ARCATA DEL SOL

A Subdivision

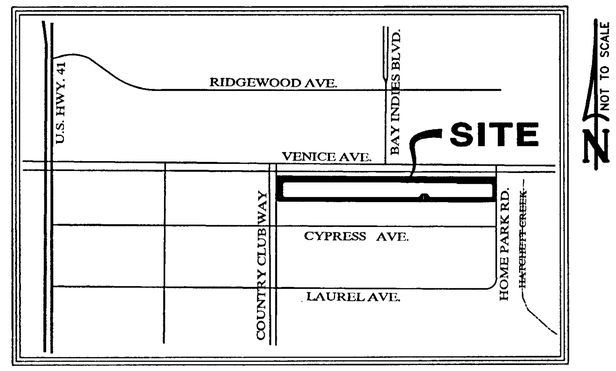
A Replat of Lots 1 thru 49 (inclusive) Block 229, Replat of a Portion of VENICE, NORTH EDGEWOOD SECTION, recorded in Plat Book 10, Page 94, of the Public Records of Sarasota County, Florida

A parcel of land lying in Section 8, Township 39 South, Range 19 East, City of Venice, Sarasota County, Florida

PLAT BOOK 56 PAGE 28

SHEET 1 OF 4

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022036673 4 PG(S)
March 03, 2022 12:49:00 PM
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

Arcata del Sol, LLC, a Florida Limited Liability Company, hereby certifies ownership of "ARCATA DEL SOL", shown here.

PUBLIC:

Arcata del Sol, LLC does hereby dedicate and set apart the 15' wide Public Flowage Easement, and the 15'x40' Utility Easement as shown hereon to the City of Venice Florida forever.

PRIVATE:

Arcata del Sol, LLC does hereby dedicate and set apart Tract "A" (Common Area; and a Private Drainage, Parking, Landscaping and Signage Easement), Tract "B" (Common Area; and a Private Parking, Landscaping and Sidewalk Easement); and other easements for said uses and purposes to the ARCATA DEL SOL 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 15 day of FEBRUARY, A.D. 2022.

ARCATA DEL SOL, LLC

By: _____
Michael W. Miller, Managing Member

Witnesses:

Signature of Witness
Tammy Chatham
Print Name of Witness

Signature of Witness
Jayne E. Parrish
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 15th day of FEBRUARY, 2022, by Michael W. Miller, managing member of Arcata Del Sol, 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

Notary Public
Sign: Stephanie L Tankey
Print Name: STEPHANIE L TANKEY
My Commission Expires: 2/21/2024

DESCRIPTION:

Lots 1 thru 49 inclusive, Block 229, Replat of a Portion of VENICE, NORTH EDGEWOOD SECTION, as recorded in Plat Book 10, Page 94, of the Public Records of Sarasota County, Florida.

Being in Section 8, Township 39 South, Range 19 East, Sarasota County, Florida.

NOTE

Subject to Florida Power & Light Company easements along "the side and rear portions of Lots" (No width given) per Deed Book 108, Page 569, and Deed Book 117, Page 541, of the Public Records of 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 Consent to Dedication is simultaneously recorded in Official Records Instrument # 2022036671, Public Records of Sarasota County, Florida.

The Declaration of Covenants and Restrictions are recorded in Official Records Instrument No. 2022036672 of the Public Records of Sarasota County, Florida.

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 accuracy or quality of the Surveying & Mapping reflected on this plat.

Date: 2-15-22

Michael P. Allen
Professional Surveyor and Mapper
Florida Certificate Number 6822

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 8th day of February A.D. 2022.

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 56, Pages 28-31, Public Records of Sarasota County, Florida, this 3rd day of March, A.D., 2022.

For: Clerk of the Circuit Court Sarasota County, Florida

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 the Sarasota County Unified Development Code, as amended and that the Permanent Reference Monuments (PRM's) were installed on 11-23-2020. The Lot Corners and Bench Marks (BM's) installation date and elevations will be certified by recorded affidavits within one year or before bond expiration.

Date: 2/15/2022

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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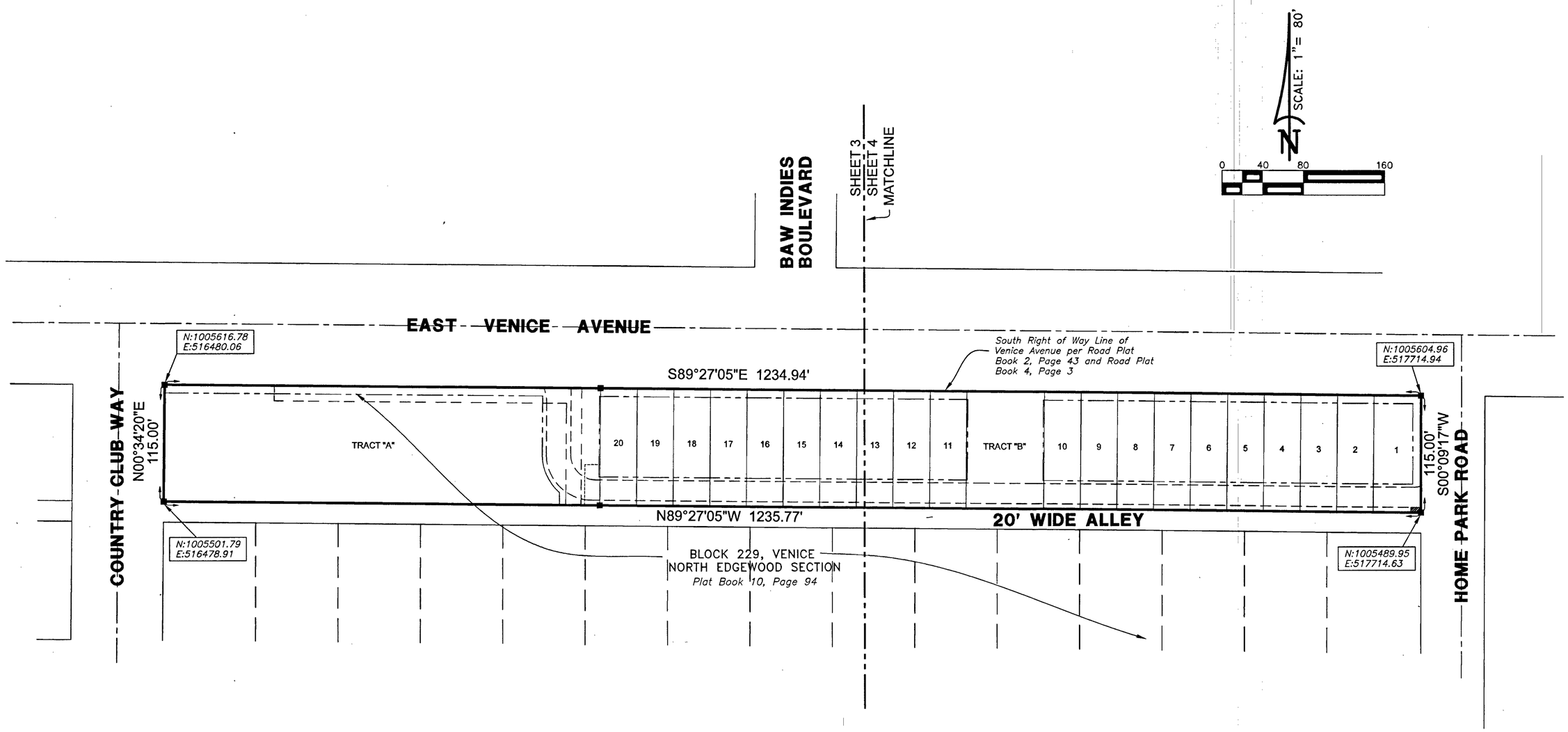
PLAT BOOK 56 PAGE 29

SHEET 2 OF 4



KEY MAP

TRACT LEGEND

NUMBER	DESCRIPTION
A	*Common Area; Drainage, Parking, Landscaping & Signage*
B	*Common Area; Parking, Landscaping & Sidewalks*

LEGEND:

- ■ *Permanent Reference Monument, 4" Concrete Monument PRM LB 6638 Set.. Unless Otherwise Noted.*
- 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 = S.89°27'05"E.*
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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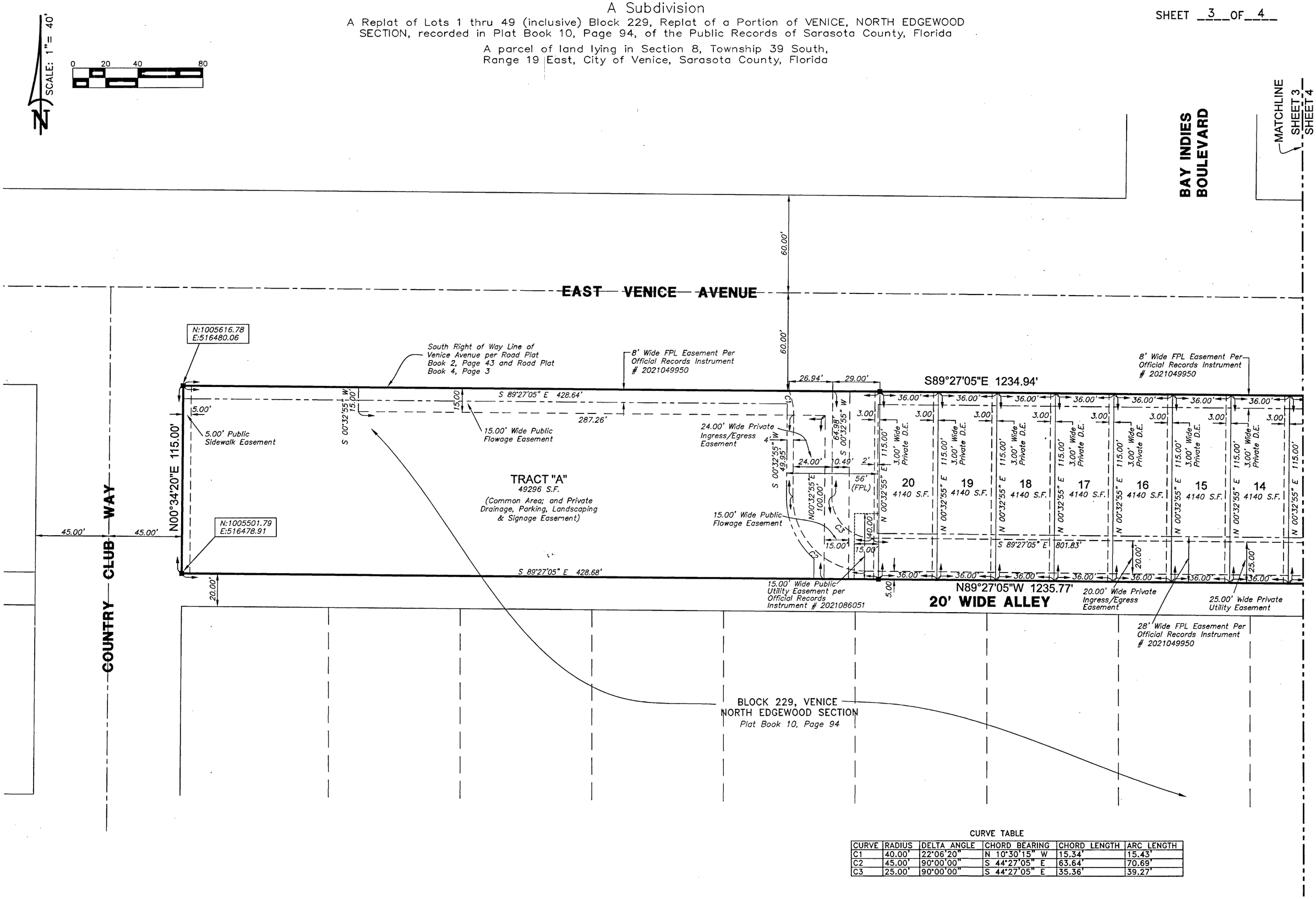
PLAT BOOK 56 PAGE 30

SHEET 3 OF 4



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	40.00'	22°06'20"	N 10°30'15" W	15.34'	15.43'
C2	45.00'	90°00'00"	S 44°27'05" E	63.64'	70.69'
C3	25.00'	90°00'00"	S 44°27'05" E	35.36'	39.27'

LEGEND:

- ■ Permanent Reference Monument, 4" Concrete Monument PRM LB 6638 Set. Unless Otherwise Noted.
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S.F. Square Feet
- Match Line
- D.E. Drainage Easement

NOTES:

1. Bearings shown hereon refer to an Assumed Meridian. The South Right of Way line of Venice Avenue = S.89°27'05"E.
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.

TRACT LEGEND

NUMBER	DESCRIPTION
A	Common Area: and Private Drainage, Parking, Landscaping & Signage Easement

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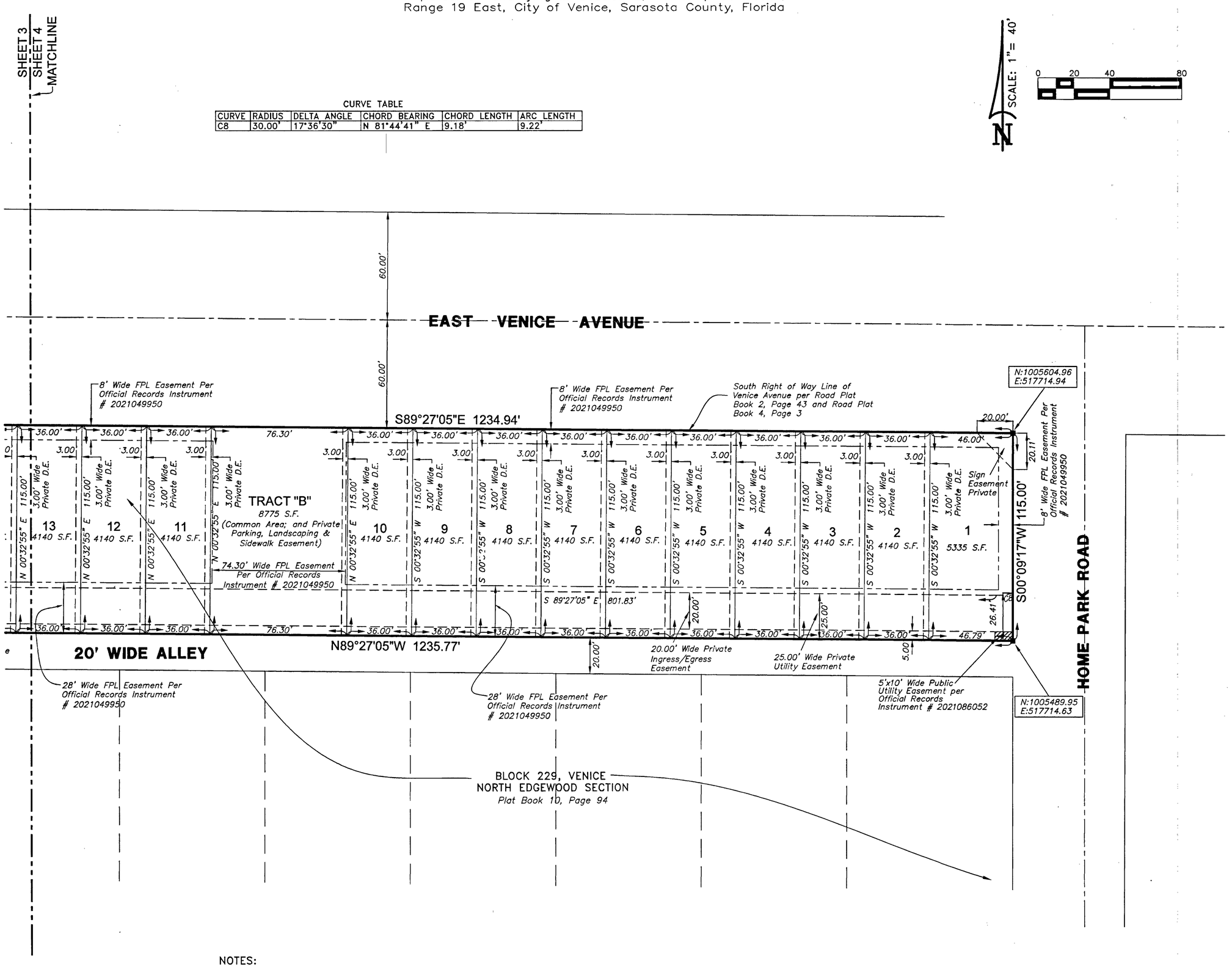
PLAT BOOK 56 PAGE 31

SHEET 4 OF 4

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C8	30.00'	17°36'30"	N 81°44'41" E	9.18'	9.22'



LEGEND:

- ■ Permanent Reference Monument, 4" Concrete Monument PRM LB 6638 Found or Set. Unless Otherwise Noted.
- ● Permanent Control Point, 5/8" Iron Rod & Cap PCP LB #6638 Found or Set or Mag Nail & Disk PCP LB #6638 Found or Set.
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S.F. Square Feet
- Match Line
- D.E. Drainage Easement

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TRACT LEGEND

NUMBER	DESCRIPTION
B	Common Area; and Private Parking, Landscaping & Sidewalk Easement

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