BELLAGIO ON VENICE ISLAND

A SUBDIVISION

Being in Section 17 & 18, Township 39 South, Range 19 East,
City of Venice, Sarasota County, Florida

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA

VENICE HG, L.C., a Florida Limited Liability Company, hereby certifies ownership of "BELLAGIO ON VENICE ISLAND", shown hereon.

PUBLIC:

VENICE HG, L.C., does hereby dedicate and set apart Tract D-5 (Public Park, Drainage & Drainage Maintenance Access Easement); Public Utility Easements; Lot Line Utility and Drainage Easements; Public Drainage Easements, as shown and described on this plat for said uses and purposes to the City of Venice forever.

PRIVATE:

VENICE HG, L.C., does hereby dedicate and set apart the Private Drainage Easements; Landscape, Fence & Entryway Easements; and other easements shown and described on this plat; and Tracts described as follows:

Tract "S", is hereby reserved for Bellagio on Venice Island Home Owners Association, Inc., its successors and assigns for Private Ingress-Egress, Drainage and Utility Easements, and are the perpetual maintenance obligation of Bellagio on Venice Island Home Owners Association, Inc. its successors and assigns;

Tracts "B-1", "B-2", "B-3", "B-4" and "B-5", are hereby reserved for Bellagio on Venice Island Home Owners Association, Inc., its successors and assigns for Landscape Area purposes, and the perpetual maintenance obligation of Bellagio on Venice Island Home Owners Association, Inc., its successors and assigns;

Tracts "D-1", "D-2", "D-13" and "D-14", are hereby reserved for Bellagio on Venice Island Home Owners Association, Inc., its successors and assigns for Dry Retention Areas, and are the perpetual maintenance obligation of Bellagio on Venice Island Home Owners Association, Inc., its successors and assigns;

Tracts "D-3", "D-4", "D-6", "D-7", "D-8", "D-9", "D-10", "D-11" and "D-12", are hereby reserved for Bellagio on Venice Island Home Owners Association, Inc., its successors and assigns for Utility & Drainage Areas, and are the perpetual maintenance obligation of Bellagio on Venice Island Home Owners Association, Inc., its successors and assigns.

for said uses and purposes to the Bellagio on Venice Island Home Owners 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, the undersigned Limited Liability Company has caused these presents to be executed by its Authorized Manager, this 1ST day of JUNE, A.D., 2000.

VENICE HG, L.C.
A Florida Limited Liability Company

BY: _____
Daniel E. Beychok, Manager

WITNESSES:

_____

_____

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned Notary Public, personally appeared Daniel E. Beychok, manager of VENICE HG, L.C., a Florida Limited Liability Company, 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 as such manager for and in behalf of the said Limited Liability Company, who is personally known to me and who took an oath.

Witness my hand and official seal at Sarasota County, Florida, this 1ST day of JUNE, A.D., 2000.

_____
Notary Public, State of Florida at Large

NOTARY PUBLIC STATE OF FLORIDA
SANDRA B CULPEPPER
MY COMMISSION # CC 883635
EXPIRES: Nov 19, 2003
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

My Commission Expires: Nov. 19, 2003

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, whether graphic or digital.

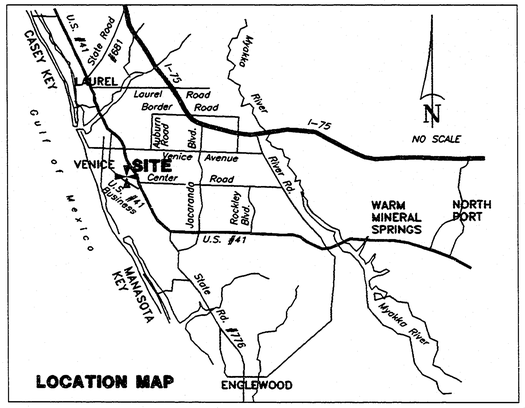
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

This is a cluster Housing Concept Plat and building setbacks vary in accordance with appropriate zoning regulations.

Private Utility Easements: A strip of Land being ten (10') feet wide, lying ten (10') feet outside of, parallel with and adjacent to all Private Roads, is hereby reserved for the purpose of accommodating surface and underground utilities and cable television.

Consent To Dedication by Mortgage Holder filed simultaneously with this plat in Official Records Instrument No. 2000084958.

The lands in this plat are subject to the covenants, conditions, restrictions and easements set forth in the "Declaration of Covenants, Conditions, Restrictions and Easements of Bellagio on Venice Island" recorded as Official Records Instrument No. 2000084957 of the Public Records of Sarasota County, Florida.



LOCATION MAP

CERTIFICATE OF APPROVAL OF CITY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Professional Land Surveyor, under contract by 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: 6/6/00

_____
Raymond T. Brigham,
Professional Land Surveyor
Florida Certificate No. 2670

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 13th day of June A.D. 2000.

_____
City Attorney

_____
City Engineer

_____
Mayor, City of Venice

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000084959 9 PGS
2000 JUL 05 04:05 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCLINGER Receipt#053481

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 41, Pages 29-29H, Public Records of Sarasota County, Florida, this 5TH day of July, A.D., 2000.

_____
For: Clerk of the Circuit Court 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 March 25, 2000. The permanent Control Points (PCP's) installation date will be certified by a recorded affidavit.

Date: 3/25/00

_____
Randall E. Britt, Registered Land Surveyor
Florida Certificate No. 3979

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 6638
1400 OGDEN ROAD SUITE "B" VENICE, FLORIDA 34292 (941)493-1396
6398 DANNER DRIVE UNIT 3 SARASOTA, FLORIDA 34240 (941)377-8454

BELLAGIO ON VENICE ISLAND

A SUBDIVISION

Being in Section 17 & 18, Township 39 South, Range 19 East,
City of Venice, Sarasota County, Florida

Legal Description: ("BELLAGIO ON VENICE ISLAND")

Commence at the Southwest corner of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°48'20"E., along the West line of said Section 17, a distance of 867.45 feet to the northeasterly right of way line of U.S. Highway No. 41 (Business), per Florida Department of Transportation Right of Way Map, Section 17010–2502, recorded in Road Plat Book 1, at Page 94A, Public Records of Sarasota County, Florida for a POINT OF BEGINNING; thence continue along said West line of said Section 17, N.00°48'20"E., a distance of 461.71 feet to the most westerly corner of Parcel 3 described in Official Records Book 554, at Page 184, Public Records of Sarasota County, Florida; thence N.40°28'40"E., along the northwesterly line of said Parcel 3, described in Official Records Book 554, at Page 184, and its northeasterly extension, a distance of 352.15 feet to a point on the westerly extension of the northerly line Parcel 2 described in Official Records Book 554, at Page 184, Public Records of Sarasota County, Florida; thence S.89°03'50"E., along said westerly extension and the northerly line of said Parcel 2 described in Official Records Book 554, at Page 184, and the southerly line of Parcel 2, recorded in Official Records Book 549, at Page 629, Public Records of Sarasota County, Florida, a distance of 708.60 feet to the westerly right of way line of the Intra–coastal Waterway, as shown on West Coast Inland Navigation District, Intracoastal Waterway Canal Record Maps; thence N.16°17'51"W., along said westerly right of way line of the Intracoastal Waterway Canal, a distance of 649.24 feet; thence continue along said westerly right of way line of the Intracoastal Waterway Canal, N.32°44'41"W., a distance of 873.67 feet to the most northerly corner of Parcel 1 described in Official Records Book 549, at Page 629, Public Records of Sarasota County, Florida; thence S.57°15'33"W., along the northwesterly line of said Parcel 1, described in Official Records Book 549, at Page 629, a distance of 314.74 feet to the northwesterly corner of said Parcel 1, described in Official Records Book 549, at Page 629, same being the most southerly corner of Parcel 1, described in Official Records Book 554, at Page 184, Public Records of Sarasota County, Florida; thence N.48°10'54"W., along the southwesterly line of said Parcel 1, described in Official Records Book 554, at Page 184, a distance of 376.69 feet to the most westerly corner of said Parcel 1, described in Official Records Book 554, at Page 184; thence S.41°49'10"W., a distance of 749.53 feet to the northeasterly right of way line of Golf Drive, (60' Wide) as shown on Plat of Country Club Estates Unit No. 3, recorded in Plat Book 6, Page 74, Public Records of Sarasota County, Florida; thence S.49°34'00"E., along said northeasterly right of way line of Golf Drive, a distance of 647.82 feet to a point on the easterly extension of the Southerly line of Block "F", said Plat of Country Club Estates, Unit No. 3; thence S.81°29'27"W., along said easterly extension of the South line of Block "F", a distance of 79.57 feet to the southeasterly corner of Lot 1, said Block "F", Country Club Estates, Unit No. 3; thence S.49°34'00"E., along the southeasterly extension of the southwesterly right of way line of said Golf Drive, a distance of 193.42 feet; thence S.40°31'09"W., a distance of 239.89 feet to the northeasterly line of lands described in Official Records Book 2737, at Page 1777, Public Records of Sarasota County, Florida; thence S.51°30'44"E., along said northeasterly line of lands described in Official Records Book 2737, at Page 1777 and the northeasterly line of lands described in Official Records Book 2938, at Page 497, a distance of 321.43 feet to the most easterly corner of said lands described in Official Records Book 2938, at Page 497; thence S.40°25'08"W., along the southeasterly line of said lands described in Official Records Book 2938, at Page 497, a distance of 437.14 feet to the most southerly corner of said lands described in Official Records Book 2938, at Page 497, same being a point on said northeasterly right of way line of U.S. Highway No. 41 (Business); thence S.49°34'52"E., along said northeasterly right of way line of U.S. Highway No. 41, a distance of 502.37 feet to the POINT OF BEGINNING.

All being in Sections 17 and 18, Township 39 South, Range 19 East, Sarasota County, Florida.

Parcel Contains 38.1038 acres, more or less.

DESCRIPTION: Drainage Easement (Offical Records Instrument# 200008495)

A PART OF SECTION 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18 AND RUN N.00°48'20"E., 867.45 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 17 AND THE NORTHEASTERLY RIGHT–OF–WAY LINE OF U.S. HIGHWAY # 41 (BUSINESS); THENCE N.49°34'52"W., ALONG SAID RIGHT–OF–WAY, 502.37 FEET; THENCE N.40°25'07"E., 437.14 FEET; THENCE N.51°30'42"W., 321.43 FEET; THENCE N.40°31'09"E., 239.89 FEET TO THE WESTERLY RIGHT–OF–WAY OF GOLF DRIVE AS EXTENDED; THENCE N.49°34'00"W., ALONG SAID EXTENDED RIGHT–OF–WAY, 193.42 FEET; THENCE N.81°29'27"E.,79.57 FEET TO THE EASTERLY RIGHT–OF–WAY OF SAID GOLF DRIVE; THENCE N.49°34'00"W., 654.50 FEET; THENCE N.41°51'00"E., 749.69 FEET; THENCE S.48°10'54"E., 18.66 FEET FOR A POINT OF BEGINNING. THENCE N.43°14'31"E., 200.93 FEET; THENCE N.75°47'08"E., 145.65 FEET; THENCE N.63°11'16"E., 43.37 FEET; N.37°07'21"E., 25.68 FEET; THENCE N.16°19'09"E., 38.17 FEET; THENCE N.42°03'27"E., 11.90 FEET; THENCE S.54°30'58"E., 32.94 FEET; THENCE S.01°44'33"E., 32.70 FEET; THENCE S.64°43'02"W., 23.32 FEET; THENCE S.37°07'21"W., 34.93 FEET; THENCE S.63°11'16"W., 53.62 FEET; THENCE S.75°47'08"W., 140.21 FEET; THENCE S.43°14'31"W., 191.43 FEET; THENCE N.48°10'54"W., 30.01 FEET TO THE POINT OF BEGINNING. SARASOTA COUNTY, FLORIDA.

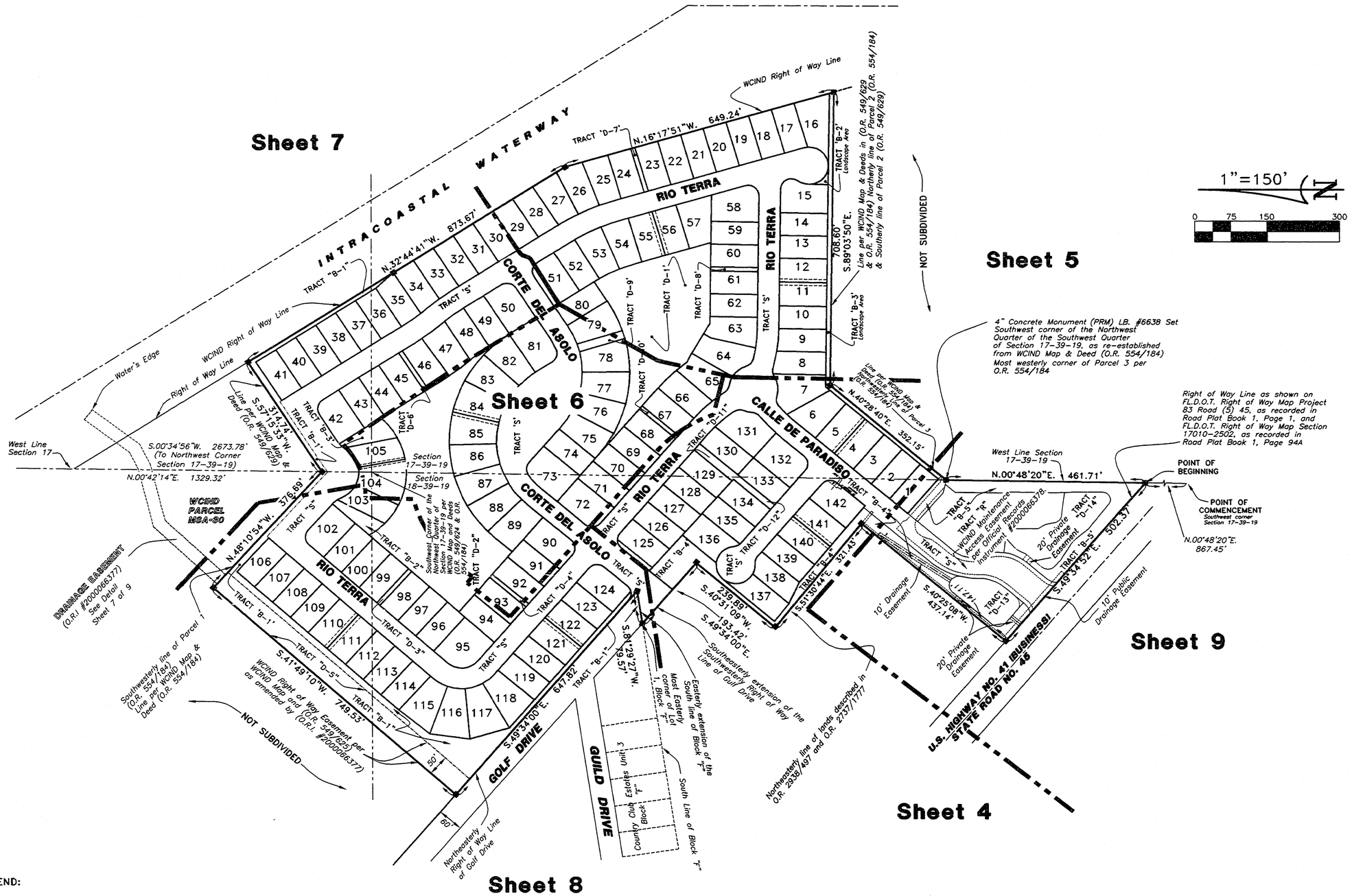
BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 6638
1400 OGDEN ROAD SUITE "B" VENICE, FLORIDA 34292 (941)493–1396
6398 DANNER DRIVE UNIT 3 SARASOTA, FLORIDA 34240 (941)377–8454

BELLAGIO ON VENICE ISLAND

A SUBDIVISION

Being in Section 17 & 18, Township 39 South, Range 19 East,
City of Venice, Sarasota County, Florida

SHEET 3 OF 9
PLAT BOOK 41 PAGE 29B



LEGEND:

WCIND	West Coast Inland Navigation District.
O.R.	Official Records Book/Page.
O.R.I.	Official Records Instrument.
FL.D.O.T.	Florida Department of Transportation.
WCIND Map	WCIND Intracoastal Waterway Canal Record Map.
■	Permanent Reference Monument, 4" Concrete Monument P.R.M. LS #3979 Set unless otherwise noted.
●	Permanent Control Point (PCP) 4" Concrete Monument PCP LB #6638 or P.K. Nail & Disk LB #6638 Set.
R/W	Right of Way

NOTES:

1. Bearings shown hereon refer to an assumed meridian. Reference line is a line between monument IWSA-25 and monument IWSA R-21, said line having a bearing of N.24°00'23"W., per WCIND Maps.

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BELLAGIO ON VENICE ISLAND

A SUBDIVISION

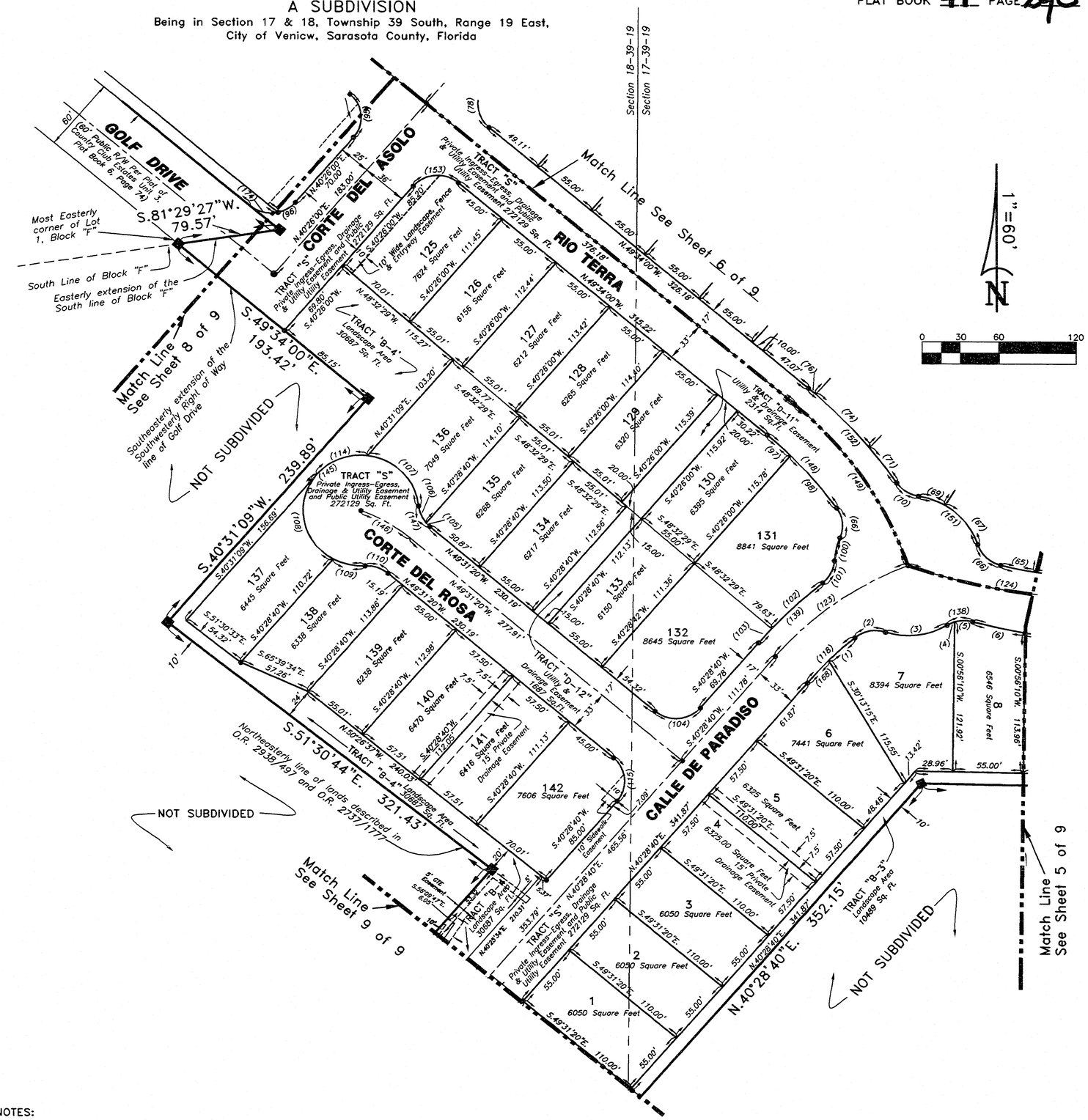
Being in Section 17 & 18, Township 39 South, Range 19 East,
City of Venicw, Sarasota County, Florida

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	325.00'	04°49'35"	27.38'	27.37'	N.47°15'51"E.
2	25.00'	58°24'20"	25.48'	24.40'	N.78°52'49"E.
3	57.00'	50°01'57"	49.77'	48.21'	N.83°04'00"E.
4	25.00'	14°56'59"	6.52'	6.50'	N.65°31'32"E.
5	25.00'	32°39'45"	14.25'	14.06'	N.89°19'53"E.
6	375.00'	06°23'18"	41.81'	41.79'	S.77°31'58"E.
65	325.00'	04°52'13"	27.63'	27.62'	N.78°19'07"W.
66	25.00'	58°24'20"	25.48'	24.40'	N.46°40'51"W.
67	57.00'	41°37'05"	41.40'	40.50'	N.38°17'13"W.
69	57.00'	22°20'33"	22.23'	22.09'	N.70°16'03"W.
70	25.00'	47°36'44"	20.77'	20.18'	N.57°37'58"W.
71	375.00'	05°22'56"	35.23'	35.21'	N.36°31'04"W.
74	375.00'	09°12'25"	60.26'	60.19'	N.43°48'45"W.
76	375.00'	01°09'03"	7.53'	7.53'	N.48°59'28"W.
78	25.00'	90°00'00"	39.27'	35.36'	N.04°34'00"W.
95	25.00'	90°00'00"	39.27'	35.36'	S.04°34'00"E.
96	25.00'	36°52'12"	16.09'	15.81'	S.58°52'06"W.
97	325.00'	04°22'26"	24.81'	24.80'	S.47°22'47"E.
98	325.00'	09°49'10"	55.70'	55.63'	S.40°16'59"E.
99	25.00'	58°24'20"	25.48'	24.40'	S.06°10'14"E.
100	57.00'	19°25'14"	19.32'	19.23'	S.13°19'19"W.
101	25.00'	47°36'42"	20.77'	20.18'	S.27°24'35"W.
102	375.00'	08°25'15"	55.11'	55.07'	N.47°00'02"E.
103	375.00'	02°17'58"	15.05'	15.05'	S.41°37'39"W.
104	25.00'	90°00'00"	39.27'	35.36'	S.85°28'40"W.
105	25.00'	09°30'51"	4.15'	4.15'	N.44°45'56"W.
106	25.00'	34°54'04"	15.23'	14.99'	N.22°33'28"W.
107	45.00'	78°07'22"	61.36'	56.71'	N.44°10'07"W.
108	45.00'	101°48'37"	79.96'	69.85'	S.10°23'09"E.
109	45.00'	32°38'47"	25.64'	25.29'	S.77°36'52"E.
110	25.00'	44°24'55"	19.38'	18.90'	S.71°43'47"E.
114	45.00'	56°15'03"	44.18'	42.43'	S.68°38'41"W.
115	25.00'	90°00'00"	39.27'	35.36'	S.04°31'20"E.
118	325.00'	09°11'59"	52.18'	52.13'	S.45°04'39"W.
123	265.51'	27°47'14"	128.77'	127.51'	N.54°22'18"E.
124	457.33'	18°38'39"	148.82'	148.16'	S.79°44'30"E.
138	25.00'	47°36'44"	20.77'	20.18'	N.81°51'24"E.
139	375.00'	10°44'46"	70.33'	70.23'	S.45°51'03"W.
145	45.00'	268°49'50"	211.14'	64.29'	N.40°28'39"E.
146	121.00'	20°57'05"	44.25'	44.00'	N.59°59'52"W.
147	25.00'	44°24'55"	19.38'	18.90'	N.27°18'52"W.
148	325.00'	14°11'36"	80.51'	80.30'	N.42°28'12"W.
149	291.58'	31°22'18"	159.65'	157.67'	N.33°52'51"W.
151	57.00'	63°57'39"	63.63'	60.38'	N.49°27'30"W.
152	375.00'	15°44'24"	103.02'	102.69'	N.41°41'48"W.
153	25.00'	90°00'00"	39.27'	35.36'	S.85°26'00"W.
168	325.00'	04°22'24"	24.81'	24.80'	N.42°39'52"E.
174	25.00'	53°06'47"	23.18'	22.35'	N.76°08'24"W.

LOT LINE EASEMENT NOTE

Unless otherwise indicated easements of five (5) feet in width along each rear and side lot line and easements of ten (10) feet along each front lot line, are hereby created and provided for the purpose of accomodating, surface, and underground utilities, cable television, and drainage. Where an area greater than one lot is used as a building site, only the outside boundary of said site shall be subject to the lot line easements.



LEGEND:

WCIND	West Coast Inland Navigation District.
O.R.	Official Records Book/Page.
O.R.I.	Official Records Instrument.
FL.D.O.T.	Florida Department of Transportation.
WCIND Map	WCIND Intracoastal Waterway Canal Record Map.
■	Permanent Reference Monument, 4" Concrete Monument P.R.M. LS #3979 Set unless otherwise noted.
●	Permanent Control Point (PCP) 4" Concrete Monument PCP LB #6638 or P.K. Nail & Disk LB #6638 Set.
R/W	Right of Way

NOTES:

1. Bearings shown hereon refer to an assumed meridian. Reference line is a line between monument IWSA-25 and monument IWSA R-21, said line having a bearing of N.24°00'23"W., per WCIND Maps.

BRITT SURVEYING, INC.
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BELLAGIO ON VENICE ISLAND

A SUBDIVISION

Being in Section 17 & 18, Township 39 South, Range 19 East,
City of Venice, Sarasota County, Florida

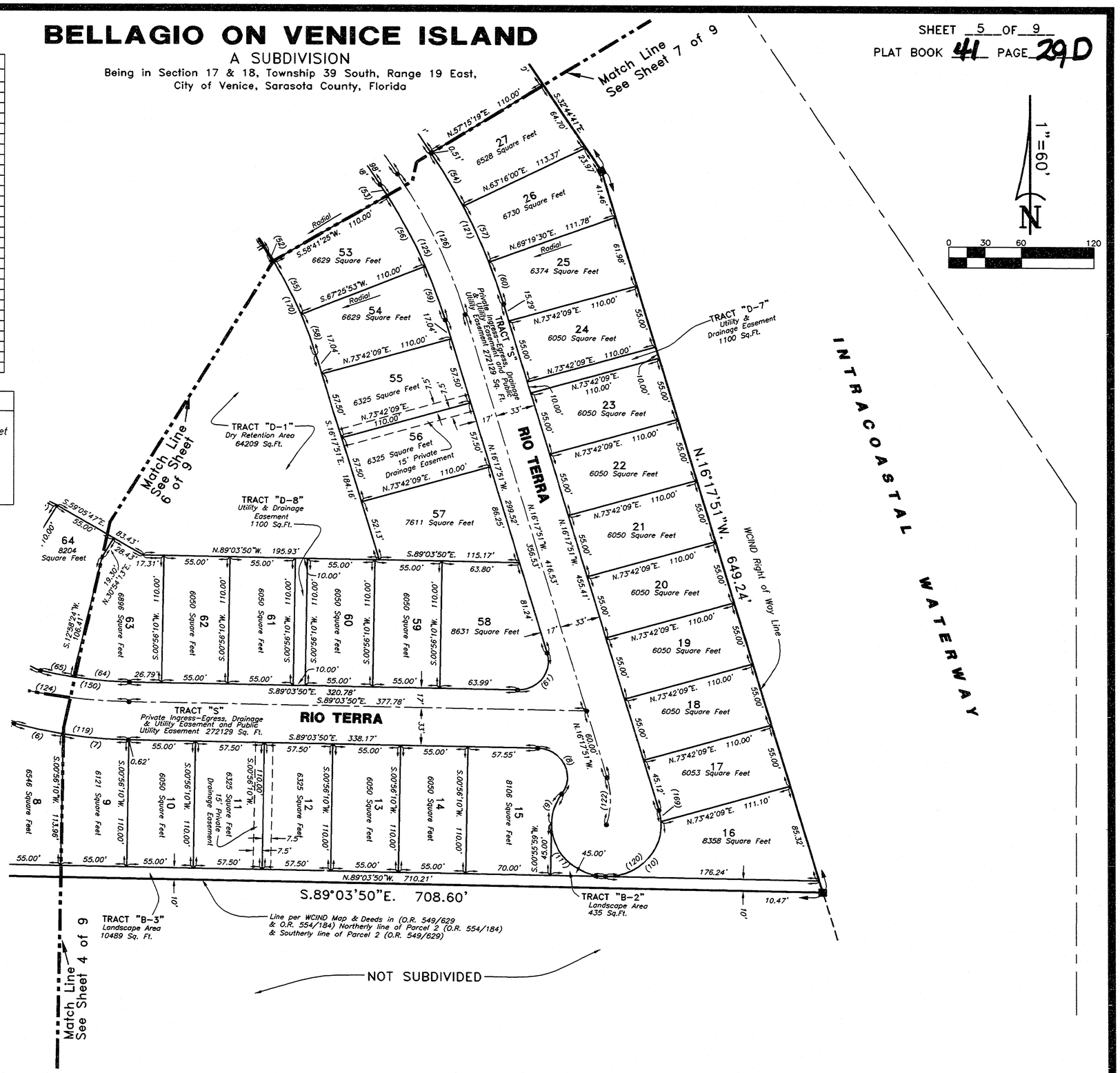
SHEET 5 OF 9
PLAT BOOK 41 PAGE 29D

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
6	375.00'	06°23'18"	41.81'	41.79'	S.77°31'58"E.
7	375.00'	08°20'18"	54.57'	54.53'	S.84°53'37"E.
8	25.00'	124°51'00"	54.48'	44.32'	S.26°38'20"E.
9	45.00'	34°51'00"	27.37'	26.95'	S.18°21'40"W.
10	45.00'	94°33'40"	74.27'	66.12'	N.43°39'20"E.
52	340.00'	01°26'05"	8.52'	8.52'	S.31°59'27"E.
53	450.00'	01°26'05"	11.27'	11.27'	S.31°59'59"E.
54	500.00'	06°00'23"	52.42'	52.39'	S.29°44'07"E.
55	340.00'	08°44'28"	51.87'	51.82'	S.26°56'21"E.
56	450.00'	08°44'28"	68.65'	68.59'	S.26°56'21"E.
57	500.00'	06°03'47"	52.91'	52.88'	S.23°42'23"E.
58	340.00'	06°16'16"	37.21'	37.19'	S.19°25'59"E.
59	450.00'	06°16'16"	49.25'	49.23'	S.19°25'59"E.
60	500.00'	04°22'39"	38.20'	38.19'	S.18°29'11"E.
61	25.00'	107°14'01"	46.79'	40.25'	S.37°19'10"W.
62	215.00'	04°02'50"	15.19'	15.18'	N.87°02'25"W.
64	325.00'	08°18'36"	47.14'	47.09'	N.84°54'33"W.
65	325.00'	04°52'13"	27.63'	27.62'	N.78°19'07"W.
68	167.00'	21°43'05"	63.30'	62.92'	N.48°14'14"W.
111	45.00'	90°00'11"	70.68'	63.64'	S.44°04'08"E.
119	375.00'	14°43'36"	96.39'	96.12'	S.81°42'02"E.
120	45.00'	232°05'35"	182.28'	80.86'	S.80°15'37"E.
121	500.00'	16°26'50"	143.53'	143.04'	N.24°31'15"W.
122	69.00'	34°18'04"	41.31'	40.69'	N.00°51'11"E.
125	450.00'	16°26'49"	129.18'	128.73'	N.24°31'07"W.
126	467.00'	16°26'49"	134.06'	133.60'	N.24°31'07"W.
150	325.00'	13°10'49"	74.76'	74.60'	S.82°28'25"E.
169	45.00'	12°40'44"	9.96'	9.94'	N.09°58'03"W.
170	340.00'	16°26'50"	97.60'	97.26'	S.24°31'16"E.

LOT LINE EASEMENT NOTE

Unless otherwise indicated easements of five (5) feet in width along each rear and side lot line and easements of ten (10) feet along each front lot line, are hereby created and provided for the purpose of accomodating, surface, and underground utilities, cable television, and drainage. Where an area greater than one lot is used as a building site, only the outside boundary of said site shall be subject to the lot line easements.



LEGEND:

WCIND	West Coast Inland Navigation District.
O.R.	Official Records Book/Page.
O.R.I.	Official Records Instrument.
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WCIND Map	WCIND Intracoastal Waterway Canal Record Map.
■	Permanent Reference Monument, 4" Concrete Monument P.R.M. LS #3979 Set unless otherwise noted.
●	Permanent Control Point (PCP) 4" Concrete Monument PCP LB #6638 or P.K. Nail & Disk LB #6638 Set.
R/W	Right of Way

NOTES:

1. Bearings shown hereon refer to an assumed meridian. Reference line is a line between monument IWSA-25 and monument IWSA R-21, said line having a bearing of N.24°00'23"W., per WCIND Maps.

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
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6398 DANNER DRIVE UNIT 3 SARASOTA, FLORIDA 34240 (941)377-8454

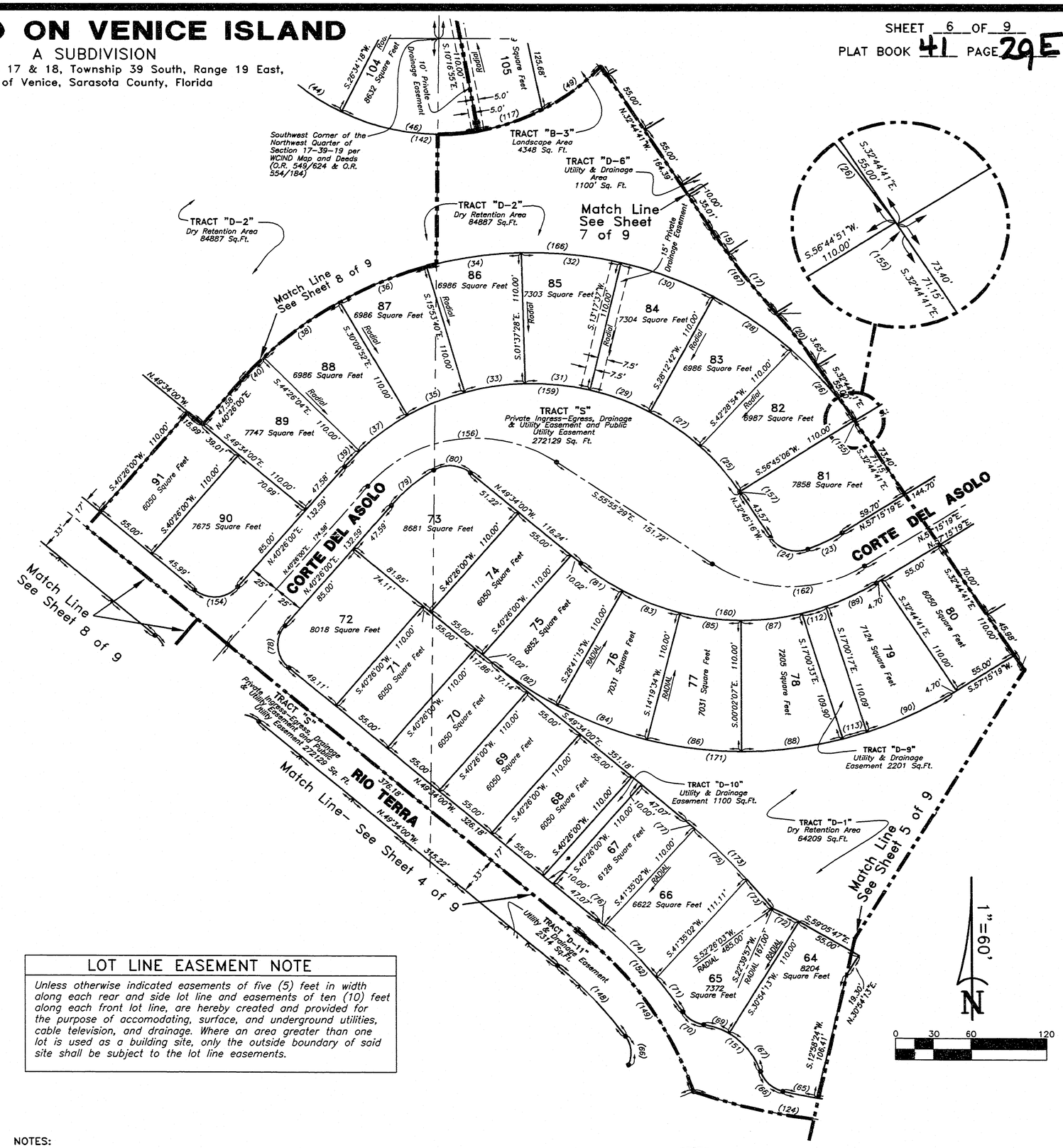
BELLAGIO ON VENICE ISLAND

A SUBDIVISION

Being in Section 17 & 18, Township 39 South, Range 19 East,
City of Venice, Sarasota County, Florida

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	610.00'	02°12'10"	23.45'	23.45'	S.33°50'46"E.
17	610.00'	05°54'50"	62.97'	62.94'	S.37°54'17"E.
20	340.00'	08°19'14"	49.38'	49.33'	S.36°54'18"E.
23	150.00'	11°40'47"	30.58'	30.52'	S.63°05'43"W.
24	25.00'	78°19'13"	34.17'	31.57'	N.71°54'17"W.
25	200.01'	14°16'12"	49.81'	49.68'	N.40°23'15"W.
26	310.01'	14°16'12"	77.21'	77.01'	S.40°23'15"E.
27	200.01'	14°16'12"	49.81'	49.68'	N.54°39'27"W.
28	310.01'	14°16'12"	77.21'	77.01'	S.54°39'27"E.
29	200.01'	14°55'03"	52.07'	51.93'	N.69°15'05"W.
30	310.01'	14°55'03"	80.71'	80.49'	S.69°15'04"E.
31	200.01'	14°55'02"	52.07'	51.93'	N.84°10'07"W.
32	310.01'	14°55'02"	80.71'	80.49'	S.84°10'07"E.
33	200.01'	14°16'09"	49.81'	49.68'	S.81°14'14"W.
34	310.01'	14°16'09"	77.21'	77.01'	N.81°14'18"E.
35	200.01'	14°16'09"	49.81'	49.68'	S.66°58'11"W.
36	310.01'	14°16'09"	77.21'	77.01'	N.66°58'09"E.
37	200.01'	14°16'09"	49.81'	49.68'	S.52°42'02"W.
38	310.01'	14°16'09"	77.21'	77.01'	N.52°41'59"E.
39	200.01'	05°07'55"	17.91'	17.91'	S.42°59'57"W.
40	310.01'	05°07'55"	27.77'	27.76'	N.42°59'58"E.
65	325.00'	04°52'13"	27.63'	27.62'	N.78°19'07"W.
66	25.00'	58°24'20"	25.48'	24.40'	N.46°40'51"W.
67	57.00'	41°37'05"	41.40'	40.50'	N.38°17'13"W.
68	167.00'	21°43'05"	63.30'	62.92'	N.48°14'14"W.
69	57.00'	22°20'33"	22.23'	22.09'	N.70°16'03"W.
70	25.00'	47°36'44"	20.77'	20.18'	N.57°37'58"W.
71	375.00'	05°22'56"	35.23'	35.21'	N.36°31'04"W.
72	167.00'	08°14'15"	24.01'	23.99'	N.63°12'54"W.
73	485.00'	03°44'39"	31.69'	31.69'	N.39°26'14"W.
74	375.00'	09°12'25"	60.26'	60.19'	N.43°48'45"W.
75	485.00'	07°06'23"	60.15'	60.12'	N.44°51'46"W.
76	375.00'	01°09'03"	7.53'	7.53'	N.48°59'28"W.
77	485.00'	01°09'02"	9.74'	9.74'	N.48°59'29"W.
78	25.00'	90°00'00"	39.27'	35.36'	N.04°34'00"W.
79	150.00'	17°24'52"	45.59'	45.42'	N.49°08'26"E.
80	25.00'	72°35'08"	31.67'	29.60'	S.85°51'34"E.
81	200.00'	11°44'45"	41.00'	40.93'	S.55°26'22"E.
82	310.00'	11°44'45"	63.55'	63.44'	N.55°26'22"W.
83	200.00'	14°21'41"	50.13'	50.00'	S.68°29'36"E.
84	310.00'	14°21'41"	77.70'	77.50'	S.68°29'36"E.
85	200.00'	14°21'41"	50.13'	50.00'	S.82°51'16"E.
86	310.00'	14°21'41"	77.70'	77.50'	S.82°51'16"E.
87	200.00'	14°05'48"	49.21'	49.08'	N.82°54'59"E.
88	310.00'	15°07'05"	81.80'	81.56'	N.82°24'20"E.
89	200.00'	12°52'42"	44.95'	44.86'	N.63°41'40"E.
90	310.00'	13°53'39"	75.17'	74.99'	N.64°12'08"E.
99	25.00'	58°24'20"	25.48'	24.40'	S.06°10'14"E.
112	200.00'	05°44'04"	20.02'	20.01'	N.73°00'03"E.
113	310.00'	03°41'50"	20.00'	20.00'	N.72°59'53"E.
124	457.33'	18°38'39"	148.82'	148.16'	S.79°44'30"E.
148	325.00'	14°11'36"	80.51'	80.30'	N.42°28'12"W.
149	291.58'	31°22'18"	159.65'	157.67'	N.33°52'51"W.
151	57.00'	63°57'39"	63.63'	60.38'	N.49°27'30"W.
152	375.00'	15°44'24"	103.02'	102.69'	N.41°41'48"W.
154	25.00'	90°00'00"	39.27'	35.36'	N.85°26'00"E.
155	310.01'	00°30'28"	2.74'	2.74'	N.33°01'07"W.
156	115.20'	83°38'31"	168.17'	153.63'	N.82°15'16"E.
157	200.01'	00°30'28"	1.77'	1.77'	N.32°59'55"W.
159	200.01'	106°49'16"	372.90'	321.19'	S.86°09'21"E.
160	200.00'	73°10'41"	255.44'	238.43'	S.86°09'20"E.
162	110.94'	66°49'12"	129.38'	122.17'	N.89°20'05"E.
166	310.01'	106°49'16"	577.98'	497.83'	S.86°09'22"E.
171	310.00'	73°10'41"	395.93'	369.56'	N.86°09'21"W.
172	167.00'	29°57'20"	87.31'	86.32'	N.52°21'22"W.
173	485.00'	12°00'04"	101.59'	101.40'	N.43°33'57"W.



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R/W	Right of Way

NOTES:

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BELLAGIO ON VENICE ISLAND

A SUBDIVISION

Being in Section 17 & 18, Township 39 South, Range 19 East,
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SHEET 7 OF 9

PLAT BOOK 41 PAGE 29 F

LOT LINE EASEMENT NOTE

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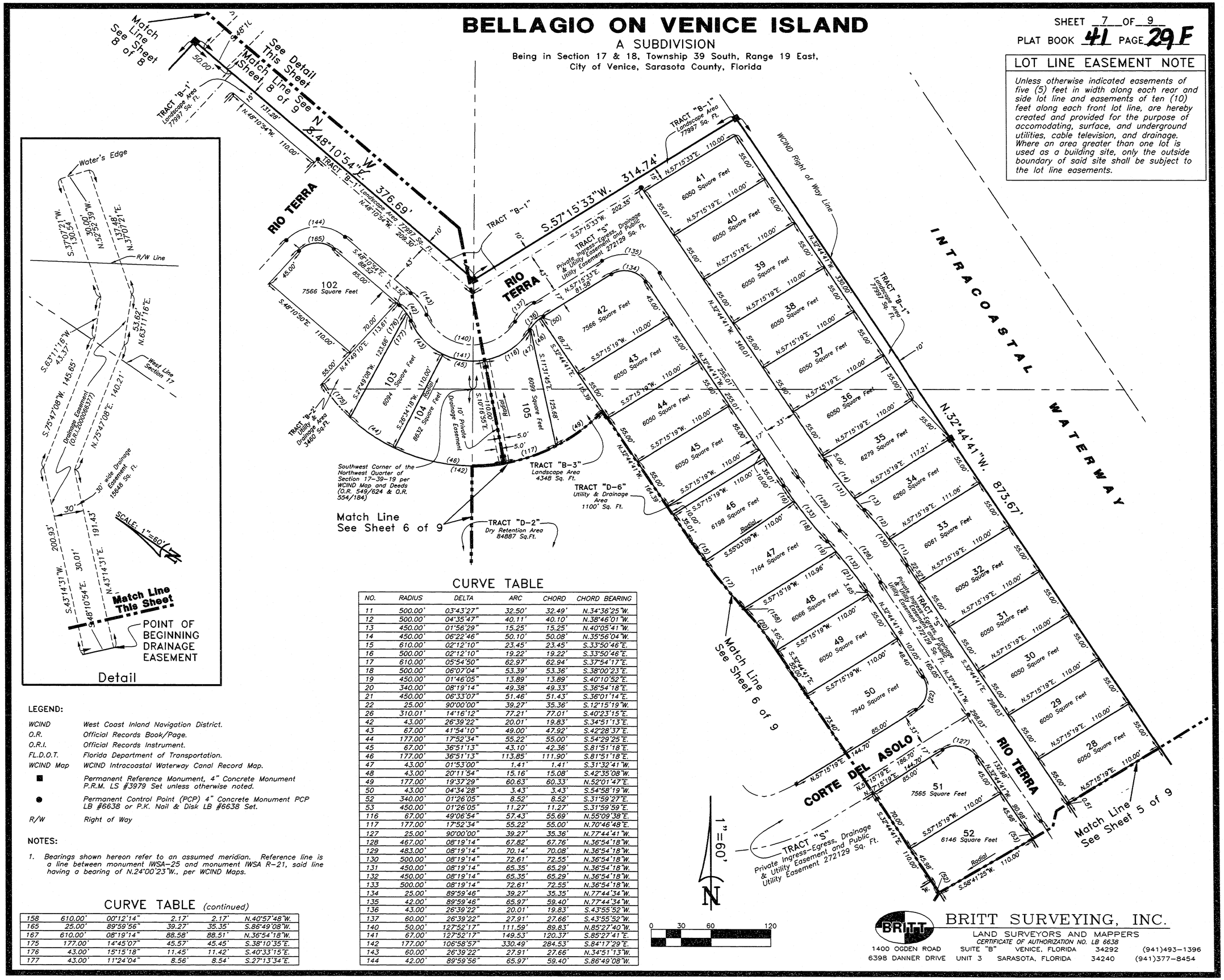

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NOTES:

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CURVE TABLE (continued)

158	610.00'	00°12'14"	2.17'	2.17'	N.40°57'48"W.
165	25.00'	89°59'56"	39.27'	35.35'	S.86°49'08"W.
167	610.00'	08°19'14"	88.58'	88.51'	N.36°54'18"W.
175	177.00'	14°45'07"	45.57'	45.45'	S.38°10'35"E.
176	43.00'	15°15'18"	11.45'	11.42'	S.40°33'15"E.
177	43.00'	11°24'04"	8.56'	8.54'	S.27°13'34"E.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
11	500.00'	03°43'27"	32.50'	32.49'	N.34°36'25"W.
12	500.00'	04°35'47"	40.11'	40.10'	N.38°46'01"W.
13	450.00'	01°56'29"	15.25'	15.25'	N.40°05'41"W.
14	450.00'	06°22'46"	50.10'	50.08'	N.35°56'04"W.
15	610.00'	02°12'10"	23.45'	23.45'	S.33°50'46"E.
16	500.00'	02°12'10"	19.22'	19.22'	S.33°50'46"E.
17	610.00'	05°54'50"	62.97'	62.94'	S.37°54'17"E.
18	500.00'	06°07'04"	53.39'	53.36'	S.38°00'23"E.
19	450.00'	01°46'05"	13.89'	13.89'	S.40°10'52"E.
20	340.00'	08°19'14"	49.38'	49.33'	S.36°54'18"E.
21	450.00'	06°33'07"	51.46'	51.43'	S.36°01'14"E.
22	25.00'	90°00'00"	39.27'	35.36'	S.12°15'19"W.
26	310.01'	14°16'12"	77.21'	77.01'	S.40°23'15"E.
42	43.00'	26°39'22"	20.01'	19.83'	S.34°51'13"E.
43	67.00'	41°54'10"	49.00'	47.92'	S.42°28'37"E.
44	177.00'	17°52'34"	55.22'	55.00'	S.54°29'25"E.
45	67.00'	36°51'13"	43.10'	42.36'	S.81°51'18"E.
46	177.00'	36°51'13"	113.85'	111.90'	S.81°51'18"E.
47	43.00'	01°53'00"	1.41'	1.41'	S.31°32'41"W.
48	43.00'	20°11'54"	15.16'	15.08'	S.42°35'08"W.
49	177.00'	19°37'29"	60.63'	60.33'	N.52°01'47"E.
50	43.00'	04°34'28"	3.43'	3.43'	S.54°58'19"W.
52	340.00'	01°26'05"	8.52'	8.52'	S.31°59'27"E.
53	450.00'	01°26'05"	11.27'	11.27'	S.31°59'59"E.
116	67.00'	49°06'54"	57.43'	55.69'	N.55°09'38"E.
117	177.00'	17°52'34"	55.22'	55.00'	N.70°46'48"E.
127	25.00'	90°00'00"	39.27'	35.36'	N.77°44'41"W.
128	467.00'	08°19'14"	67.82'	67.76'	N.36°54'18"W.
129	483.00'	08°19'14"	70.14'	70.08'	N.36°54'18"W.
130	500.00'	08°19'14"	72.61'	72.55'	N.36°54'18"W.
131	450.00'	08°19'14"	65.35'	65.29'	N.36°54'18"W.
132	450.00'	08°19'14"	65.35'	65.29'	N.36°54'18"W.
133	500.00'	08°19'14"	72.61'	72.55'	N.36°54'18"W.
134	25.00'	89°59'46"	39.27'	35.35'	N.77°44'34"W.
135	42.00'	89°59'46"	65.97'	59.40'	N.77°44'34"W.
136	43.00'	26°39'22"	20.01'	19.83'	S.43°55'52"W.
137	60.00'	26°39'22"	27.91'	27.66'	S.43°55'52"W.
140	50.00'	127°52'17"	111.59'	89.83'	N.85°27'40"W.
141	67.00'	127°52'17"	149.53'	120.37'	S.85°27'41"E.
142	177.00'	106°58'57"	330.49'	284.53'	S.84°17'29"E.
143	60.00'	26°39'22"	27.91'	27.66'	N.34°51'13"W.
144	42.00'	89°59'56"	65.97'	59.40'	S.86°49'08"W.

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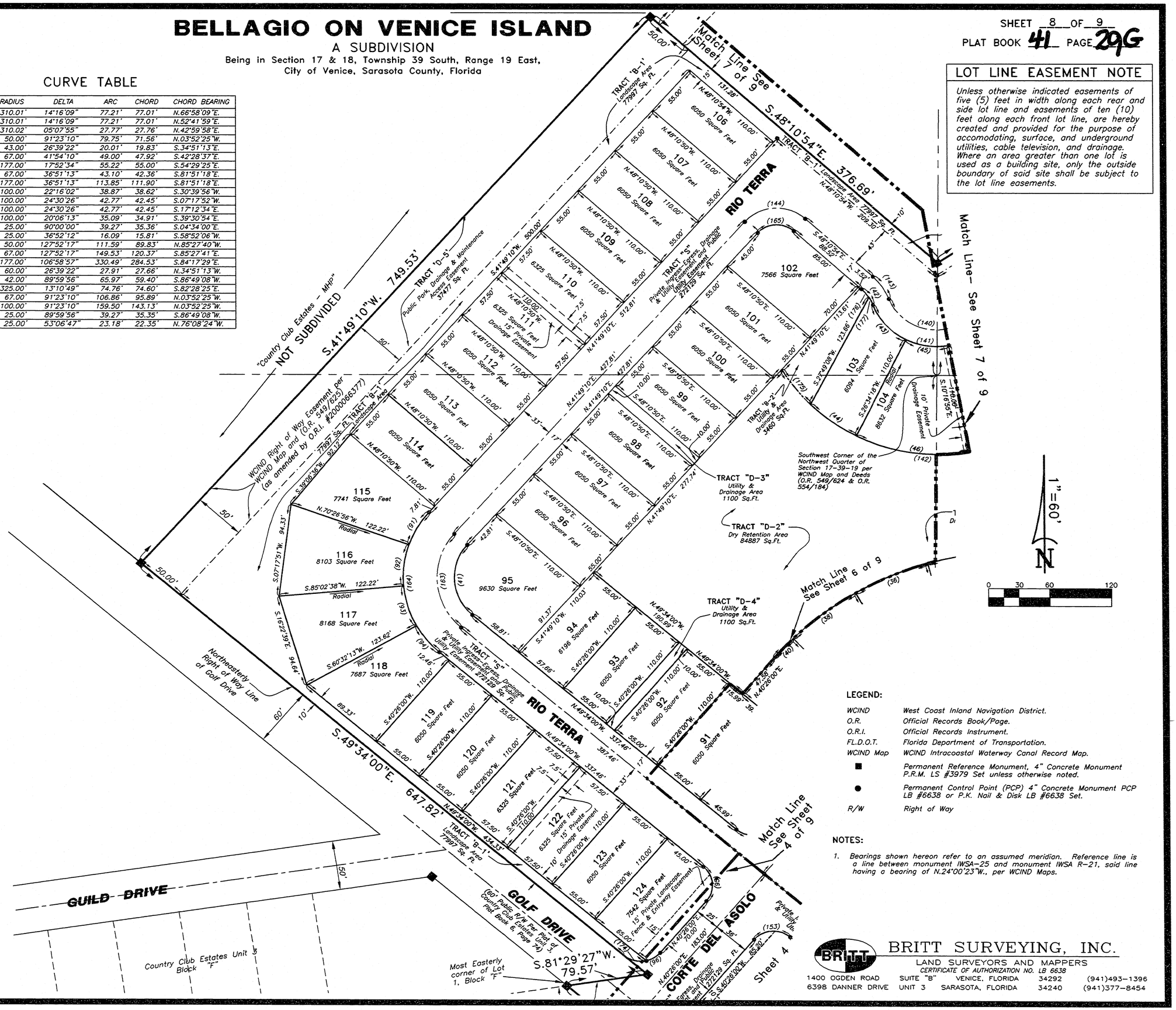
A SUBDIVISION

Being in Section 17 & 18, Township 39 South, Range 19 East,
City of Venice, Sarasota County, Florida

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
36	310.01'	14°16'09"	77.21'	77.01'	N.66°58'09"E.
38	310.01'	14°16'09"	77.21'	77.01'	N.52°41'59"E.
40	310.02'	05°07'55"	27.77'	27.76'	N.42°59'58"E.
41	50.00'	91°23'10"	79.75'	71.56'	N.03°52'25"W.
42	43.00'	26°39'22"	20.01'	19.83'	S.34°51'13"E.
43	67.00'	41°54'10"	49.00'	47.92'	S.42°28'37"E.
44	177.00'	17°52'34"	55.22'	55.00'	S.54°29'25"E.
45	67.00'	36°51'13"	43.10'	42.36'	S.81°51'18"E.
46	177.00'	36°51'13"	113.85'	111.90'	S.81°51'18"E.
91	100.00'	22°16'02"	38.87'	38.62'	S.30°39'56"W.
92	100.00'	24°30'26"	42.77'	42.45'	S.07°17'52"W.
93	100.00'	24°30'26"	42.77'	42.45'	S.17°12'34"E.
94	100.00'	20°06'13"	35.09'	34.91'	S.39°30'54"E.
95	25.00'	90°00'00"	39.27'	35.36'	S.04°34'00"E.
96	25.00'	36°52'12"	16.09'	15.81'	S.58°52'06"W.
140	50.00'	127°52'17"	111.59'	89.83'	N.85°27'40"W.
141	67.00'	127°52'17"	149.53'	120.37'	S.85°27'41"E.
142	177.00'	106°58'57"	330.49'	284.53'	S.84°17'29"E.
143	60.00'	26°39'22"	27.91'	27.66'	N.34°51'13"W.
144	42.00'	89°59'56"	65.97'	59.40'	S.86°49'08"W.
150	325.00'	13°10'49"	74.76'	74.60'	S.82°28'25"E.
163	67.00'	91°23'10"	106.86'	95.89'	N.03°52'25"W.
164	100.00'	91°23'10"	159.50'	143.13'	N.03°52'25"W.
165	25.00'	89°59'56"	39.27'	35.35'	S.86°49'08"W.
174	25.00'	53°06'47"	23.18'	22.35'	N.76°08'24"W.



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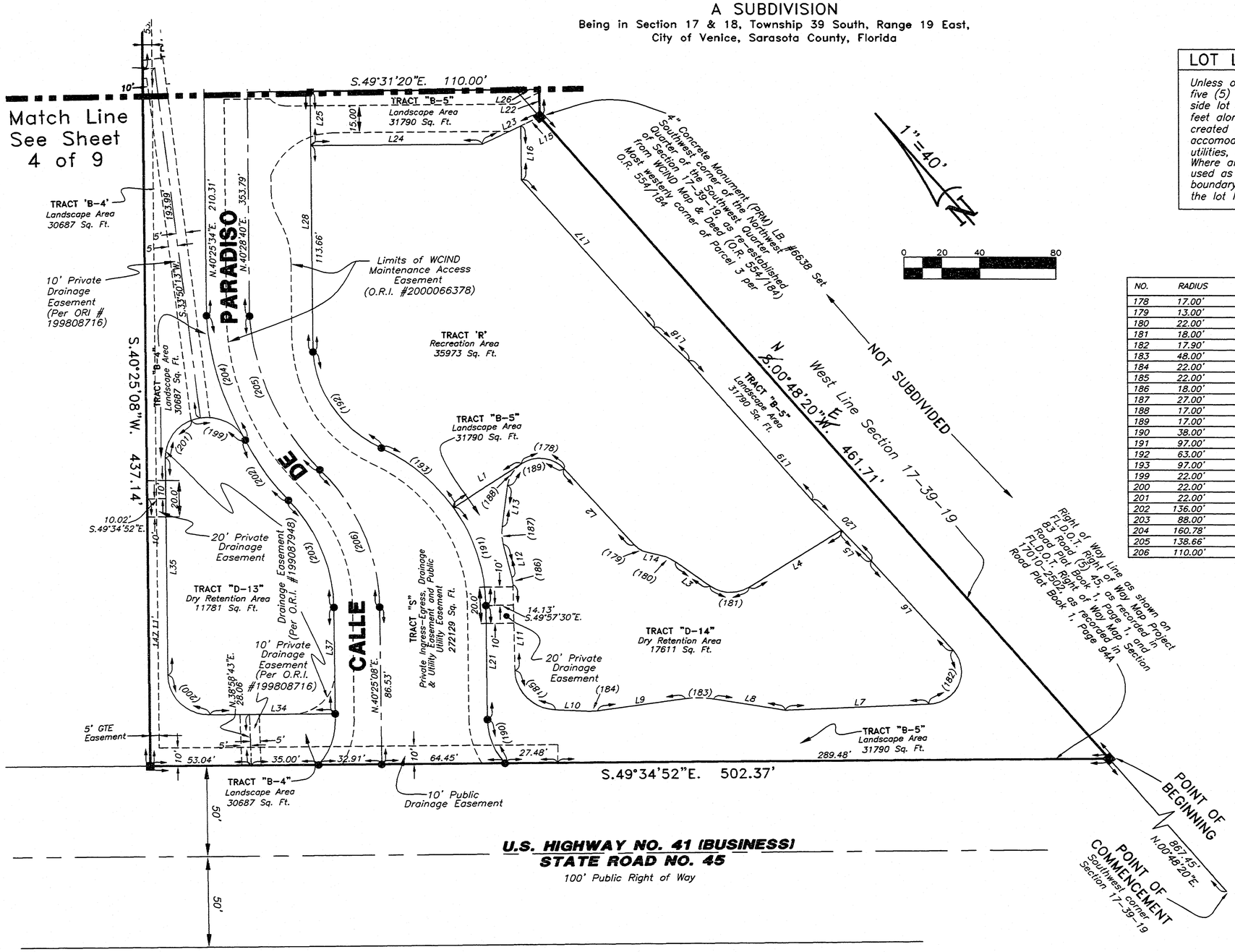

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CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
178	17.00'	83°06'05"	24.66'	22.55'	S.41°48'00"E.
179	13.00'	35°54'41"	8.15'	8.02'	S.18°12'18"E.
180	22.00'	23°23'40"	8.98'	8.92'	S.24°27'49"E.
181	18.00'	69°07'27"	21.72'	20.42'	S.47°19'42"E.
182	17.90'	128°26'06"	40.12'	32.24'	S.64°07'52"W.
183	48.00'	17°36'11"	14.75'	14.69'	N.48°34'10"W.
184	22.00'	10°41'58"	4.11'	4.10'	N.52°01'16"W.
185	22.00'	86°33'18"	33.23'	30.16'	N.03°23'38"W.
186	18.00'	12°27'16"	3.91'	3.90'	N.33°39'23"E.
187	27.00'	20°36'41"	9.71'	9.66'	N.37°44'06"E.
188	17.00'	48°36'30"	14.42'	13.99'	N.72°20'42"E.
189	17.00'	131°42'36"	39.08'	31.03'	S.66°06'15"E.
190	38.00'	39°27'26"	26.17'	25.65'	N.20°41'50"E.
191	97.00'	33°46'35"	57.18'	56.36'	N.23°32'15"E.
192	63.00'	60°39'34"	66.70'	63.63'	S.07°00'30"W.
193	97.00'	29°55'32"	50.66'	50.09'	S.08°18'49"E.
199	22.00'	86°08'14"	33.08'	30.05'	S.27°56'05"E.
200	22.00'	90°00'00"	34.56'	31.11'	N.04°34'28"W.
201	22.00'	68°34'08"	26.33'	24.79'	N.74°42'47"E.
202	136.00'	16°55'16"	40.16'	40.02'	S.06°40'19"W.
203	88.00'	42°12'52"	64.84'	63.38'	S.19°19'06"W.
204	160.78'	25°35'41"	71.82'	71.23'	N.24°45'17"E.
205	138.66'	38°47'52"	93.89'	92.11'	N.17°31'31"E.
206	110.00'	43°32'08"	83.58'	81.59'	N.18°39'04"E.

LINE TABLE

Line	Bearing	Distance
L1	N.83°21'03"W.	42.94'
L2	N.00°14'57"W.	55.53'
L3	N.12°45'59"W.	22.27'
L4	N.81°53'25"W.	57.80'
L5	S.01°55'39"E.	22.99'
L6	N.00°05'10"W.	65.02'
L7	S.51°39'05"E.	75.42'
L8	S.39°46'04"E.	38.24'
L9	S.57°22'15"E.	46.70'
L10	S.46°40'17"E.	18.06'
L11	S.39°53'01"W.	47.21'
L12	S.27°25'46"W.	18.82'
L13	S.48°02'27"W.	23.00'
L14	N.36°09'39"W.	7.05'
L15	S.76°02'43"E.	11.18'
L16	S.40°28'40"W.	29.95'
L17	S.00°28'14"W.	106.74'
L18	S.03°50'29"E.	25.83'
L19	S.00°48'44"W.	100.00'
L20	S.01°55'39"E.	45.61'
L21	N.40°25'32"E.	62.76'
L22	S.40°28'40"W.	15.00'
L23	N.76°02'43"W.	33.59'
L24	N.49°31'20"W.	89.95'
L25	N.40°28'40"E.	30.00'
L26	S.49°31'20"E.	10.00'
L27	S.49°30'56"E.	21.12'
L28	S.40°27'42"W.	143.65'
L29	N.49°34'52"W.	11.86'
L33	N.49°34'33"W.	49.40'
L34	S.49°34'15"E.	64.95'
L35	N.40°25'32"E.	119.53'
L37	S.40°25'32"W.	62.25'

LEGEND:

WCIND	West Coast Inland Navigation District.
O.R.	Official Records Book/Page.
O.R.I.	Official Records Instrument.
FL.D.O.T.	Florida Department of Transportation.
WCIND Map	WCIND Intracoastal Waterway Canal Record Map.
■	Permanent Reference Monument, 4" Concrete Monument P.R.M. LS #3979 Set unless otherwise noted.
●	Permanent Control Point (PCP) 4" Concrete Monument PCP LB #6638 or P.K. Nail & Disk LB #6638 Set.
R/W	Right of Way

NOTES:

1. Bearings shown hereon refer to an assumed meridian. Reference line is a line between monument IWSA-25 and monument IWSA R-21, said line having a bearing of N.24°00'23"W., per WCIND Maps.

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 6638
1400 OGDEN ROAD SUITE "B" VENICE, FLORIDA 34292 (941)493-1396
6398 DANNER DRIVE UNIT 3 SARASOTA, FLORIDA 34240 (941)377-8454