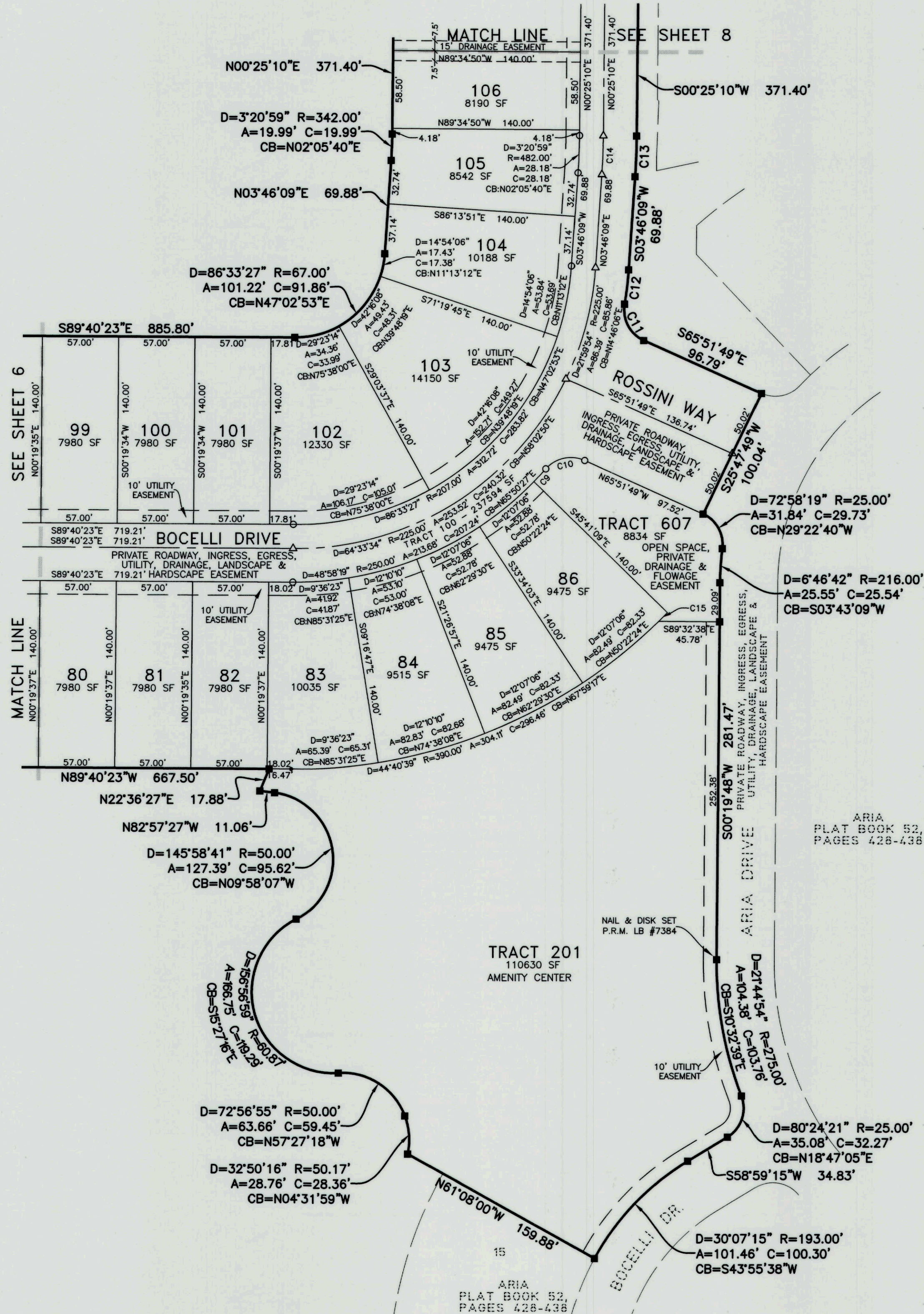
## CURVE DATA

CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C9	2°57'34"	250.00'	12.91'	12.91'	N42°50'04"E
C10	72°46'54"	25.00'	31.76'	29.66'	S77°44'44"W
C11	75°33'20"	25.00'	32.97'	30.63'	S28°05'09"E
C12	5°55'22"	250.00'	25.84'	25.83'	N6°43'50"E
C13	3°20'59"	525.00'	30.69'	30.69'	N2°05'40"E
C14	3°20'59"	500.00'	29.23'	29.23'	N2°05'40"E
C15	1°20'06"	390.00'	9.09'	9.09'	N44°58'55"E



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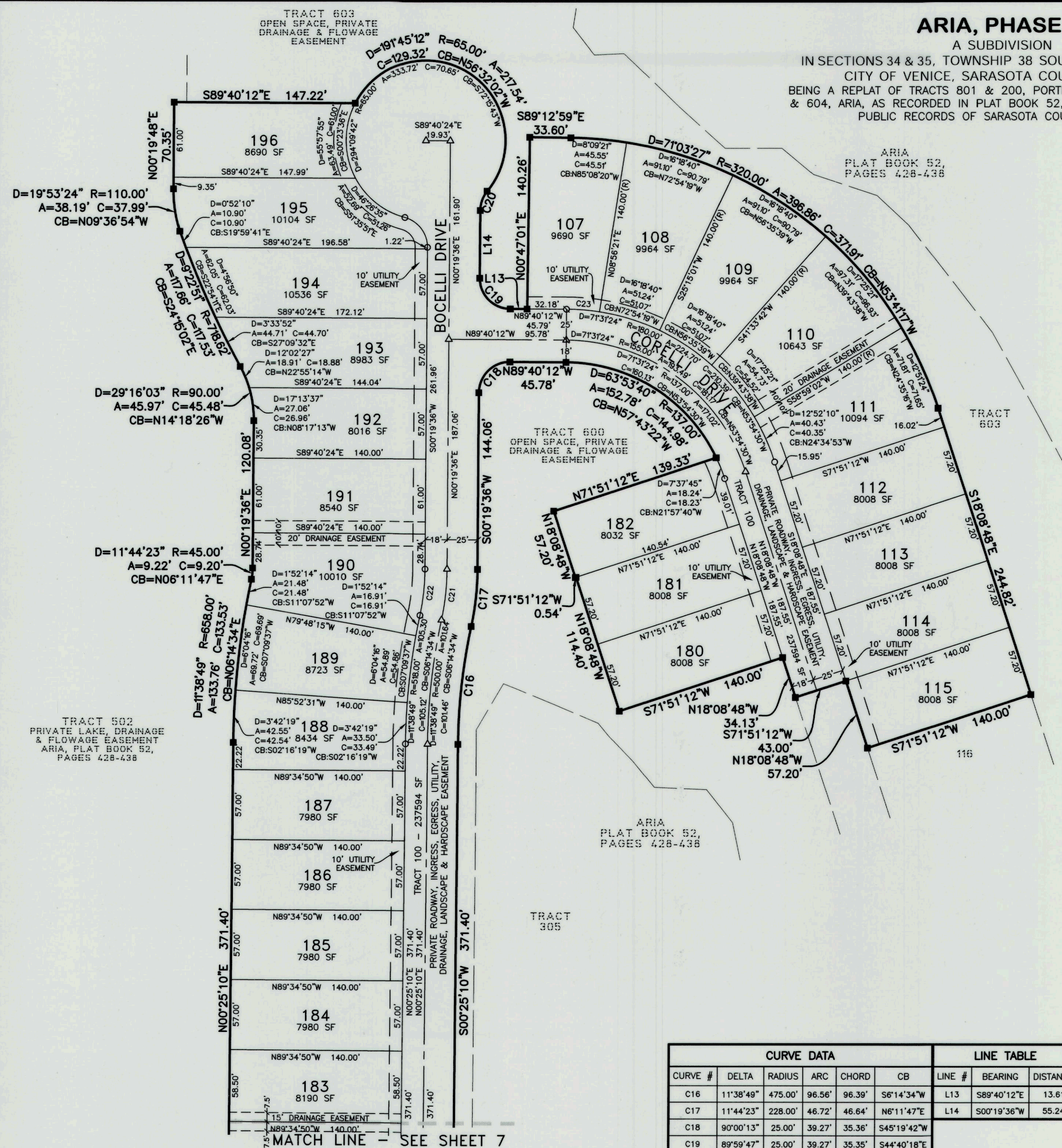
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ARIA  
PLAT BOOK 52,  
PAGES 428-438



CURVE DATA						LINE TABLE		
CURVE #	DELTA	RADIUS	ARC	CHORD	CB	LINE #	BEARING	DISTANCE
C16	11°38'49"	475.00'	96.56'	96.39'	S6°14'34"W	L13	S89°40'12"E	13.61'
C17	11°44'23"	228.00'	46.72'	46.64'	N6°11'47"E	L14	S00°19'36"W	55.24'
C18	90°00'13"	25.00'	39.27'	35.36'	S45°19'42"W			
C19	89°59'47"	25.00'	39.27'	35.35'	S44°40'18"E			
C20	39°00'58"	25.00'	17.02'	16.70'	S19°50'05"W			
C21	11°44'23"	203.00'	41.59'	41.52'	N6°11'47"E			
C22	11°44'23"	185.00'	37.91'	37.84'	N6°11'47"E			
C23	8°36'33"	180.00'	27.05'	27.02'	N85°21'56"W			

**LEGEND**

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