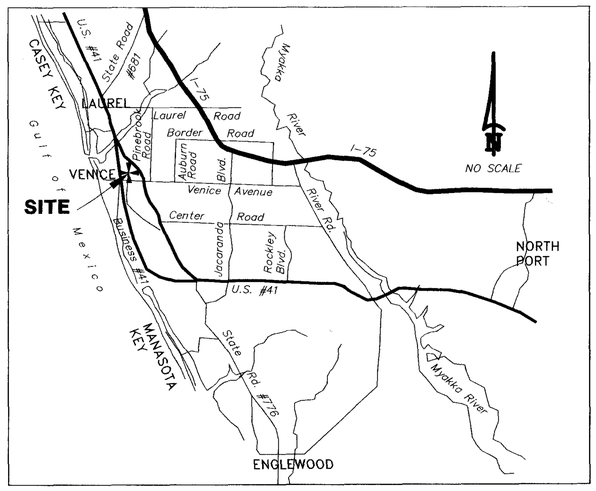
TRA PONTI VILLAGGIO

A Replat of a portion of Block 67, VENICE GULFVIEW SECTION, recorded in Plat Book 2, Page 77 and 77A, Public Records of Sarasota County, Florida; and other lands situated in SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE
Sarasota County, Florida

PLAT BOOK 49 PAGE 35
SHEET 1 OF 5

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015119127 5 PG(S)
September 24, 2015 01:03:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



LOCATION MAP
Not To Scale

DESCRIPTION: PARCEL "A"

A Portion of Block 67, VENICE GULF VIEW SECTION, according to the plat thereof recorded in Plat Book 2, Page 77 and 77A, Public Records of Sarasota County, Florida more particularly described as follows:

BEGIN at the Southeast corner of Block 67, VENICE GULF VIEW SECTION, as per Plat recorded in Plat Book 2, Page 77, Public Records of Sarasota County, Florida; thence N.89°22'53"W., along the North Right of Way line of VENICE AVENUE as shown on said Plat of VENICE GULF VIEW SECTION, a distance of 475.00 feet to the Southeast corner of Lot 30, Block 67, of said Plat of VENICE GULF VIEW SECTION; thence N.00°37'07"E., along the East line of said Lot 30 and its northerly extension, a distance of 125.00 feet to a point on the centerline of a 20.00 feet wide alley as shown on said Plat of VENICE GULFVIEW SECTION; thence S.89°22'53"E., along said centerline of a 20.00 feet wide alley, a distance of 0.50 feet to a point the southerly extension of a line lying 0.50 feet easterly of the West line of Lot 2, Block 67, VENICE GULF VIEW SECTION; thence N.00°37'07"E., along said line lying 0.50 feet easterly of the West line of Lot 2 and its southerly extension, a distance of 125.00 feet to the South Right of Way line of TAMPA AVENUE as shown on said Plat of VENICE GULF VIEW SECTION; thence S.89°22'53"E., along said South Right of Way line, a distance of 474.50 feet to the West Right of Way line of AMERICAN LEGION WAY (Florida Street) as shown on said Plat of VENICE GULF VIEW SECTION; thence S.00°37'07"W., along said West Right of Way line, a distance of 250.00 feet to the POINT OF BEGINNING.

Parcel contains 118,688 Square Feet, or 2.7247 Acres more or less

DESCRIPTION: PARCEL "B"

A Parcel of land lying West of the INTRACOASTAL WATERWAY, East of Florida Street and North of Venice Avenue, recorded in Official Records Book 2234, Page 2415 Public Records of Sarasota County, Florida more particularly described as follows:

COMMENCE at the Southeast corner of Block 67. VENICE GULF VIEW SECTION, as per Plat recorded in Plat Book 2, Page 77, Public Records of Sarasota County, Florida; thence S.89°22'53"E., a distance of 72.00 feet; thence N.00°37'07"E., a distance of 10.00 feet to a point on the North Right of Way line of VENICE AVENUE (a 130' wide Public Right of Way) and the East Right of Way line of AMERICAN LEGION WAY (a 60' wide Public Right of Way – platted as Florida Street) as shown on said Plat of VENICE GULF VIEW SECTION for the POINT OF BEGINNING; thence continue along said East Right of Way line of AMERICAN LEGION WAY the following two (2) courses: (1) thence N.44°23'08"W., a distance of 16.97 feet; (2) thence N.00°37'07"E., a distance of 192.18 feet to a point on the westerly Right of Way line of the Intra-Coastal Waterway as shown on the West Coast Inland Navigation District Record Drawing sheet 21 of 44; thence along said westerly Right of Way line the following two (2) courses: (1) thence S.37°51'48"E., a distance of 213.86 feet; (2) thence S.18°35'46"E., a distance of 38.93 feet; to a point on the North Right of Way line of VENICE AVENUE; thence N.89°23'08"W., along said North Right of Way line, a distance of 133.89 feet to the POINT OF BEGINNING.

Parcel contains 16,196 Square Feet, or 0.3718 Acres more or less

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.

Consent to Dedication by Mortgage Holder recorded in Official Instruments 2015116283 2015116284 Public Records of Sarasota County, Florida.

SURVEYORS CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that this plat is a true representation of the lands described and shown hereon to the best of my knowledge and belief, 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 Permanent Reference Monuments (PRM's) were installed on 10/13/2014. *The permanent Control Points (PCP's) installation date will be certified by a recorded affidavit.*

Date: 5/22/2015

Randall E. Britt
Randall E. Britt, Professional Land Surveyor
Florida Certificate No. 3979

CERTIFICATE OF APPROVAL OF CITY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Professional Surveyor and Mapper, Contracted with the City of Venice, hereby certify that I have reviewed this plat for conformity to Chapter 177 of the Florida Statutes, and find this plat is in conformance with the provisions of said Chapter.

Date: 09-11-15

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

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF SARASOTA

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 _____ A.D. 2014.

City Attorney

John W. Holic
Mayor, City of Venice

City Engineer

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA

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 49 *, Pages* 35-35D *, Public Records of Sarasota County, Florida, this* 24 *day of* September *, A.D.,* ~~2014~~ 2015

Fred Miller
For: Clerk of the Circuit Court Sarasota County, Florida
F. Miller, Deputy Clerk

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

TRA PONTI VILLAGGIO

A Replat of a portion of Block 67, VENICE GULFVIEW SECTION, recorded in Plat Book 2, Page 77 and 77A, Public Records of Sarasota County, Florida; and other lands situated in SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE
Sarasota County, Florida

PLAT BOOK 49 PAGE 35-A-
SHEET 2 OF 5

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA

ELKCO LP; WATERFORD WATERFRONT PROPERTIES II LLC; R PEIL LLC; BRIAN RYBLOOM; DARRELL RYBLOOM; PENNY RYBLOOM; WENDY SEAMON; DARIN RYBLOOM; KALIN ENTERPRISES, INC; EDWARD L. KALIN, AS TRUSTEE OF THE EDWARD L. KALIN REVOCABLE TRUST, DATED NOVEMBER 27, 1995; B GURAN OF VENICE LLC; and 2J GURAN OF VENICE LLC,

PUBLIC:

Said owners do hereby dedicate and set apart the Public Utility and Drainage Easements; Public Utility Easements; Sidewalk Easement; and Sanitary Sewer Easement, as shown and described on this plat for said uses and purposes to the City of Venice forever.

PRIVATE:

Said owners do hereby dedicate and set apart the Private Ingress/Egress and Drainage Easement; Private Ingress/Egress, Drainage, Utility and Sign Easement; 3' wide Drainage Easements; and other easements shown and described on this plat for said uses and purposes to the Tra Ponti Villagio Community Association, Inc., their successors, assigns, members, respective guests, licensees, invitees, utilities serving the subdivision, 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, ELKCO LP has caused these presents to be executed by its Leslie Malkin, as its Manager of ELKCO MANAGER, LLC, its General Partner, this 10th day of June, A.D., 2015 MENTCO

WITNESS: Mindy Kauffman
Print Name: Mindy Kauffman
WITNESS: Michael W Miller
Print Name: MICHAEL W MILLER

ELKCO, LP
BY: Leslie Malkin
Leslie Malkin, as its Manager of ELKCO MANAGER, LLC, its General Partner
MENTCO.

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned Notary Public, personally appeared Leslie Malkin, as its Manager of ELKCO MANAGER, LLC, its General Partner of ELKCO LP, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and they duly acknowledged before me that they executed the same as such General Partner for and in behalf of the said ELKCO LP, who is personally known to me and who took an oath.

Witness my hand and official seal at Sarasota County, Florida, this 10 day of June, A.D., 2015

Gloria M. Parker
Notary Public, State of Florida at Large

My Commission Expires: [illegible]

GLORIA M. PARKER
MY COMMISSION # FF046378
EXPIRES: August 18, 2017

IN WITNESS WHEREOF, WATERFORD WATERFRONT PROPERTIES II LLC has caused these presents to be executed by its ~~General Partner~~ MANAGER this 5 day of JUNE, A.D., 2015

WITNESS: Stephanie L Tancey
Print Name: STEPHANIE L TANCEY
WITNESS: Jayne E. Parrish
Print Name: Jayne E. Parrish

WATERFORD WATERFRONT PROPERTIES II, A LIMITED LIABILITY COMPANY
BY: Michael W Miller
Michael W. Miller, as Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned Notary Public, personally appeared MICHAEL W MILLER of WATERFORD WATERFRONT PROPERTIES II LLC, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and they duly acknowledged before me that they executed the same as such Manager for and in behalf of the said WATERFORD WATERFRONT PROPERTIES II LLC, who is personally known to me and who took an oath.

Witness my hand and official seal at Sarasota County, Florida, this 5th day of JUNE, A.D., 2015

Stephanie L Tancey
Notary Public, State of Florida at Large

My Commission Expires: 2-17-2016

STEPHANIE L TANCEY
MY COMMISSION # EE 156031
EXPIRES: February 17, 2016
Bonded Thru Notary Public Underwriters

IN WITNESS WHEREOF, R PEIL LLC has caused these presents to be executed by its General Partners, this 16 day, of JUNE, A.D., 2015

WITNESS: [signature]
Print Name: Jayne E. Parrish
WITNESS: [signature]
Print Name: Kathy Pilgrim

R PEIL, A FLORIDA LIMITED LIABILITY COMPANY
BY: Raymond H. Peil
Raymond Peil, Manager

STATE OF
COUNTY OF

BEFORE ME, the undersigned Notary Public, personally appeared Raymond Peil, Manager of R PEIL LLC, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and they duly acknowledged before me that they executed the same as such Manager for and in behalf of the said PEIL LLC, who is personally known to me and who took an oath.

Witness my hand and official seal at Sarasota County Florida, this 16 day of JUNE, A.D., 2015

Stephanie L Tancey
Notary Public, State of FLORIDA

My Commission Expires: 2-17-16

STEPHANIE L TANCEY
MY COMMISSION # EE 156031
EXPIRES: February 17, 2016
Bonded Thru Notary Public Underwriters

IN WITNESS WHEREOF, BRIAN RYBLOOM has caused these presents to be executed this 30 day of MAY, A.D., 2015

WITNESS: [signature]
Print Name: David M. Pluister
WITNESS: [signature]
Print Name: Daniel Palusken

BY: [signature]
BRIAN RYBLOOM

STATE OF Oregon
COUNTY OF Marion

BEFORE ME, the undersigned Notary Public, personally appeared BRIAN RYBLOOM, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and he duly acknowledged before me that he executed the same, he is personally known to me and who took an oath.

Witness my hand and official seal at Marion County, Oregon, this 30th day of May, A.D., 2015

Notary Public, State of Oregon

My Commission Expires: January 9, 2018

OFFICIAL STAMP
AUGUSTUS COOK
NOTARY PUBLIC-OREGON
COMMISSION NO. 923786
MY COMMISSION EXPIRES JANUARY 09, 2018

IN WITNESS WHEREOF, DARRELL RYBLOOM has caused these presents to be executed this 28 day of May, A.D., 2015

WITNESS: [signature]
Print Name: Laura F. Piatt
WITNESS: [signature]
Print Name: Heather Smith

BY: [signature]
DARRELL RYBLOOM

STATE OF Oregon
COUNTY OF Marion

BEFORE ME, the undersigned Notary Public, personally appeared DARRELL RYBLOOM, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and he duly acknowledged before me that he executed the same, he is personally known to me and who took an oath.

Witness my hand and official seal at Marion County, Oregon, this 28th day of May, A.D., 2015

Notary Public, State of Oregon

My Commission Expires: 1/21/2019

OFFICIAL STAMP
DEBORAH L LATHROP
NOTARY PUBLIC - OREGON
COMMISSION NO. 935486
MY COMMISSION EXPIRES JANUARY 21, 2019

IN WITNESS WHEREOF, PENNY RYBLOOM has caused these presents to be executed this 28 day of May, A.D., 2015

WITNESS: [signature]
Print Name: Laura F. Piatt
WITNESS: [signature]
Print Name: Heather Smith

BY: Penny Rybloom
PENNY RYBLOOM

STATE OF Oregon
COUNTY OF Marion

BEFORE ME, the undersigned Notary Public, personally appeared PENNY RYBLOOM, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and she duly acknowledged before me that she executed the same, she is personally known to me and who took an oath.

Witness my hand and official seal at Marion County Oregon this 28th day of May, A.D., 2015

Debbie Ly
Notary Public, State of Oregon

My Commission Expires: 1/21/2019

OFFICIAL STAMP
DEBORAH L LATHROP
NOTARY PUBLIC - OREGON
COMMISSION NO. 935486
MY COMMISSION EXPIRES JANUARY 21, 2019

IN WITNESS WHEREOF, WENDY SEAMON has caused these presents to be executed this 29 day of MAY, A.D., 2015

WITNESS: [signature]
Print Name: Nicolle Knudson
WITNESS: [signature]
Print Name: LAURA [illegible]

BY: Wendy S
WENDY SEAMON

STATE OF OR
COUNTY OF Marion

BEFORE ME, the undersigned Notary Public, personally appeared WENDY SEAMON, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and she duly acknowledged before me that she executed the same, she is personally known to me and who took an oath.

Witness my hand and official seal at Marion County Oregon this 29 day of May 2015, A.D., 2015

Notary Public, State of OR

My Commission Expires: 7/20/2017

OFFICIAL SEAL
SARAH GALE GEDDES
NOTARY PUBLIC - OREGON
COMMISSION NO. 478744
MY COMMISSION EXPIRES JULY 20, 2017

IN WITNESS WHEREOF, DARIN RYBLOOM has caused these presents to be executed this 28 day of May, A.D., 2015

WITNESS: [signature]
Print Name: Nicolle Knudson
WITNESS: [signature]
Print Name: LAURA [illegible]

BY: [signature]
DARIN RYBLOOM

STATE OF Oregon
COUNTY OF Marion

BEFORE ME, the undersigned Notary Public, personally appeared DARIN RYBLOOM, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and he duly acknowledged before me that he executed the same, he is personally known to me and who took an oath.

Witness my hand and official seal at Marion County, Oregon, this 28th day of May, A.D., 2015

Debbie Ly
Notary Public, State of Oregon

My Commission Expires: 1/21/2019

OFFICIAL STAMP
DEBORAH L LATHROP
NOTARY PUBLIC - OREGON
COMMISSION NO. 935486
MY COMMISSION EXPIRES JANUARY 21, 2019

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

TRA PONTI VILLAGGIO

A Replat of a portion of Block 67, VENICE GULFVIEW SECTION, recorded in Plat Book 2, Page 77 and 77A, Public Records of Sarasota County, Florida; and other lands situated in SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE
Sarasota County, Florida

PLAT BOOK 49 PAGE 35B
SHEET 3 OF 5

IN WITNESS WHEREOF, KALIN ENTERPRISES, INC. D/B/A KALIN FINANCIAL COMPANY has caused these presents to be executed by its President, this 16 day of June, A.D., 2015

WITNESS: Linda Lawless
Print Name: Mindy Kauffman
WITNESS: [signature]
Print Name: michael W miller

KALIN ENTERPRISES, INCORPORATED, D/B/A KALIN FINANCIAL COMPANY
BY: [signature]
EDWARD L. KALIN, PRESIDENT

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned Notary Public, personally appeared EDWARD L. KALIN, PRESIDENT of KALIN ENETERPRISES, INC. D/B/A KALIN FINANCIAL COMPANY, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and they duly acknowledged before me that they executed the same as such officer for and in behalf of the said KALIN ENTERPRISES, INC., who is personally known to me and who took an oath.

Witness my hand and official seal at Sarasota County, Florida, this 10 day of June, A.D., 2015

Gloria M. Parker
Notary Public, State of Florida at Large

My Commission Expires:

GLORIA M. PARKER
MY COMMISSION # FF 156031
EXPIRES: August 18, 2016

IN WITNESS WHEREOF, B GURAN OF VENICE LLC has caused these presents to be executed by its MANAGER, this 9 day of JUNE, A.D., 2015

WITNESS: [signature]
Print Name: ZENON GURAN
WITNESS: [signature]
Print Name: JOSIE GURAN

B GURAN OF VENICE, A LIMITED LIABILITY COMPANY
BY: [signature]
BOHDAN GURAN, ~~PRESIDENT~~ MANAGER

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned Notary Public, personally appeared BOHDAN GURAN, ~~MANAGER~~ of B GURAN OF VENICE LLC, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and they duly acknowledged before me that they executed the same as such officer for and in behalf of the said B GURAN OF VENICE LLC, who is personally known to me and who took an oath.

Witness my hand and official seal at Sarasota County, Florida, this 9th day of June, A.D., 2015

Stephania L Tancey
Notary Public, State of Florida at Large

My Commission Expires:

STEPHANIE L. TANCEY
MY COMMISSION # EE 156031
EXPIRES: February 17, 2016
Bonded Thru Notary Public Underwriters

IN WITNESS WHEREOF, EDWARD L. KALIN, AS TRUSTEE OF THE EDWARD L. KALIN REVOCABLE TRUST DATED NOVEMBER 27, 1995, has caused these presents to be executed by its this 16 day of June, A.D., 2015

WITNESS: [signature]
Print Name: Mindy Kauffman
WITNESS: [signature]
Print Name: michael W miller

EDWARD L. KALIN, REVOCABLE TRUST DATED NOVEMBER 27, 1995
BY: [signature]
EDWARD L. KALIN, TRUSTEE

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned Notary Public, personally appeared _____ of EDWARD L. KALIN, AS TRUSTEE OF THE EDWARD L. KALIN REVOCABLE TRUST, DATED NOVEMBER 27, 1995, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and they duly acknowledged before me that they executed the same as such officer for and in behalf of the said EDWARD L. KALIN, TRUSTEE, who is personally known to me and who took an oath.

Witness my hand and official seal at Sarasota County, Florida, this 10 day of June, A.D., 2015

Gloria M. Parker
Notary Public, State of Florida at Large

My Commission Expires:

GLORIA M. PARKER
MY COMMISSION # FF 156031
EXPIRES: August 18, 2016

IN WITNESS WHEREOF, ZJ GURAN OF VENICE, LLC has caused these presents to be executed by its MANAGER, this 9 day of June, A.D., 2015

WITNESS: [signature]
Print Name: Bohdan Guran
WITNESS: [signature]
Print Name: Josie Guran

ZJ GURAN OF VENICE, A LIMITED LIABILITY COMPANY
BY: [signature]
ZENON GURAN, MANAGER

STATE OF FLORIDA
COUNTY OF SARASOTA

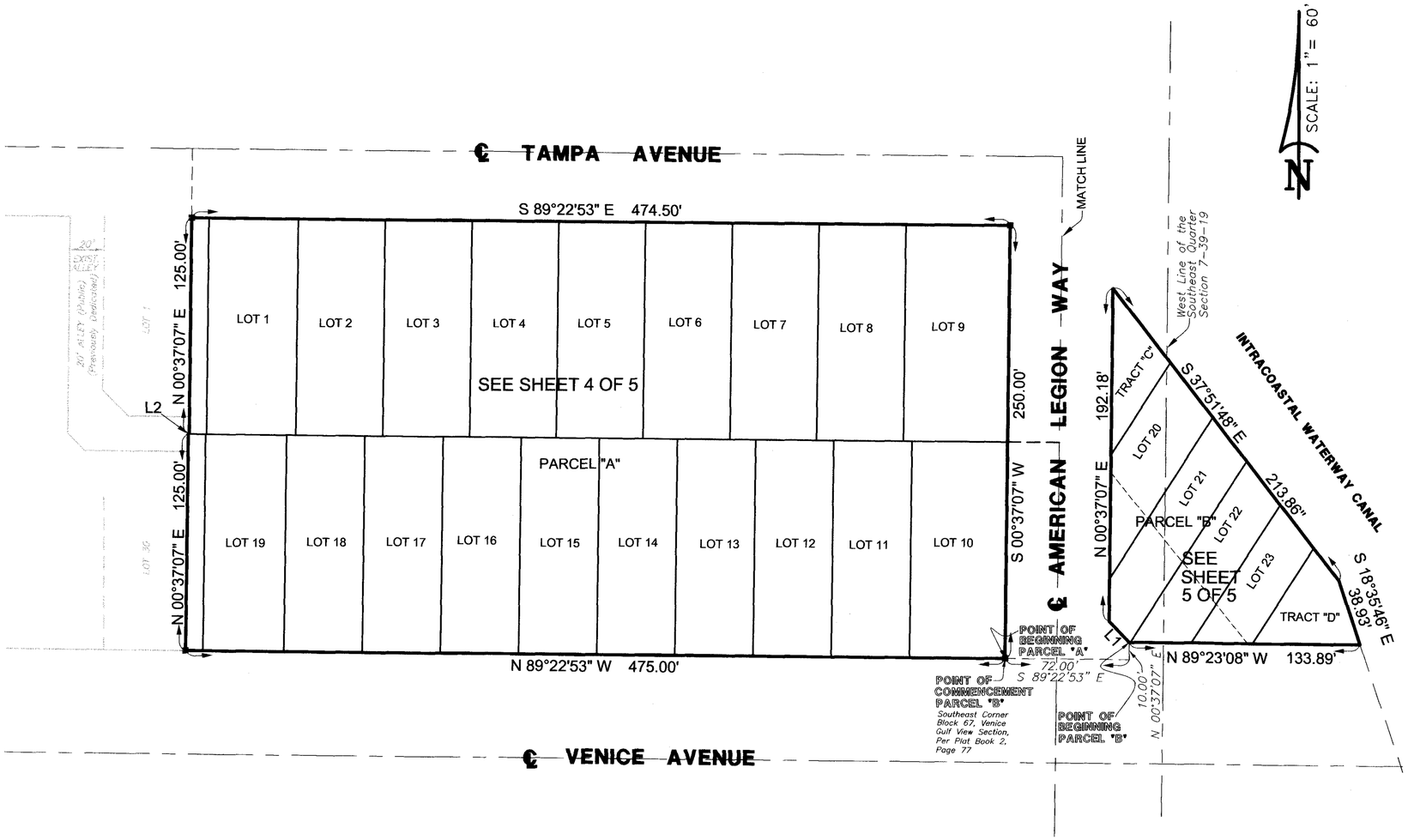
BEFORE ME, the undersigned Notary Public, personally appeared ZENON GURAN, MANAGER of ZJ GURAN OF VENICE LLC, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and they duly acknowledged before me that they executed the same as such Manager for and in behalf of the said ZJ GURAN OF VENICE LLC, who is personally known to me and who took an oath.

Witness my hand and official seal at Sarasota County, Florida, this 9th day of June, A.D., 2015

Stephania L Tancey
Notary Public, State of Florida at Large

My Commission Expires:

STEPHANIE L. TANCEY
MY COMMISSION # EE 156031
EXPIRES: February 17, 2016
Bonded Thru Notary Public Underwriters



KEY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°23'08" W	16.97'
L2	S 89°22'53" E	0.50'

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

TRA PONTI VILLAGGIO

A Replat of a portion of Block 67, VENICE GULFVIEW SECTION, recorded in Plat Book 2, Page 77 and 77A, Public Records of Sarasota County, Florida; and other lands situated in SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE
Sarasota County, Florida

PLAT BOOK 49 PAGE 35C
SHEET 4 OF 5

SCALE: 1" = 30'
0 20 40 80

BM#1

℄ TAMPA AVENUE
(80' Public Right-of-Way)
Previously Dedicated

BM#2

40'

PARCEL "A"

S 89°22'53" E 474.50'

South Right of Way Line

VENICE GULFVIEW SECTION BLOCK 67, PLAT BOOK 2, PAGE 77

LOT 1

LOT 30

East Line of the West 0.50' of Lot 2

East Line Lot 30

N 00°37'07" E 125.00'

TRACT "A" 1,250 Sq. Ft.

TRACT "B" 1,250 Sq. Ft.

N 00°37'07" E 120.06'

LOT 1	6,482 Sq. Ft.	
LOT 2	6,291 Sq. Ft.	
LOT 3	6,291 Sq. Ft.	
LOT 4	6,291 Sq. Ft.	
LOT 5	6,291 Sq. Ft.	
LOT 6	6,291 Sq. Ft.	
LOT 7	6,291 Sq. Ft.	
LOT 8	6,291 Sq. Ft.	
LOT 9	7,541 Sq. Ft.	
LOT 10	6,916 Sq. Ft.	
LOT 11	5,666 Sq. Ft.	
LOT 12	5,666 Sq. Ft.	
LOT 13	5,666 Sq. Ft.	
LOT 14	5,666 Sq. Ft.	
LOT 15	5,666 Sq. Ft.	
LOT 16	5,666 Sq. Ft.	
LOT 17	5,666 Sq. Ft.	
LOT 18	5,666 Sq. Ft.	
LOT 19	5,879 Sq. Ft.	

51.86' 50.33' 50.33' 50.33' 50.33' 50.33' 50.33' 50.33' 50.33' 60.33'

3' Wide D.E.

West Line of Lot 1

West Line of Lot 19

10' Wide Drainage Easement

30'

MATCH LINE SEE SHEET 5

West Right of Way Line

AMERICAN LEGION WAY
(AKA FLORIDA STREET)
(60' Public Right-of-Way)
Previously Dedicated

250.00'

30.00'

S 00°37'07" W

SEE DETAIL THIS SHEET

L2 S 89°22'53" E 0.50'

L11 N 89°22'53" W 34.96'

L12 47.03'

L13 51.86'

L14 S 89°22'53" E 51.86'

L15 S 89°22'53" E 50.33'

L16 47.03'

Proposed 10' Wide Private Sewer Easement

20' Wide Private Ingress/Egress and Drainage Easement

N 89°22'53" W 447.60'

30' Wide Public Utility Easement

Proposed 10' Wide Private Sewer Easement

45.33' 45.33' 45.33' 45.33' 45.33' 45.33' 45.33' 45.33' 45.33' 55.33'

446.09' S 89°22'53" E

Northerly Extension of Lot 30

20' Wide Alley per Plat Vacated per Official Records Instrument #2008029612

Southeast Corner of Lot 30, Block 67

N 89°22'53" W 475.00'

North Right of Way Line

POINT OF BEGINNING PARCEL "A"

72.00' S 89°22'53" E

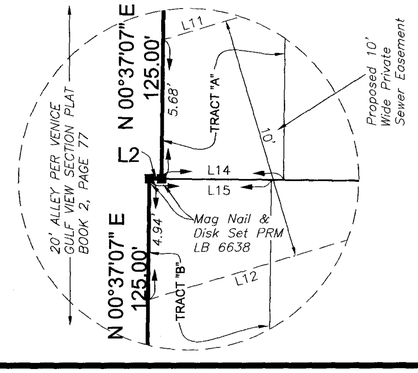
POINT OF COMMENCEMENT PARCEL "B"
Southeast Corner Block 67, Venice Gulf View Section, Per Plat Book 2, Page 77

60'

℄ VENICE AVENUE
(120' Wide Public Right-of-Way)
Previously Dedicated

DETAIL

NOT TO SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L2	S 89°22'53" E	0.50'
L11	S 73°25'53" W	28.15'
L12	N 73°25'53" E	30.26'
L13	N 89°22'53" W	10.00'
L14	S 89°22'53" E	10.00'
L15	N 89°22'53" W	10.00'
L16	S 89°22'53" E	10.00'

NOTES:

1. Bearings shown hereon refer to an assumed meridian, record plat bearing for Tampa Avenue = S.89°22'53"E.
2. Parcel shown hereon is situated in Flood Zone "B" and "C", per Flood Insurance Rate Map 125154 0005 D, Index Map dated September 3, 1992.
3. Elevations shown hereon are based on U.S.G.S.& S Benchmark A-255, Elevation = 12.77' (N.G.V.D. 1929)

LEGEND:

- ■ Permanent Reference Monument, 4" Concrete Monument "PRM" "LB 6638" Set unless otherwise stated
- ◉ Permanent Control Point, 4" Concrete Monument "PCP" LB 6638 or "Mag Nail & Disk LB 6638" Set.
- ◓ Bench Mark
- D.E. – Denotes Drainage Easement

◓ Bench Mark #1
Elevation = +_____
Mag Nail & Disc.
Set in Centerline
of TAMPA AVE

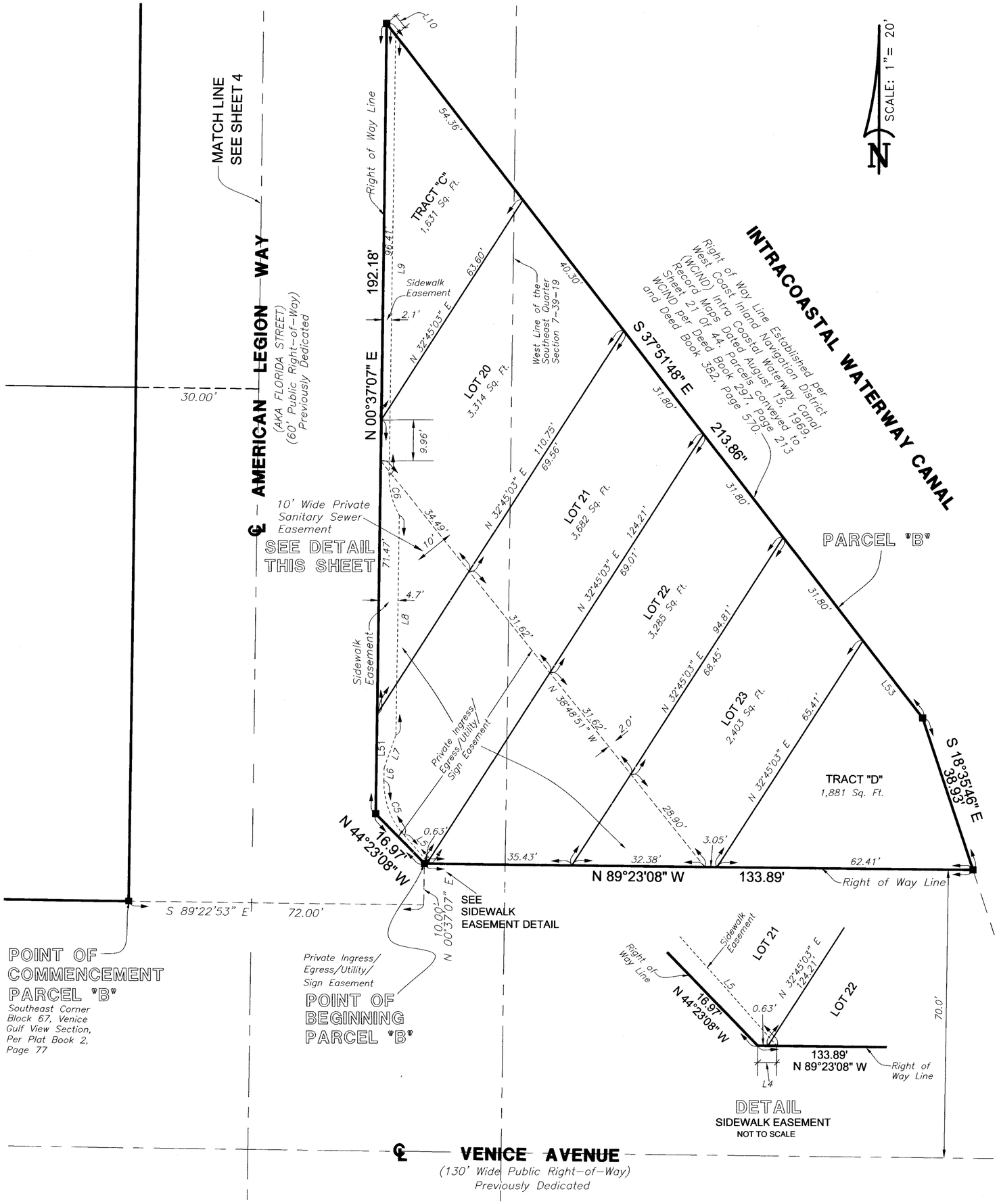
◓ Bench Mark #2
Elevation = +_____
Mag Nail & Disc.
Set in Point of Intersection
of TAMPA AVE &
AMERICAN LEGION WAY

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
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TRA PONTI VILLAGGIO

A Replat of a portion of Block 67, VENICE GULFVIEW SECTION, recorded in Plat Book 2, Page 77 and 77A, Public Records of Sarasota County, Florida; and other lands situated in SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE
Sarasota County, Florida

PLAT BOOK 49 PAGE 35D
SHEET 5 OF 5



LINE TABLE

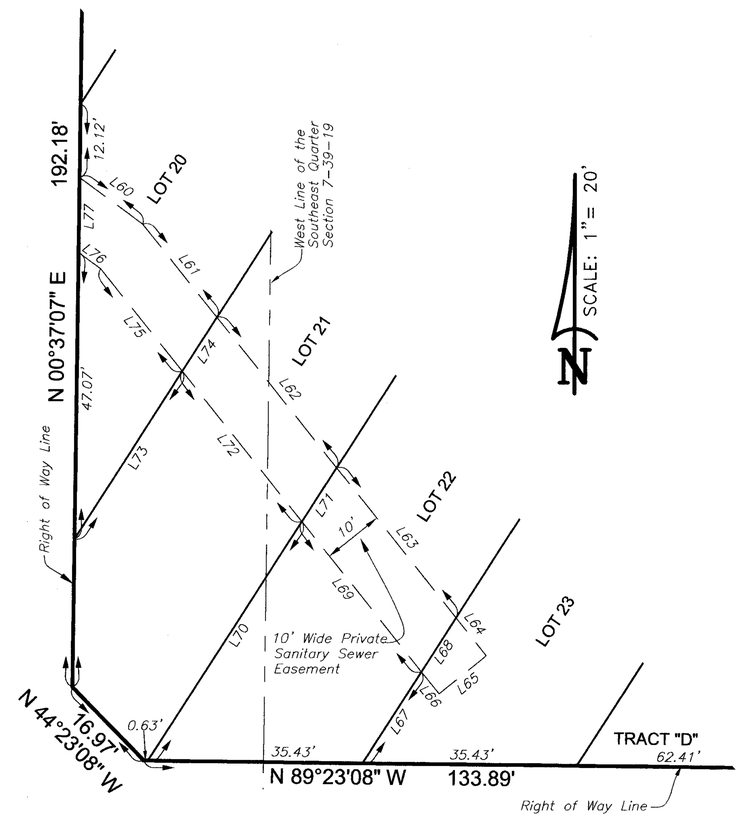
LINE	BEARING	DISTANCE
L4	S 89°23'08" E	1.17'
L5	N 41°48'05" W	9.23'
L6	N 00°55'45" E	3.17'
L7	N 19°44'01" E	8.42'
L8	N 00°42'40" E	53.41'
L9	N 00°42'55" E	106.93'
L10	S 37°51'48" E	3.62'
L60	N 53°53'43" W	12.97'
L61	S 38°48'51" E	19.63'
L62	S 38°48'51" E	31.62'
L63	S 38°48'51" E	31.62'
L64	S 38°48'51" E	7.98'
L65	N 51°11'09" E	10.00'

LINE TABLE

LINE	BEARING	DISTANCE
L66	N 38°48'51" W	4.64'
L67	N 32°45'03" E	17.93'
L68	N 32°45'03" E	10.54'
L69	N 38°48'51" W	31.62'
L70	N 32°45'03" E	46.78'
L71	N 32°45'03" E	10.54'
L72	N 38°48'51" W	31.62'
L73	N 32°45'03" E	32.75'
L74	N 32°45'03" E	10.54'
L75	N 38°48'51" W	21.64'
L76	S 53°53'43" E	4.51'
L77	S 00°37'07" W	12.28'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	19.50'	42°43'50"	N 20°26'10" W	14.21'	14.54'
C6	19.50'	30°11'31"	N 14°22'51" W	10.16'	10.28'



DETAIL
SEWER EASEMENT

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