VALENCIA LAKES

A REPLAT OF TRACTS 4, 5, 11, 12 AND A PORTION OF TRACT 13, VENICE FARMS, PLAT BOOK 2 AT PAGE 179, SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 43 PAGE 47

SHEET 1 OF 4 SHEETS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003147380 4 PGS
2003 JUL 24 03:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#352096

DESCRIPTION:

TRACTS 4, 5, 11 & 12, ACCORDING TO THE PLAT OF "VENICE FARMS" AS RECORDED IN PLAT BOOK 2 AT PAGE 179 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
LESS THE SOUTHERLY 33.00 FEET OF SAID TRACTS 4 & 5, AS RECORDED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1835 AT PAGE 1475 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH:
A PART OF TRACT #13 OF VENICE FARMS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 179 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF TRACT #13 OF VENICE FARMS, PLAT BOOK 2, PAGE 179, THE SAME BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF DE SOTA DRIVE; THENCE S.62°59'00"E., ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID DE SOTA DRIVE, A DISTANCE OF 340.00 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT #13; THENCE S.26°00'59"W., ALONG THE EASTERLY LINE OF SAID TRACT #13, A DISTANCE OF 230.25 FEET; THENCE S.00°46'31"E., ALONG THE EAST LINE OF SAID TRACT #13, A DISTANCE OF 217.00 FEET; THENCE N.62°59'00"W., PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID DE SOTA DRIVE, A DISTANCE OF 339.26 FEET TO A POINT ON THE WEST LINE OF SAID TRACT #13; THENCE N.00°46'18"W., ALONG THE WEST LINE OF SAID TRACT #13, A DISTANCE OF 227.93 FEET; THENCE N.27°06'03"E., ALONG THE NORTHWESTERLY LINE OF SAID TRACT #13, A DISTANCE OF 220.54 FEET TO THE POINT OF BEGINNING.
LYING IN AND BEING A PART OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST.

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 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 4/3/03. The Permanent Control Points (PCP's) and lot boundary corner installation date will be certified by a recorded affidavit.

RAYMOND T. BRIGHAM CERTIFICATE NO. 2670 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DATE: 5/19/03

Raymond T. Brigham R.L.S. #2670

Brigham Surveying, Inc. 712 Shamrock Blvd. Venice, Florida 34293 L.B.#2812

CERTIFICATE OF REVIEWING SURVEYOR & MAPPER

"I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE CITY OF VENICE. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 F.S. 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."

DANIEL E. LEMONDE
Professional Land Surveyor No. 2909

Date: 5-22-03

CERTIFICATE OF APPROVAL OF CITY COUNCIL

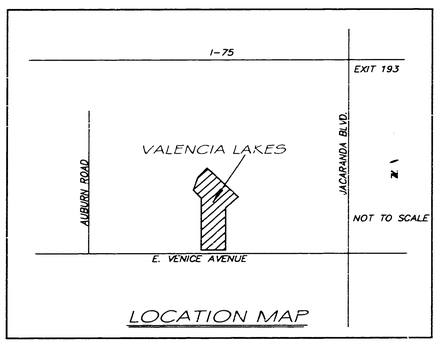
STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA }

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY COUNCIL OF VENICE, A MUNICIPALITY IN COUNTY OF SARASOTA, STATE OF FLORIDA, THIS 22nd DAY OF July, A.D., 2003.

CITY ATTORNEY

MAYOR, CITY OF VENICE

CITY ENGINEER



LOCATION MAP

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

Lakeside Woods Development, Inc,. A Florida Corporation, by its duly elected PRESIDENT, David E. Peterson, acting by and with authority of its Board of Directors, certifies ownership by said Corporation of "VALENCIA LAKES" shown and described hereon.

PRIVATE

Said corporation does hereby dedicate and set apart the front, side and rear lot line easements to the VALENCIA LAKES OWNERS ASSOCIATION, INC., their successors, assigns, members, respective guests, licensees, invitees, utilities, serving the subdivision, including Sarasota County utilities, cable television, emergency and law enforcement personnel serving the Subdivision, and other persons providing essential services to the subdivision forever.
Subject, however, to any rights dedicated to the City of Venice by this Plat.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by its President, this 19th day of May, A.D., 2003.

Lakeside Woods Development, Inc.

WITNESS: Raymond T. Brigham
Julie Holmes

By: David E. Peterson
PRESIDENT

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

BEFORE ME, the undersigned Notary Public, personally appeared, David E. Peterson President, Lakeside Woods Development, Inc., a Florida Corporation to me known to be the individual described in and who executed the foregoing Certificate of Dedication, and he duly acknowledged before me that he executed the same, as such officer, for and in behalf of said Corporation.

WITNESS my hand and official seal at SARASOTA County, Florida, this 19th day of May, A.D., 2003.

D. Brigham
Notary Public, State of Florida

D. BRIGHAM
MY COMMISSION # DD 088544
EXPIRES: June 1, 2006
Bonded Thru Notary Public Underwriters

LOT LINE EASEMENTS: Unless otherwise indicated, easements of ten (10') feet in width along each front lot line, five (5') feet in width along each side lot line and eight (8') feet in width along the rear lot lines are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities, including Sarasota County utilities, drainage and cable television. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements.

NOTES:

Consent to Dedication by the mortgage holder is recorded in Official Records Instrument #2003147379, Public Records of Sarasota County, Florida.

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Sarasota County, Florida.

This is a cluster housing concept plat and building setbacks vary in accordance with appropriate zoning regulations.

"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 may be additional restrictions that are not recorded on this plat that may be found in the public records of Sarasota County, Florida.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

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 Plat Book 43, Page 47-47C Public Records of Sarasota County, Florida, this 24 day of July, A.D., 2003.

Karen E. Rushing,
Clerk of the Circuit Court of
Sarasota County, Florida

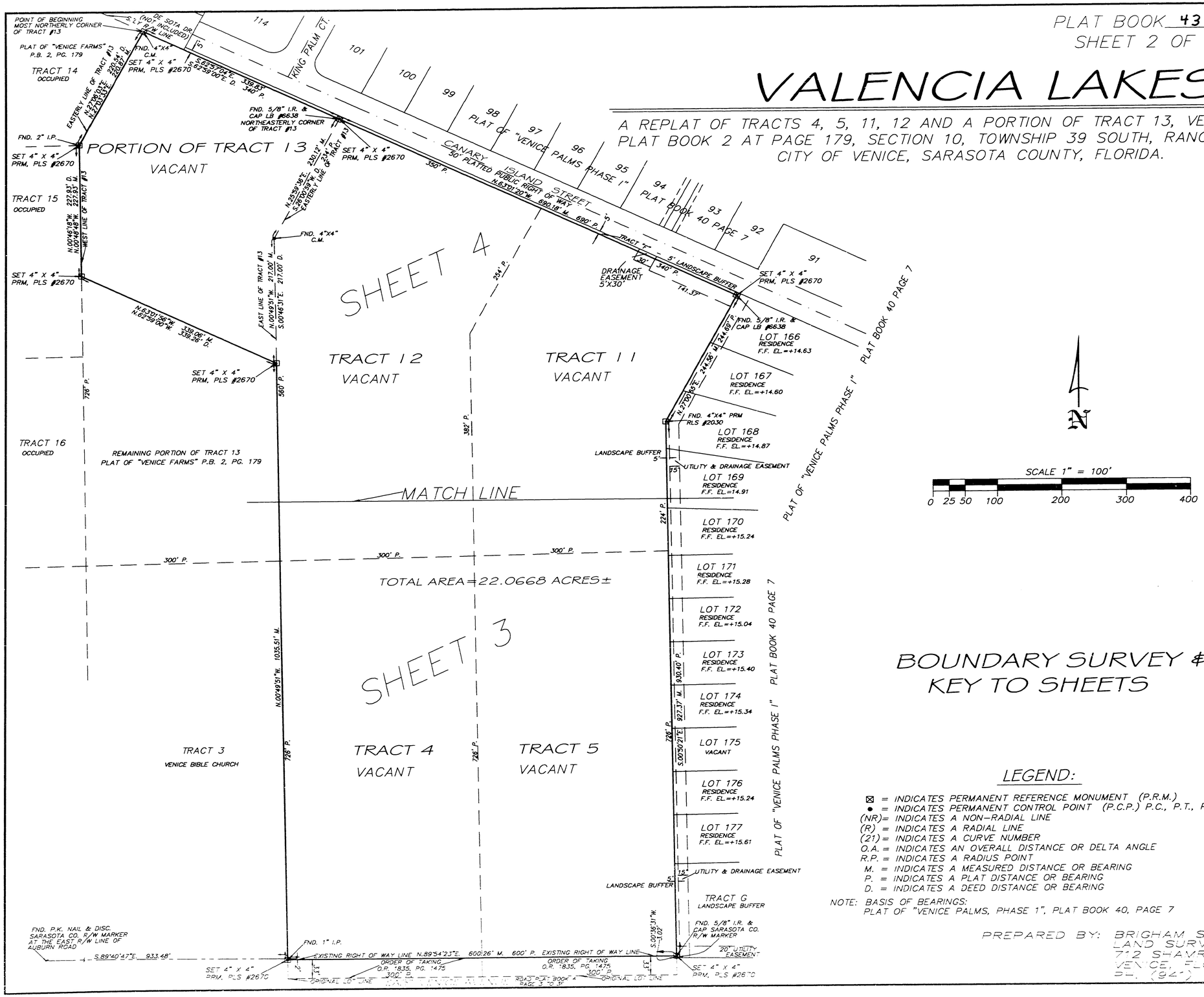
By: Deputy Clerk

PREPARED BY: BRIGHAM SURVEYING, INC.
LAND SURVEYORS
712 SHAMROCK BLVD.
VENICE, FLORIDA 34293
PH. (941) 493-4430

PLAT BOOK 43 PAGE 47A
SHEET 2 OF 4 SHEETS

VALENCIA LAKES

A REPLAT OF TRACTS 4, 5, 11, 12 AND A PORTION OF TRACT 13, VENICE FARMS, PLAT BOOK 2 AT PAGE 179, SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.



BOUNDARY SURVEY & KEY TO SHEETS

LEGEND:

- ⊠ = INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- ● = INDICATES PERMANENT CONTROL POINT (P.C.P.) P.C., P.T., P.R.C., P.I., P.C.C.
- (NR)= INDICATES A NON-RADIAL LINE
- (R) = INDICATES A RADIAL LINE
- (21) = INDICATES A CURVE NUMBER
- O.A. = INDICATES AN OVERALL DISTANCE OR DELTA ANGLE
- R.P. = INDICATES A RADIUS POINT
- M. = INDICATES A MEASURED DISTANCE OR BEARING
- P. = INDICATES A PLAT DISTANCE OR BEARING
- D. = INDICATES A DEED DISTANCE OR BEARING

NOTE: BASIS OF BEARINGS:
PLAT OF "VENICE PALMS, PHASE 1", PLAT BOOK 40, PAGE 7

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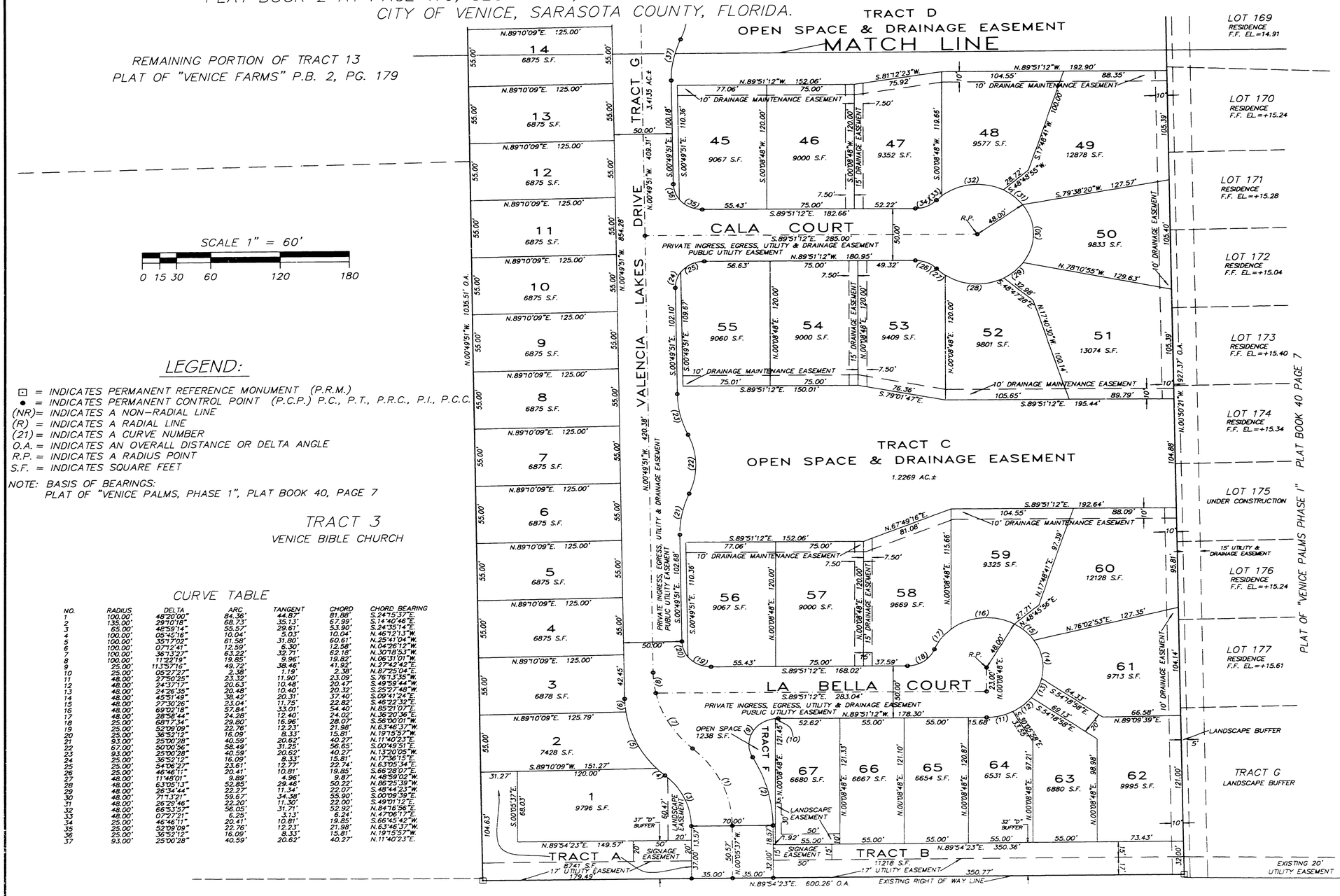
VALENCIA LAKES

PLAT BOOK 43 PAGE 47B
SHEET 3 OF 4 SHEETS

A REPLAT OF TRACTS 4, 5, 11, 12 AND A PORTION OF TRACT 13, VENICE FARMS, PLAT BOOK 2 AT PAGE 179, SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.



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- S.F. = INDICATES SQUARE FEET

NOTE: BASIS OF BEARINGS:
PLAT OF "VENICE PALMS, PHASE 1", PLAT BOOK 40, PAGE 7

TRACT 3

VENICE BIBLE CHURCH

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	100.00'	48°20'00"	84.36'	44.87'	81.88'	S.24°15'37"E.
2	135.00'	29°10'18"	68.73'	35.13'	67.99'	S.14°40'46"E.
3	65.00'	48°39'14"	55.57'	29.61'	53.90'	S.24°35'14"E.
4	100.00'	05°46'16"	10.04'	5.03'	10.04'	N.46°12'13"W.
5	100.00'	35°17'02"	61.58'	31.80'	60.61'	N.25°41'04"W.
6	100.00'	07°12'41"	12.59'	6.30'	12.58'	N.04°26'12"W.
7	100.00'	36°13'27"	63.22'	32.71'	62.18'	N.30°18'53"W.
8	100.00'	11°22'19"	19.85'	9.96'	19.82'	N.06°31'01"W.
9	25.00'	11°35'16"	49.72'	38.46'	41.92'	N.27°42'42"E.
10	25.00'	05°27'27"	2.38'	1.19'	2.38'	N.87°25'04"E.
11	48.00'	27°30'25"	23.32'	11.90'	23.09'	S.76°13'35"W.
12	48.00'	24°37'12"	20.63'	10.48'	20.47'	S.49°59'44"W.
13	48.00'	24°26'35"	20.48'	10.40'	20.32'	S.25°27'48"W.
14	48.00'	45°31'48"	38.42'	20.31'	37.40'	S.09°41'24"E.
15	48.00'	27°30'26"	23.04'	11.75'	22.82'	S.46°22'32"E.
16	48.00'	69°02'18"	57.84'	33.01'	54.40'	N.85°21'07"E.
17	48.00'	28°58'44"	24.28'	12.40'	24.02'	S.36°20'36"E.
18	25.00'	68°17'34"	29.80'	16.96'	28.07'	S.56°00'01"W.
19	25.00'	52°09'09"	22.76'	12.23'	21.98'	N.63°46'37"W.
20	25.00'	36°52'12"	16.09'	8.33'	15.81'	N.19°15'57"W.
21	93.00'	25°00'28"	40.59'	20.62'	40.27'	N.11°40'23"E.
22	67.00'	50°00'56"	58.49'	31.25'	56.65'	S.00°49'51"E.
23	93.00'	25°00'28"	40.59'	20.62'	40.27'	N.13°20'05"W.
24	25.00'	36°52'12"	16.09'	8.33'	15.81'	N.17°36'15"E.
25	25.00'	54°06'27"	23.61'	12.77'	22.74'	N.63°05'34"E.
26	25.00'	46°46'11"	20.41'	10.81'	19.85'	S.66°28'07"E.
27	48.00'	11°48'01"	9.89'	4.96'	9.87'	N.48°59'02"W.
28	48.00'	63°55'13"	52.85'	29.46'	50.22'	N.86°25'39"W.
29	48.00'	26°34'44"	22.27'	11.34'	22.07'	S.48°44'23"W.
30	48.00'	71°13'21"	59.67'	34.38'	55.90'	S.00°09'39"E.
31	48.00'	26°25'46"	22.20'	11.30'	22.00'	S.49°01'12"E.
32	48.00'	66°53'57"	56.05'	31.71'	52.92'	N.84°16'56"E.
33	48.00'	07°27'21"	6.25'	3.13'	6.24'	N.47°06'17"E.
34	25.00'	46°46'11"	20.41'	10.81'	19.85'	S.66°43'42"W.
35	25.00'	52°09'09"	22.76'	12.23'	21.98'	N.63°46'37"W.
36	25.00'	36°52'12"	16.09'	8.33'	15.81'	N.19°15'57"W.
37	93.00'	25°00'28"	40.59'	20.62'	40.27'	N.11°40'23"E.

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PLAT BOOK 43 PAGE 47C
SHEET 4 OF 4 SHEETS

VALENCIA LAKES

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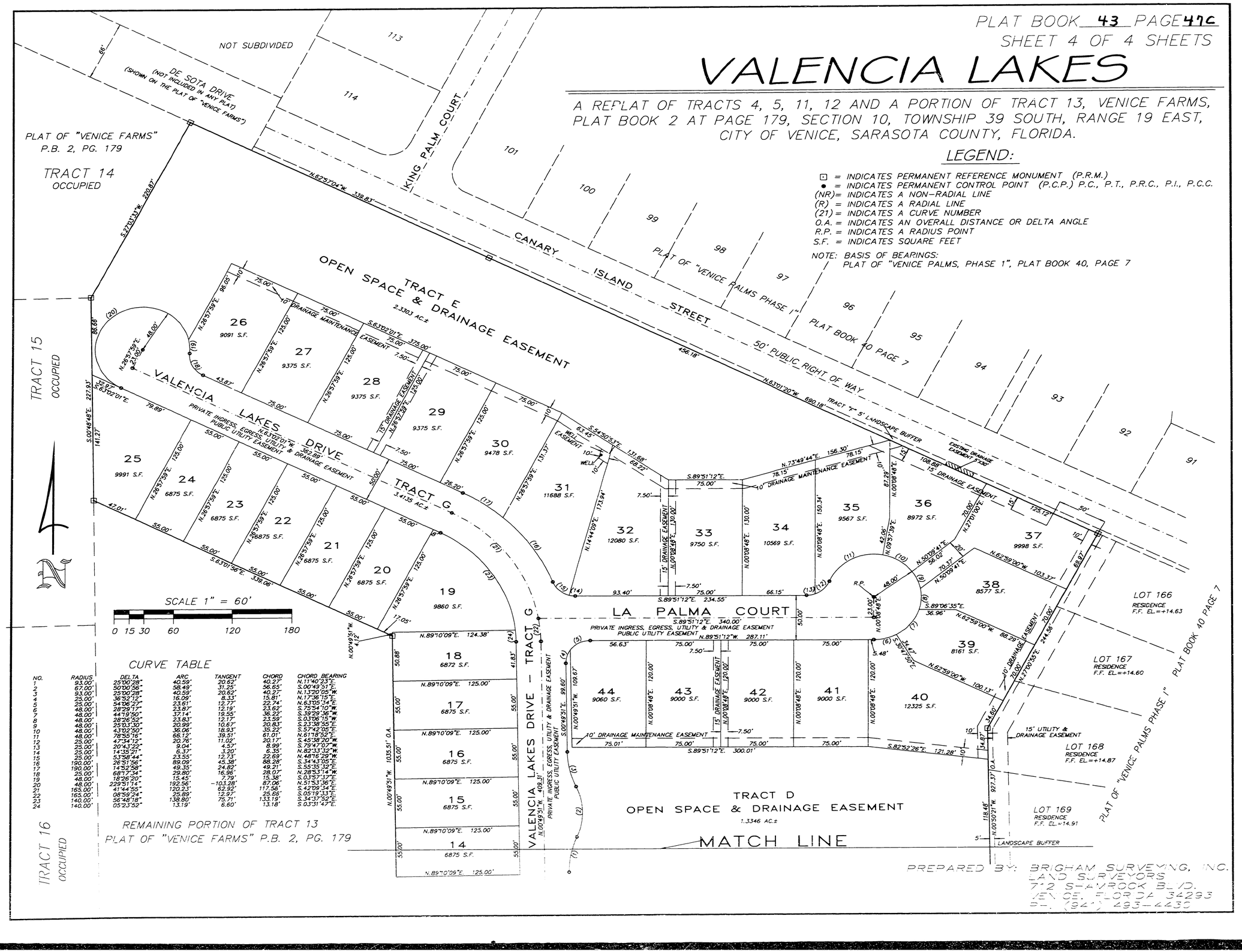
NOTE: BASIS OF BEARINGS: PLAT OF "VENICE PALMS, PHASE 1", PLAT BOOK 40, PAGE 7



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	93.00'	25°00'28"	40.59'	20.63'	40.27'	N.11°40'23"E.
2	67.00'	50°00'56"	58.49'	31.25'	56.65'	S.00°49'51"E.
3	93.00'	25°00'28"	40.59'	20.62'	40.27'	N.13°20'05"W.
4	25.00'	36°52'12"	16.09'	8.33'	15.81'	N.17°36'15"E.
5	25.00'	54°06'27"	23.61'	12.77'	22.74'	N.63°05'14"E.
6	48.00'	28°29'17"	23.87'	12.19'	23.62'	N.75°54'10"W.
7	48.00'	44°19'50"	37.14'	19.55'	36.22'	N.39°29'36"W.
8	48.00'	28°26'52"	23.83'	12.17'	23.59'	N.03°06'15"W.
9	48.00'	25°13'30"	20.99'	10.67'	20.83'	N.23°38'55"E.
10	48.00'	43°02'50"	36.06'	18.93'	35.22'	N.57°42'05"E.
11	48.00'	78°55'16"	66.12'	39.51'	61.01'	N.61°18'52"E.
12	25.00'	47°34'12"	20.76'	11.02'	20.17'	S.45°38'20"W.
13	25.00'	20°43'22"	9.04'	4.57'	8.99'	S.79°47'07"W.
14	25.00'	14°35'21"	6.37'	3.20'	6.35'	N.88°33'13"W.
15	25.00'	53°58'44"	23.55'	12.73'	22.69'	N.48°16'29"W.
16	190.00'	26°51'56"	89.09'	45.38'	88.28'	S.34°43'05"E.
17	190.00'	14°52'58"	49.35'	24.82'	49.21'	N.55°35'12"E.
18	25.00'	98°17'34"	29.80'	16.95'	28.07'	N.28°53'14"W.
19	48.00'	18°26'20"	15.45'	7.79'	15.38'	S.03°57'37"E.
20	48.00'	229°51'14"	192.56'	-103.28'	87.06'	N.51°53'36"E.
21	165.00'	41°44'55"	120.23'	62.92'	117.56'	S.42°09'34"E.
22	165.00'	08°59'24"	25.89'	12.97'	25.85'	S.05°18'33"E.
23	140.00'	56°46'18"	138.80'	75.71'	133.19'	S.34°37'52"E.
24	140.00'	05°23'52"	13.19'	6.60'	13.18'	S.03°31'47"E.

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