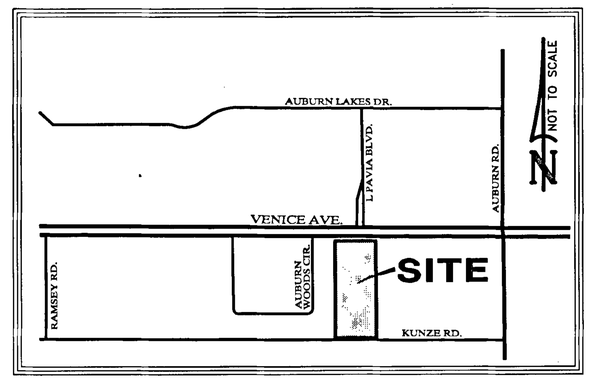
CASSATA PLACE

A Subdivision

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

PLAT BOOK 54 PAGE 13
SHEET 1 OF 4

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020017022 4 PG(S)
February 06, 2020 10:23:58 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



LOCATION MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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 presents to be executed by its Managing Member, this 17 day of January, A.D. 2020.

Aqueduct, LLC

BY: Frank Cassata
Frank Cassata, Managing Member

Witnesses:

Signature of Witness

MAREK J. WOJCICKI
Print Name of Witness

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

STEPHANIE L. TANCEY
Commission #
My Comm. Expires Jan. 21, 2020
Bonded through National Notary Assn.

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

STATE OF FLORIDA
No. 5027
PROFESSIONAL SURVEYOR AND MAPPER

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 28 day of January A.D. 2020.

City Attorney

Mayor, City of Venice

City Engineer

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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 54, Pages 13-16, Public Records of Sarasota County, Florida, this 6th day of February, A.D., 2020.

For: Clerk of the Circuit Court Sarasota County, Florida
L. Perretti, Deputy Clerk

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, Professional Land Surveyor
Florida Certificate Number 3979

RANDALL E. BRITT
CERTIFICATE NO. 3979
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

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

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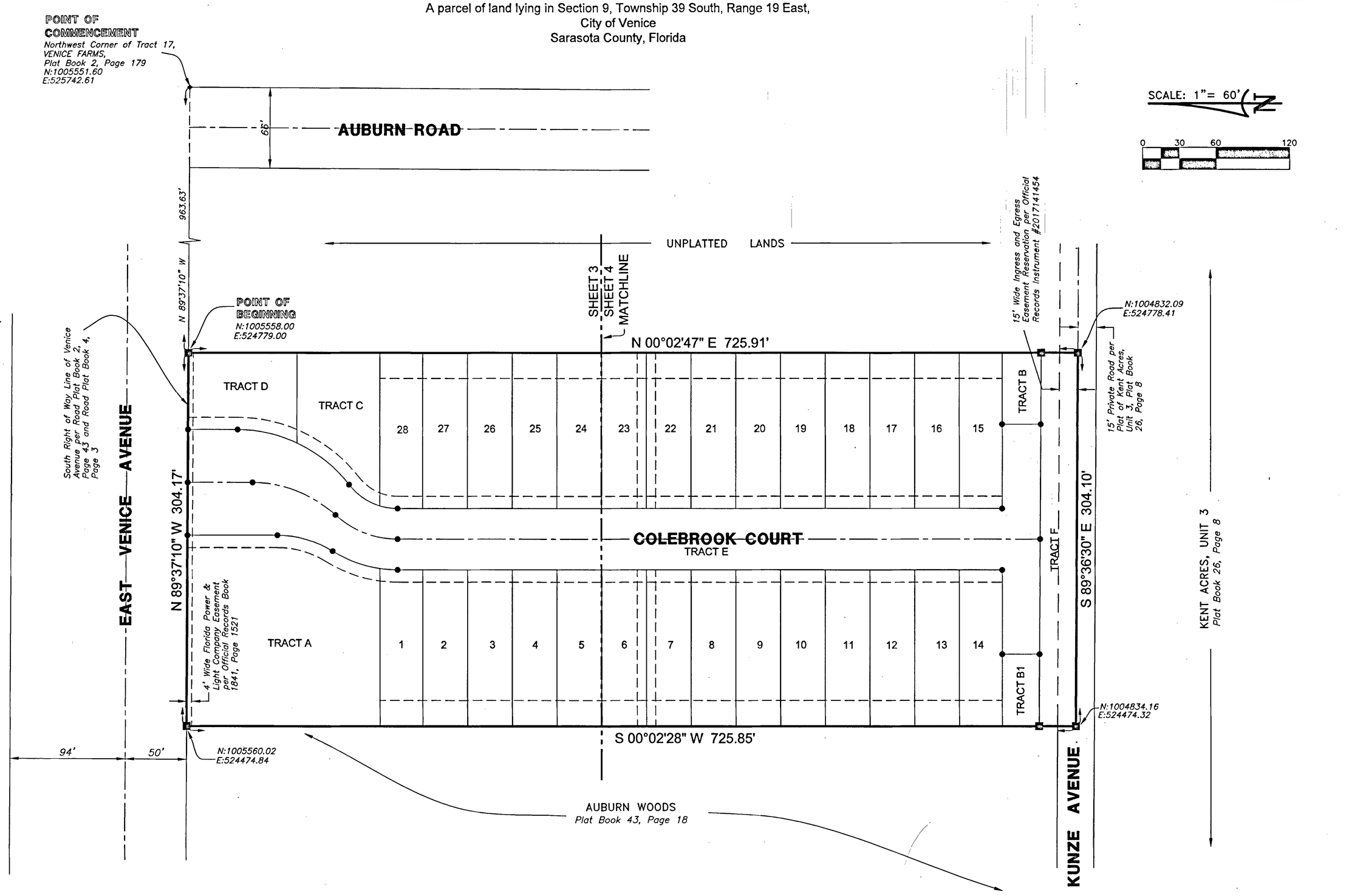
PLAT BOOK 54 PAGE 14
SHEET 2 OF 4



KEY MAP

TRACT LEGEND

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

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.*

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PLAT BOOK 54 PAGE 15
SHEET 3 OF 4

SCALE: 1"= 30'

0 15 30 60

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:

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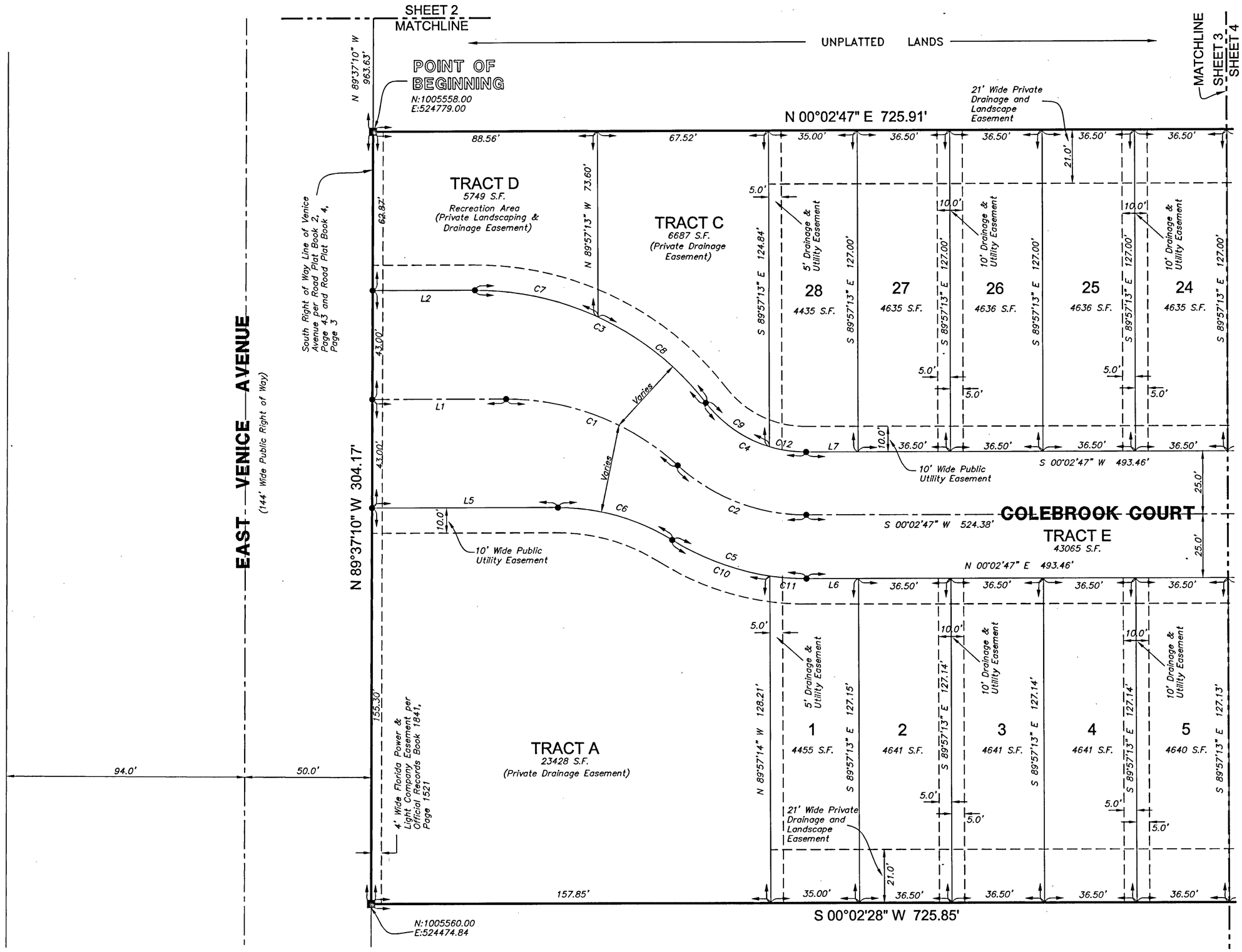

LINE TABLE

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 C	*Common Area; Pond and Private Drainage Easements*
B B1	*Common Area; and Private Drainage Easements*
D	*Common Area, Recreation Area, and Private Landscaping and Drainage Easement*
E	*Private Ingress–Egress, Utility, Draignage, Landscaping, and Sinage Easement; Public Utility Easement*
F	*Future Public Right of Way*

AUBURN WOODS
Plat Book 43, Page 18

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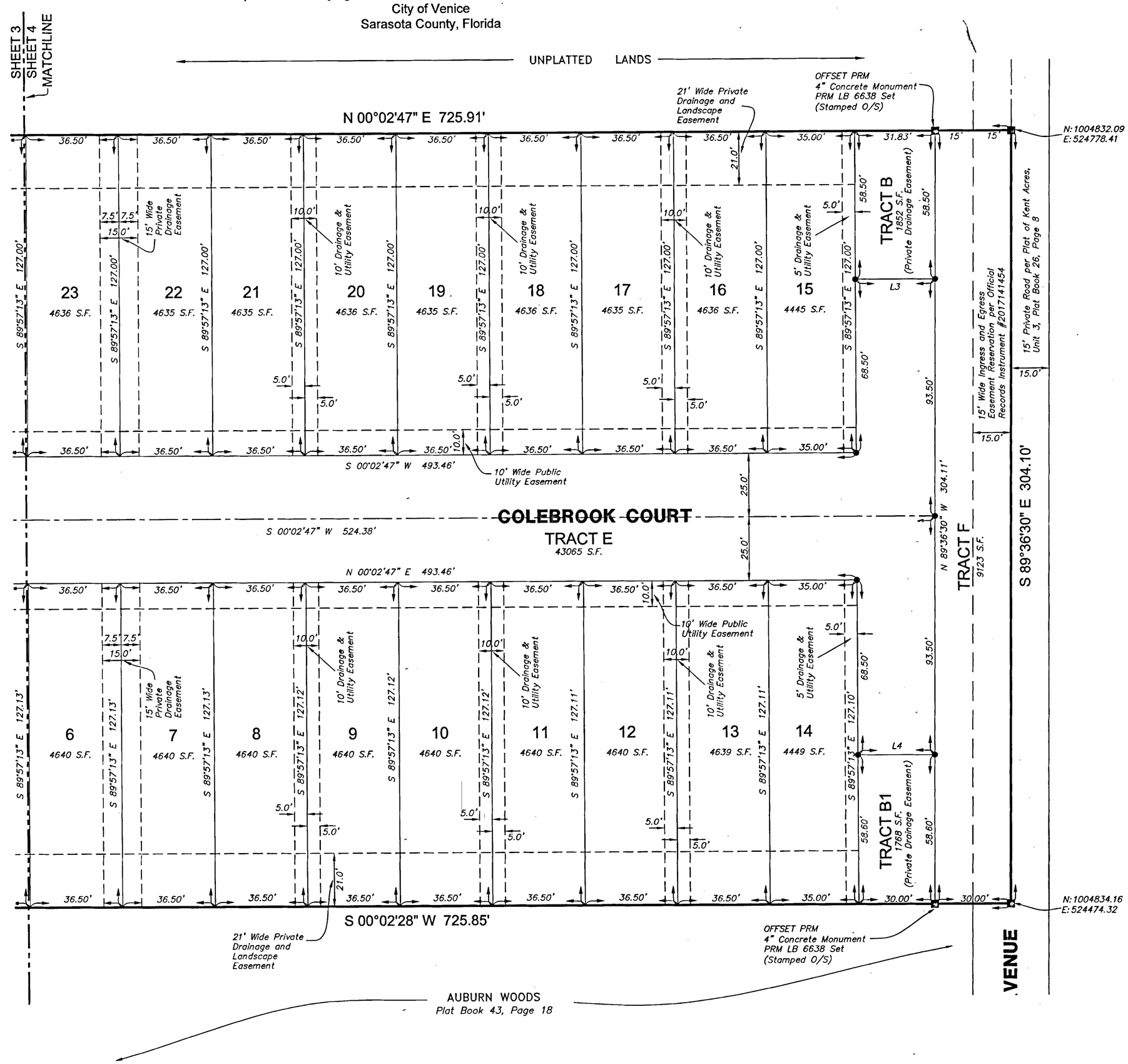
PLAT BOOK 54 PAGE 16
SHEET 4 OF 4

SCALE: 1"= 30'

0 15 30 60



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:

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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.
3. Elevations shown hereon refer to NAVD 88 Datum. Based on FLDEP Bench Mark #J 699, published elevation =13.22 feet, (NAVD88).

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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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