

Prepared without examination of title by  
CHRISTOPHER K. CASWELL  
Caswell Legal  
240 S. Pineapple Ave., Suite 802  
Sarasota, FLORIDA 34236  
941-366-7727

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016044244 10 PG(S)  
APR 13, 2016 01:34:11 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
ISLAND COURT VENICE, A CONDOMINIUM**

THIS AMENDMENT TO THE DECLARATION of Condominium of ISLAND COURT VENICE, a Condominium, is made this 12 day of April, 2016 by NOKOMIS VENTURES, LLC, a Florida limited liability company, hereinafter referred to as "DEVELOPER".

Witnesseth:

WHEREAS, Developer has heretofore executed a Declaration of Condominium of ISLAND COURT VENICE, a Condominium dated July 9, 2015, and recorded at Instrument #2015085605, of the Public Records of Sarasota County, Florida, and has recorded a Survey and Plot Plan attached thereto as Exhibit "A" separately at Plat Book Book 42, Pages 48 through 48B, and First Amendment to Declaration recorded at Instrument #2015085606, and Survey and Plat Plan for Phase 2 recorded at Book42, Pages 49 through 49B, all of the Public Records of Sarasota County, Florida;

WHEREAS, Developer is the present owner of the real property described within said Exhibit "A" attached thereto and separately recorded aforesaid, being more particularly identified therein within Sheet 4 as Phase 3;

WHEREAS, pursuant to Article 4, Subparagraph 4.2 of the Declaration of Condominium, Developer has determined to now add Phase 3 to this Condominium by its execution and filing for recording of this Amendment hereby submitting the real property described within the aforesaid Sheet 4 of the presently recorded Condominium Survey and Plot Plan as Phase 3;

NOW, THEREFORE, pursuant to Subparagraph 4.2 of Article 4 of the Declaration of Condominium and Condominium survey and plot plan are revised as follows:

1. **LEGAL DESCRIPTION OF REAL PROPERTY SUBMITTED TO CONDOMINIUM AS PHASE 2 OF ISLAND COURT VENICE, A CONDOMINIUM:** Developer, pursuant to Article 4, subparagraph 4.2, of the recorded Declaration of Condominium, and pursuant to Section 718.403(6), Florida Statutes, herewith for itself, its successors, assigns, and grantees, hereby submits the real property legally described within Sheet 4 of the attached Condominium Survey and Plot Plan as Phase 3 of ISLAND COURT VENICE, a Condominium, to condominium ownership, subject to all the restrictions, reservations, limitations, easements, conditions, covenants, and agreements set forth or referenced within the Declaration of Condominium heretofore recorded, as subsequently amended to date. Any reference to, or depiction on survey of, a ten-foot easement across rear lot line for purpose of alleyways and parking of vehicles as set forth in deed recorded in Deed Book 86, Page 349, and reference in deed recorded in Official Records Book 492, Page 168, of the Public Records of Sarasota County, Florida, is disclaimed and is not revived by any said references or depictions. Any such easement is believed to be extinguished, abandoned, null and/or void.

2. **SURVEY, GRAPHIC DESCRIPTION OF IMPROVEMENTS, AND AMENDED PLOT PLAN:** Exhibit "A" hereto constitutes an addition to the previously recorded Condominium Survey and Plot Plan, being a survey of the land submitted as Phase 3 and a graphic description of the improvements in which the Units are located and a Plot Plan thereof together with a Certificate of Surveyor in conformance with Section 718.104(4)(e), Florida Statutes.

3. IDENTIFICATION OF EACH UNIT BY NUMBER: Each Unit within this Phase 2 is identified by a designation pursuant to Article 6 of the record Declaration of Condominium, which designation for a particular Unit type is depicted within the attached Exhibit "A".

4. RESULTING PROPORTION OF OWNERSHIP INTEREST IN COMMON ELEMENTS APPURTENANT TO EACH UNIT AND PROPORTION OF SHARING OF COMMON EXPENSES AND OWNERSHIP OF COMMON SURPLUS: Pursuant to the Declaration, Article 4, Subparagraph 4.2, and Subparagraph 6.7 of Article 6 thereof, upon submission of this Phase 3 to this Condominium, there are THREE total phases of this Condominium which are considered as merged and upon such merger, each Unit shall be vested with a 1/26th ownership of the Common Elements of the merged Phases, bear 1/26th of the Common Expenses of the merged Phases, and be entitled to a 1/26th share of the Common Surplus of the merged Phases.

5. VALIDITY OF DECLARATION: This Amendment shall take effect at the time it is recorded in the Public Records of Sarasota County, Florida, simultaneously with the filing of the attached Exhibit "A" and the Condominium Survey and Plot Plan heretofore recorded is hereby deemed to be amended to include the revised Sheets and additional Sheets together with the Certificate of Surveyor filed simultaneously herewith. The definitions of "Condominium", "Land", "Condominium Parcel", "Common Elements", "Limited Common Elements", "Unit", and the "Project" set forth within the record Declaration of Condominium are automatically hereby deemed amended to conform to the provisions of this Amendment and the state of facts set forth within the recorded Condominium Survey and Plot Plan and all other definitions within the Declaration wherever necessary shall also be deemed amended to conform to this Amendment and the attached and incorporate Exhibit "A". Except as specifically amended herein, all other provisions of the Declaration of Condominium and attached Exhibits, as amended subsequent to date, shall remain in full force and effect and the Declaration, as specifically subsequently amended by this Amendment is hereby reaffirmed and ratified.

IN WITNESS WHEREOF, the Developer has executed this Amendment to the Declaration of Condominium of ISLAND COURT VENICE, a Condominium, the day and year first above written.

Signed, sealed, and delivered in the presence of:

NOKOMIS VENTURES, LLC, a Florida limited liability company  
By: Gruber Investment Properties, LLC, a Florida limited liability company, Manager

*Heather L Parker*  
Print name: Heather L. Parker  
*Chris Caswell*  
Print name: CHRIS CASWELL

By: *D Gruber as Pres*  
David Gruber, as President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of April, 2016, by David Gruber, as President of Gruber Investment Properties, LLC, as Manager of Nokomis Ventures, LLC, a Florida limited liability company.

Personally Known  or by Identification   
Type of Identification DRIVERS LICENSE

*Heather L Parker*  
TYPE NAME:  
Notary Public  
My Commission Expires:



HEATHER L. PARKER  
MY COMMISSION # FF 943438  
EXPIRES: April 11, 2020  
Bonded Thru Budget Notary Services



HEATHER L. PARKER  
MY COMMISSION # FF 943438  
EXPIRES: April 11, 2020  
Bonded Thru Budget Notary Services

JOINER AND CONSENT OF ASSOCIATION

ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, hereby joins in and consents to the foregoing Amendment to the Declaration of Condominium, and all the Exhibits thereto; adding Phase 3, and agrees to all the terms and conditions thereof; and in its own behalf and in behalf of all present and future Unit Owners in the Condominium accepts all of the hereafter and assumes all of the obligations, responsibilities, duties and burdens imposed upon it therein.

IN WITNESS WHEREOF, the corporation has hereunto set its hands and seals the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed, sealed and delivered in the presence of:

ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation

*Heather L Parker*

By: *David Guber as Pres*, as its President

Print name: *Heather L. Parker*

*Chris Caswell*

Attest: *David Guber as Sec*, as its Secretary

Print name: *CHRIS CASWELL*

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of April, 2016, by DAVID GUBER, as President and Secretary respectively of Island Court Venice Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

*Heather L Parker*

Personally Known  or by Identification \_\_\_\_\_  
Type of Identification Produced DRIVERS LICENSE

TYPE NAME:  
Notary Public  
My Commission Expires:



HEATHER L. PARKER  
MY COMMISSION # FF 943438  
EXPIRES: April 11, 2020  
Bonded Thru Budget Notary Service

CONSENT BY MORTGAGEE

BUSEY BANK the owner and holder of a mortgage dated May 14, 2014 and recorded in INSTRUMENT #2014059551, Public Records of Sarasota County, Florida, encumbering all or a portion of the real property described as the "Lands" hereby consents to the recording of the Amendment to the Declaration of Condominium of ISLAND COURT VENICE, a condominium, adding Phase 3 and to the establishment thereby of the Condominium upon the mortgaged property.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed this April 12, 2016, by and through its authorized officer.

Signed, sealed and delivered in the presence of:

Kathleen J Barney  
Print name: KATHLEEN F BARNEY

By [Signature], its SVP

Susan Purdy  
Print name: SUSAN PURDY

(SEAL)

STATE OF Florida  
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 2016 by Kent W. Poli, as SVP of BUSEY BANK, on behalf of the entity.

[Signature]  
TYPE NAME:  
Notary Public  
My Commission Expires:

Personally Known  or by Identification   
Type of Identification Produced \_\_\_\_\_



# ISLAND COURT VENICE, PHASE THREE

CONDOMINIUM BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 3 SHEETS

A LAND CONDOMINIUM  
LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,  
CITY OF VENICE - SARASOTA COUNTY, FLORIDA

## INDEX OF SHEETS:

SHEET 1 ..... COVER SHEET  
SHEET 2 ..... PLAT OVERVIEW  
SHEET 3 ..... UNIT AND PHASE DETAIL

## LEGAL DESCRIPTION:

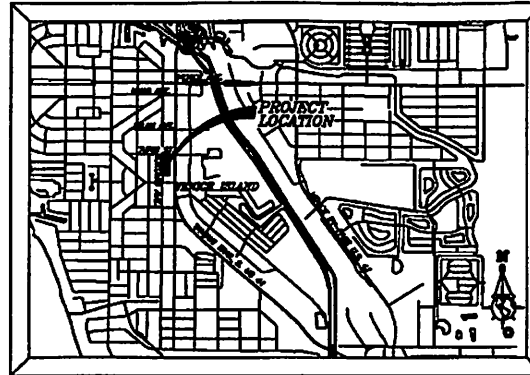
A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING ALL OF LOTS 25, 26 AND A PORTION OF LOT 24, BLOCK 87, VENEZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 168, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013122513, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMIS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURIN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF LOT 28, BLOCK 87, VENEZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE NORTH LINE OF SAID TURIN STREET N89°58'49"E 140.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 26, BLOCK 87 AND THE WEST RIGHT-OF-WAY LINE OF A PLATTED 20 FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF VENEZIA PARK SECTION OF VENICE; THENCE ON THE WEST RIGHT-OF-WAY OF SAID 20 FOOT PUBLIC RIGHT-OF-WAY S00°00'00"E 160.15 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N90°00'00"W 1.00 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 24.50 FEET, A DELTA ANGLE OF 45°02'16", A CHORD BEARING OF S34°06'51"W, AND A CHORD DISTANCE OF 18.77 FEET; THENCE ON THE ARC OF SAID CURVE 19.28 FEET TO A POINT ON A COMPOUND CURVE TO THE RIGHT, HAVING: A RADIUS OF 4.50 FEET, A DELTA ANGLE OF 123°22'01", A CHORD BEARING OF N61°41'01"W, AND A CHORD DISTANCE OF 7.52 FEET; THENCE ON THE ARC OF SAID CURVE 9.68 FEET; THENCE S90°00'00"E 4.93 FEET; THENCE S90°00'00"W 121.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NOKOMIS AVENUE; THENCE ON SAID EAST RIGHT-OF-WAY LINE N00°00'00"W 166.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,468.8 SQUARE FEET, MORE OR LESS.

## SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE PLAT OF VENEZIA PARK SECTION OF VENICE, AS RECORDED IN PLAT BOOK 2, PAGE 168, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. AN ASSUMED BEARING OF DUE NORTH WAS USED FOR THE EAST R/W LINE OF NOKOMIS AVENUE DUE TO THE LACK OF MATHEMATICAL INFORMATION ON SAID PLAT.
- UNDERGROUND FOUNDATIONS, DRAINAGE AND UTILITIES, INCLUDING IRRIGATION HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
- COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, NOT SHOWN OR NOTED HEREON, ARE DEFINED IN THE DECLARATION OF CONDOMINIUM.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- THE SURVEY AS SHOWN HEREON WAS MADE WITH BENEFIT OF TITLE COMMITMENT PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FUND FILE #: 18-2014-001171, AGENTS FILE REFERENCE: NOKOMIS VENTURES, LLC. EFFECTIVE DATE: MAY 2, 2014
- THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH WE HAVE KNOWLEDGE.



VICINITY MAP  
NOT TO SCALE

## CERTIFICATE OF SURVEYOR:


I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT:

A. THIS PLAT, DESIGNATED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR ISLAND COURT VENICE, PHASE THREE, A LAND CONDOMINIUM, CONSISTING OF 3 SHEETS, IS A CORRECT REPRESENTATION OF THE SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON, MADE UNDER MY DIRECTION ON APRIL 7, 2016 AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER, RULE NO. 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

B. ALL KNOWN EASEMENTS ENCUMBERING THE LAND ARE SHOWN ON THIS PLAT.

C. THIS PLAT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR ISLAND COURT VENICE, DESCRIBING THE LAND CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE UNITS AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION. ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITY SERVICES (ON SITE), ACCESS TO SAID UNITS, AND COMMON ELEMENTS LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED AT THIS TIME.

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED SURVEYOR/MAPPER, 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.

By:  Date of Plat: 4/8/16  
ROBERT B. STRAYER, JR.  
Registered Professional Surveyor & Mapper  
Florida Certificate No. 5027

## UNIT NOTES:

### COMMON ELEMENTS

COMMON ELEMENTS MEANS AND INCLUDES:

- ALL PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS;
- EASEMENTS THROUGH UNITS FOR CONDUITS, DUCTS, PLUMBING, WIRING AND OTHER FACILITIES FOR THE FURNISHING OF UTILITY AND OTHER SERVICES TO UNITS AND THE COMMON ELEMENTS;
- AN EASEMENT OF SUPPORT IN EVERY PORTION OF A UNIT WHICH CONTRIBUTES TO THE SUPPORT OF EACH BUILDING OR ANOTHER UNIT OR IMPROVEMENT LOCATED THEREON;
- THE PROPERTY AND INSTALLATIONS (OTHER THAN THE PROPERTY AND INSTALLATIONS OWNED BY THE UTILITY COMPANIES PROVIDING UTILITY SERVICES) REQUIRED FOR THE FURNISHING OF UTILITIES AND OTHER SERVICES TO MORE THAN ONE UNIT OR TO THE COMMON ELEMENTS;
- ANY OTHER PARTS OF THE CONDOMINIUM PROPERTY DESIGNATED AS COMMON ELEMENTS IN THIS DECLARATION OR ON THE CONDOMINIUM PLAT.

### LIMITED COMMON ELEMENTS:

LIMITED COMMON ELEMENTS MEANS THOSE COMMON ELEMENTS, IF ANY, WHICH ARE RESERVED FOR THE EXCLUSIVE USE OF A CERTAIN UNIT OR UNITS TO THE EXCLUSION OF OTHER UNITS AS SPECIFIED IN THIS DECLARATION. REFERENCE HERETO TO COMMON ELEMENTS SHALL ALSO INCLUDE ALL LIMITED COMMON ELEMENTS UNLESS THE CONTEXT WOULD PROHIBIT IT OR IT IS OTHERWISE EXPRESSLY PROVIDED.

### UNIT:

UNIT MEANS THAT PART OF THE CONDOMINIUM PROPERTY WHICH IS TO BE SUBJECT TO EXCLUSIVE OWNERSHIP. WHEN USED IN A CONVEYANCE OF A UNIT, AND ELSEWHERE WHEN THE CONTEXT PERMITS, THE WORD UNIT SHALL INCLUDE THE APPURTENANCES THERETO WHICH ARE ELSEWHERE DESCRIBED HEREIN. AS THIS IS A LAND CONDOMINIUM, AS DESCRIBED IN ARTICLE 5 OF THE DECLARATION OF CONDOMINIUM, THE TERM "UNIT" SHALL NOT INCLUDE ANY BUILDINGS OR IMPROVEMENTS LOCATED ON OR WITHIN A UNIT.

### UTILITY SERVICES:

UTILITY SERVICES AS USED IN THE CONDOMINIUM ACT AND AS CONSTRUED WITH REFERENCE TO THIS CONDOMINIUM, AND AS USED IN THE DECLARATION, ARTICLES AND BYLAWS, "UTILITY SERVICES" SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRIC POWER, GAS, HOT AND COLD WATER, HEATING, REFRIGERATION, AIR-CONDITIONING, CABLE TV AND GARBAGE, TRASH, REFUSE AND SEWAGE DISPOSAL.

EST. 1987



**STRAYER**  
SURVEYING & MAPPING, INC.

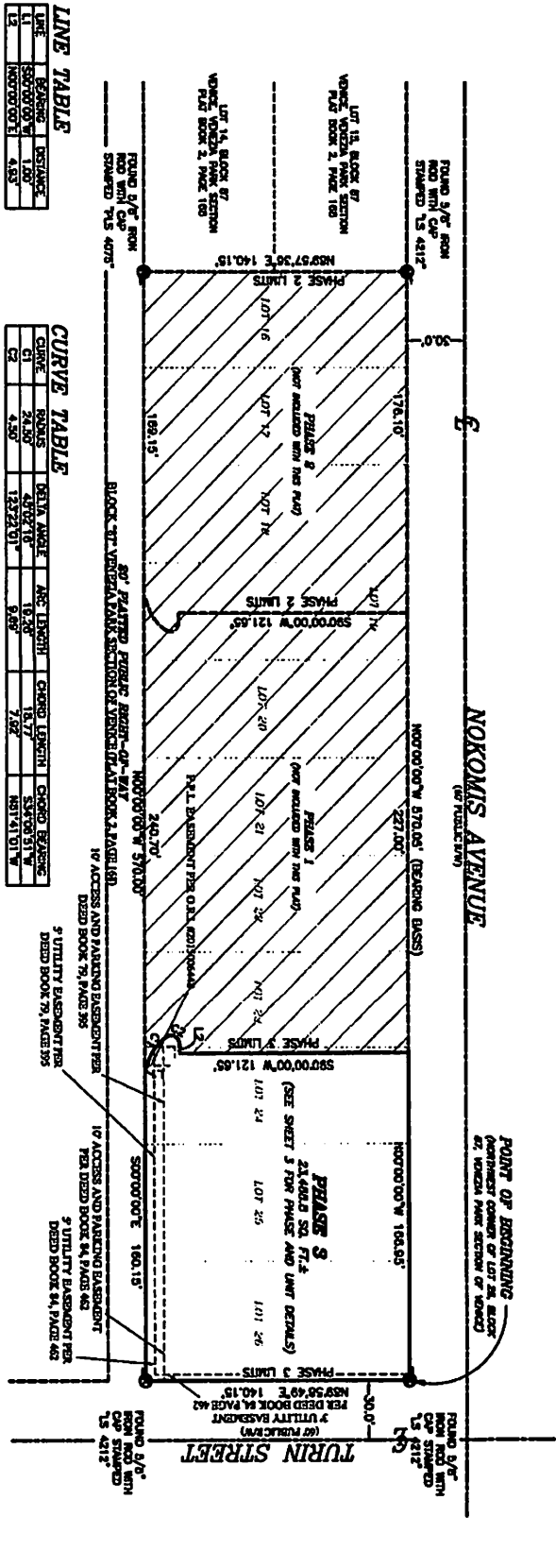
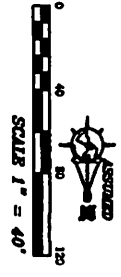
742 Shatzrock Boulevard  
Venice, Florida 34293  
(941) 456-9488  
Fax (941) 497-6186

[www.strayersurveying.com](http://www.strayersurveying.com)

- SYMBOL LEGEND**
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**INDEX OF SHEETS:**  
 SHEET 1 ..... COVER SHEET  
 SHEET 2 ..... PLAT OVERVIEW  
 SHEET 3 ..... UNIT AND PHASE DETAIL

**ISLAND COURT VENICE,  
 PHASE THREE**  
 A LAND CONDOMINIUM  
 LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,  
 CITY OF VENICE - SARASOTA COUNTY, FLORIDA



**LINE TABLE**

LINE	BEARING	DISTANCE
1	S89°00'00"W	1.00'
2	N00°00'00"E	4.93'

**CURVE TABLE**

CURVE	BEARING	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	24.80°	42°27'18"	18.28'	18.77'	S58°28'51"W
C2	4.93°	132°22'01"	9.99'	7.92'	N81°21'01"W

FIVE-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE AND TEN-FOOT EASEMENT ACROSS REAR LOT LINE FOR PURPOSE OF ALLEYS AND PARKING OF VEHICLES, AS RESERVED IN DEEDS RECORDED IN DEED BOOK 78, PAGE 399, AND DEED BOOK 83, PAGE 397, AND DEED BOOK 79, PAGE 338, RESPECTIVELY, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AS TO LOTS 21, 22 AND 25)

FIVE-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE AND EASEMENTS AND RIGHTS OF WAY TYPING ALONG OWNER AND UNDER EASTERLY TEN FEET OF SAID LOT AND RESERVED IN DEEDS RECORDED IN DEED BOOK 89, PAGE 321 AND DEED BOOK 80, PAGE 266, RESPECTIVELY, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AS TO LOTS 23 AND 24)

FIVE-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE, THREE-FOOT UTILITY EASEMENT ACROSS NORTHERLY SIDE LOT LINE, AND EASEMENTS AND RIGHTS OF WAY TYPING ALONG OWNER AND UNDER EASTERLY TEN FEET OF SAID LOT AND RESERVED IN DEEDS RECORDED IN DEED BOOK 84, PAGE 462 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AS TO LOT 26)

NOTE: ANY REFERENCE TO, OR DEPICTION ON SURVEY OF, A TEN-FOOT EASEMENT ACROSS REAR LOT LINE FOR PURPOSE OF ALLEYS AND PARKING OF VEHICLES AS SET FORTH IN DEED RECORDED IN DEED BOOK 86, PAGE 349, AND REFERENCE IN DEED RECORDED IN OFFICIAL RECORDS BOOK 492, PAGE 169, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IS DISCLAIMED AND IS NOT REVOKED BY ANY SAID REFERENCES OR DEPICTIONS. ANY SUCH EASEMENT IS BELIEVED TO BE EXTINGUISHED, ABANDONED, NULL AND/OR VOID.

**EST. 1987**  
**STRAYER**  
 SURVEYING & MAPPING, INC.

742 Government Boulevard  
 Venice, Florida 33595  
 (941) 856-9483  
 Fax (941) 971-4186

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# ISLAND COURT VENICE, PHASE THREE

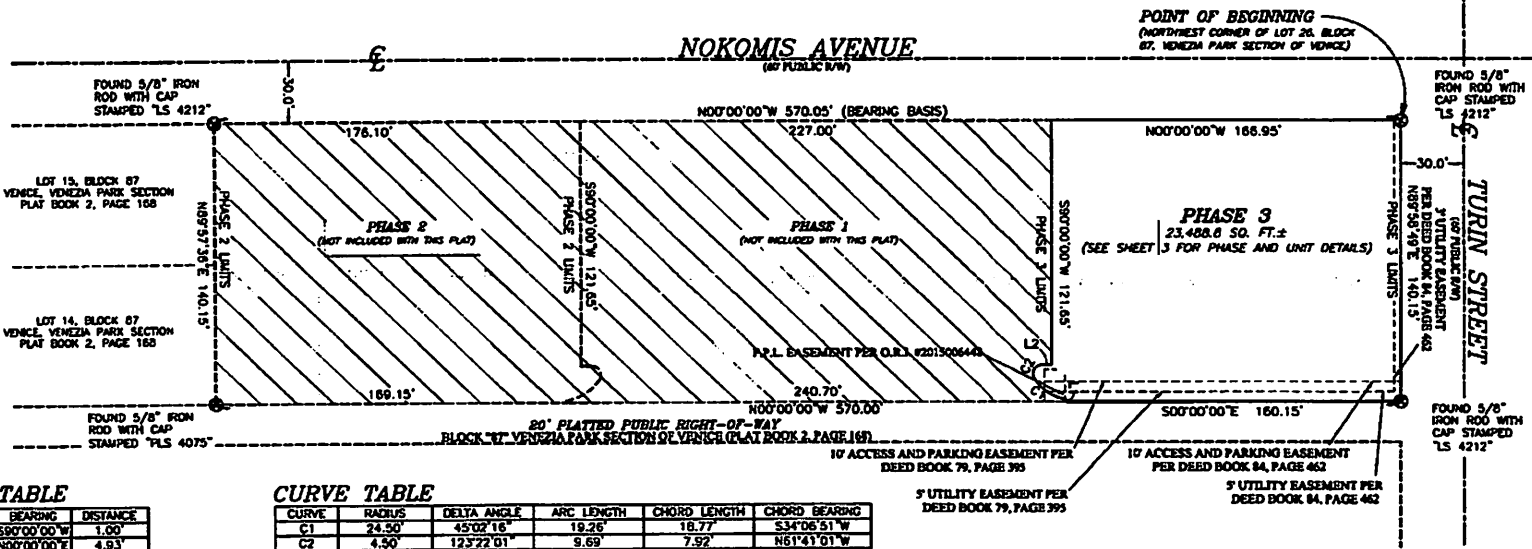
A LAND CONDOMINIUM  
LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,  
CITY OF VENICE - SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK **43** PAGE **10A**  
SHEET **2** OF **3** SHEETS

**SYMBOL LEGEND**  
 @ = BENCH POINT 5/8" IRON ROD (I.A. MARK)  
 P.L.D. = PHASE, SCHIFFERICH PLANNED  
 P.B. = PLAT BOOK  
 P.A. = PROFESSIONAL LAND SURVEYOR  
 L.S. = LICENSED SURVEYOR BUSINESS  
 L.A. = LICENSED SURVEYOR BUSINESS  
 R/W = RIGHT-OF-WAY  
 P.L. = PLAT  
 C.A. = CENTER LINE  
 P.A.B. = POINT OF BEGINNING  
 P.C. = POINT OF CURVATURE  
 L.C.E. = LIMITED COMMON EASEMENT  
 C.E. = COMMON EASEMENT  
 L.D. = LIDIFICATION

## INDEX OF SHEETS:

SHEET 1 ..... COVER SHEET  
 SHEET 2 ..... PLAT OVERVIEW  
 SHEET 3 ..... UNIT AND PHASE DETAIL



## LINE TABLE

LINE	BEARING	DISTANCE
L1	S80°00'00"W	1.00'
L2	N00°00'00"E	4.93'

## CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	24.50'	45°02'16"	19.26'	18.77'	S34°06'51" W
C2	4.50'	123°22'01"	9.69'	7.92'	N61°41'01" W

FIVE-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE AND TEN-FOOT EASEMENT ACROSS REAR LOT LINE FOR PURPOSE OF ALLEYS AND PARKING OF VEHICLES, AS RESERVED IN DEEDS RECORDED IN DEED BOOK 79, PAGE 395, AND DEED BOOK 83, PAGE 397, AND DEED BOOK 79, PAGE 338, RESPECTIVELY, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AS TO LOTS 21, 22 AND 25)

FIVE-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE AND EASEMENTS AND RIGHTS OF WAY UPON, ALONG, OVER AND UNDER THE EAR OR EASTERLY TEN FEET OF SAID LOT AND RESERVED IN DEEDS RECORDED IN DEED BOOK 89, PAGE 321 AND DEED BOOK 80, PAGE 266, RESPECTIVELY, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AS TO LOTS 23 AND 24)

FIVE-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE, THREE-FOOT UTILITY EASEMENT ACROSS NORTHERLY SIDE LOT LINE, AND EASEMENTS AND RIGHTS OF WAY UPON, ALONG, OVER AND UNDER THE REAR OR EASTERLY TEN FEET OF SAID LOT AS RESERVED IN DEED RECORDED IN DEED BOOK 84, PAGE 462, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AS TO LOT 26)

NOTE: ANY REFERENCE TO, OR DEPICTION ON SURVEY OF, A TEN-FOOT EASEMENT ACROSS REAR LOT LINE FOR PURPOSE OF ALLEYS AND PARKING OF VEHICLES AS SET FORTH IN DEEDS RECORDED IN DEED BOOK 86, PAGE 349, DEED BOOK 79, PAGE 395, DEED BOOK 84, PAGE 462, DEED BOOK 86 PAGE 349, DEED BOOK 79, PAGE 416, AND REFERENCE IN DEED RECORDED IN OFFICIAL RECORD BOOK 492, PAGE 168, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IS DISCLAIMED AND IS NOT REVIVED BY ANY SAID REFERENCES OR DEPICTIONS. ANY SUCH EASEMENT IS BELIEVED TO BE EXTINGUISHED, ABANDONED, NULL AND/OR VOID.

EST. 1987  
**STRAYER**  
 SURVEYING & MAPPING, INC.  
 742 Shattuck Boulevard  
 Venice, Florida 34293  
 (941) 496-9483  
 Fax (941) 497-6186

www.strayersurveying.com



Prepared without examination of title by  
CHRISTOPHER K. CASWELL  
Caswell Legal  
240 S. Pineapple Ave., Suite 802  
Sarasota, FLORIDA 34236  
941-366-7727

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016044244 10 PG(S)  
April 13, 2016 01:34:11 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**SECOND AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
ISLAND COURT VENICE, A CONDOMINIUM**

THIS AMENDMENT TO THE DECLARATION of Condominium of ISLAND COURT VENICE, a Condominium, is made this 12 day of April, 2016 by NOKOMIS VENTURES, LLC, a Florida limited liability company, hereinafter referred to as "DEVELOPER".

Witnesseth:

WHEREAS, Developer has heretofore executed a Declaration of Condominium of ISLAND COURT VENICE, a Condominium dated July 9, 2015, and recorded at Instrument #2015085605, of the Public Records of Sarasota County, Florida, and has recorded a Survey and Plot Plan attached thereto as Exhibit "A" separately at Plat Book Book 42, Pages 48 through 48B, and First Amendment to Declaration recorded at Instrument #2015085606, and Survey and Plat Plan for Phase 2 recorded at Book 42, Pages 49 through 49B, all of the Public Records of Sarasota County, Florida;

WHEREAS, Developer is the present owner of the real property described within said Exhibit "A" attached thereto and separately recorded aforesaid, being more particularly identified therein within Sheet 4 as Phase 3;

WHEREAS, pursuant to Article 4, Subparagraph 4.2 of the Declaration of Condominium, Developer has determined to now add Phase 3 to this Condominium by its execution and filing for recording of this Amendment hereby submitting the real property described within the aforesaid Sheet 4 of the presently recorded Condominium Survey and Plot Plan as Phase 3;

NOW, THEREFORE, pursuant to Subparagraph 4.2 of Article 4 of the Declaration of Condominium and Condominium survey and plot plan are revised as follows:

1. **LEGAL DESCRIPTION OF REAL PROPERTY SUBMITTED TO CONDOMINIUM AS PHASE 2 OF ISLAND COURT VENICE, A CONDOMINIUM:** Developer, pursuant to Article 4, subparagraph 4.2, of the recorded Declaration of Condominium, and pursuant to Section 718.403(6), Florida Statutes, herewith for itself, its successors, assigns, and grantees, hereby submits the real property legally described within Sheet 4 of the attached Condominium Survey and Plot Plan as Phase 3 of ISLAND COURT VENICE, a Condominium, to condominium ownership, subject to all the restrictions, reservations, limitations, easements, conditions, covenants, and agreements set forth or referenced within the Declaration of Condominium heretofore recorded, as subsequently amended to date. Any reference to, or depiction on survey of, a ten-foot easement across rear lot line for purpose of alleyways and parking of vehicles as set forth in deed recorded in Deed Book 86, Page 349, and reference in deed recorded in Official Records Book 492, Page 168, of the Public Records of Sarasota County, Florida, is disclaimed and is not revived by any said references or depictions. Any such easement is believed to be extinguished, abandoned, null and/or void.

2. **SURVEY, GRAPHIC DESCRIPTION OF IMPROVEMENTS, AND AMENDED PLOT PLAN:** Exhibit "A" hereto constitutes an addition to the previously recorded Condominium Survey and Plot Plan, being a survey of the land submitted as Phase 3 and a graphic description of the improvements in which the Units are located and a Plot Plan thereof together with a Certificate of Surveyor in conformance with Section 718.104(4)(e), Florida Statutes.

3. IDENTIFICATION OF EACH UNIT BY NUMBER: Each Unit within this Phase 2 is identified by a designation pursuant to Article 6 of the record Declaration of Condominium, which designation for a particular Unit type is depicted within the attached Exhibit "A".

4. RESULTING PROPORTION OF OWNERSHIP INTEREST IN COMMON ELEMENTS APPURTENANT TO EACH UNIT AND PROPORTION OF SHARING OF COMMON EXPENSES AND OWNERSHIP OF COMMON SURPLUS: Pursuant to the Declaration, Article 4, Subparagraph 4.2, and Subparagraph 6.7 of Article 6 thereof, upon submission of this Phase 3 to this Condominium, there are THREE total phases of this Condominium which are considered as merged and upon such merger, each Unit shall be vested with a 1/26th ownership of the Common Elements of the merged Phases, bear 1/26th of the Common Expenses of the merged Phases, and be entitled to a 1/26th share of the Common Surplus of the merged Phases.

5. VALIDITY OF DECLARATION: This Amendment shall take effect at the time it is recorded in the Public Records of Sarasota County, Florida, simultaneously with the filing of the attached Exhibit "A" and the Condominium Survey and Plot Plan heretofore recorded is hereby deemed to be amended to include the revised Sheets and additional Sheets together with the Certificate of Surveyor filed simultaneously herewith. The definitions of "Condominium", "Land", "Condominium Parcel", "Common Elements", "Limited Common Elements", "Unit", and the "Project" set forth within the record Declaration of Condominium are automatically hereby deemed amended to conform to the provisions of this Amendment and the state of facts set forth within the recorded Condominium Survey and Plot Plan and all other definitions within the Declaration wherever necessary shall also be deemed amended to conform to this Amendment and the attached and incorporate Exhibit "A". Except as specifically amended herein, all other provisions of the Declaration of Condominium and attached Exhibits, as amended subsequent to date, shall remain in full force and effect and the Declaration, as specifically subsequently amended by this Amendment is hereby reaffirmed and ratified.

IN WITNESS WHEREOF, the Developer has executed this Amendment to the Declaration of Condominium of ISLAND COURT VENICE, a Condominium, the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

NOKOMIS VENTURES, LLC, a Florida limited liability company  
By: Gruber Investment Properties, LLC, a Florida limited liability company, Manager

*Heather L Parker*  
Print name: Heather L. Parker  
*Chris Caswell*  
Print name: CHRIS CASWELL

By: *D Gruber as Pres*  
David Gruber, as President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of April, 2016, by David Gruber, as President of Gruber Investment Properties, LLC, as Manager of Nokomis Ventures, LLC, a Florida limited liability company.

Personally Known  or by Identification   
Type of Identification DRIVERS LICENSE

*Heather L Parker*  
TYPE NAME:  
Notary Public  
My Commission Expires:



HEATHER L. PARKER  
MY COMMISSION # FF 943438  
EXPIRES: April 11, 2020  
Bonded Thru Budget Notary Services



HEATHER L. PARKER  
MY COMMISSION # FF 943-38  
EXPIRES: April 11, 2020  
Budget Notary Services

JOINER AND CONSENT OF ASSOCIATION

ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, hereby joins in and consents to the foregoing Amendment to the Declaration of Condominium, and all the Exhibits thereto; adding Phase 3, and agrees to all the terms and conditions thereof; and in its own behalf and in behalf of all present and future Unit Owners in the Condominium accepts all of the hereafter and assumes all of the obligations, responsibilities, duties and burdens imposed upon it therein.

IN WITNESS WHEREOF, the corporation has hereunto set its hands and seals the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed, sealed and delivered in the presence of:

ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation

*Heather L Parker*

By: *D Gruber as Pres*  
\_\_\_\_\_, as its President

Print name: *Heather L. Parker*

*Chris Caswell*  
Print name: *CHRIS CASWELL*

Attest: *D Gruber as Sec*  
\_\_\_\_\_, as its Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of April, 2016, by DAVID GRUBER, as President and Secretary respectively of Island Court Venice Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

*Heather L Parker*  
TYPE NAME:  
Notary Public  
My Commission Expires:

Personally Known  or by Identification \_\_\_\_\_  
Type of Identification Produced DRIVERS LICENSE



HEATHER L. PARKER  
MY COMMISSION # FF 943438  
EXPIRES: April 11, 2020  
Bonded Thru Budget Notary Services

CONSENT BY MORTGAGEE

BUSEY BANK the owner and holder of a mortgage dated May 14, 2014 and recorded in INSTRUMENT #2014059551, Public Records of Sarasota County, Florida, encumbering all or a portion of the real property described as the "Lands" hereby consents to the recording of the Amendment to the Declaration of Condominium of ISLAND COURT VENICE, a condominium, adding Phase 3 and to the establishment thereby of the Condominium upon the mortgaged property.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed this April 12, 2016, by and through its authorized officer.

Signed, sealed and delivered  
in the presence of:

Kathleen J. Barney  
Print name: KATHLEEN F BARNEY

Susan Purdy  
Print name: SUSAN PURDY

By [Signature], its SVP

(SEAL)

STATE OF Florida  
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 2016 by Kent W. Poli, as SVP of BUSEY BANK, on behalf of the entity.

[Signature]  
TYPE NAME:  
Notary Public  
My Commission Expires:

Personally Known  or by Identification   
Type of Identification Produced \_\_\_\_\_



# ISLAND COURT VENICE, PHASE THREE

A LAND CONDOMINIUM  
LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,  
CITY OF VENICE - SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 9 SHEETS

**INDEX OF SHEETS:**  
SHEET 1 ..... COVER SHEET  
SHEET 2 ..... PLAT OVERVIEW  
SHEET 3 ..... UNIT AND PHASE DETAIL

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING ALL OF LOTS 22, 23 AND A PORTION OF LOT 24, BLOCK 87, VENICIA PARK SECTION 18, BEING THE SAME AS THE PARCEL OF LAND DESCRIBED IN PLAT BOOK 2, PAGE 188, BEING THE SAME AS THE PARCEL OF LAND DESCRIBED IN PLAT BOOK 2, PAGE 188, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #201312213, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMAS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TRACED ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 188 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE ON THE NORTH LINE OF SAID TURN STREET N89°06'49"E 140.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, BLOCK 87 AND THE WEST RIGHT-OF-WAY LINE OF A PLATED 20 FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF RECORD, THENCE S89°06'49"E 140.15 FEET TO THE NORTHWEST CORNER OF SAID TURN STREET LEAVING SAID WEST RIGHT-OF-WAY LINE NORTHOFTW 1.00 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.50 FEET, A DELTA ANGLE OF 49°02'16", A CHORD BEARING OF S57°06'51"W, AND A CHORD DISTANCE OF 10.77 FEET, THENCE ON THE ARC OF SAID CURVE 19.20 FEET TO A POINT ON A COMPASS CURVE TO THE RIGHT, HAVING A RADIUS OF 4.50 FEET, A CHORD BEARING OF S12°52'01"E, A CHORD DISTANCE OF 9.11 FEET, A CURVE 9.89 FEET, THENCE NORTHOFTW 4.83 FEET, THENCE SORFTW 121.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NOKOMAS AVENUE, THENCE ON SAID EAST RIGHT-OF-WAY LINE NORTHOFTW 188.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,488.85 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. BEARINGS ARE BASED ON THE PLAT OF VENICIA PARK SECTION OF VENICE, AS RECORDED IN PLAT BOOK 2, PAGE 188, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AN ASSAILED BEARING OF DUE NORTH WAS USED FOR THE EAST R/W LINE OF NOKOMAS AVENUE DUE TO THE LACK OF MATHEMATICAL INFORMATION ON SAID PLAT.
2. UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, CABLE TV, TELEPHONE, AND OTHER UTILITIES, INCLUDING COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, NOT SHOWN OR NOTED HEREON, ARE DETEMED IN THE DECLARATION OF CONDOMINIUM.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL, RAISED SEAL, OF A FLORIDA LICENSED SURVEYOR AND LAWYER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
5. THE SURVEY AS SHOWN HEREON WAS MADE WITH BENEFIT OF THE COMMENTARY PREPARED BY OLD REPUBLIC NATIONAL TITLE RESURANCE COMPANY, PLANO FILE # 19-2014-001171, AGENTS FILE REFERENCE: NOKOMAS VENTURES, LLC, EFFECTIVE DATE: MAY 2, 2014.
6. THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO DISCREPANCY LINE CALCULATIONS, ENCROACHMENTS OR CLAIMS OF DISCREPANCY WHICH WE HAVE IDENTIFIED.



**CERTIFICATE OF SURVEYOR:**

1. THE UNDERSIGNED RECORDED LAND SURVEYOR, HEREBY CERTIFIES THAT:

A. THIS PLAT, PREPARED AS PERCENTAGE TO THE DECLARATION OF CONDOMINIUM FOR ISLAND COURT VENICE, PHASE THREE, A LAND CONDOMINIUM, CONSISTING OF 3 SHEETS, IS A CORRECT REPRESENTATION OF THE SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON, MADE BY ME OR UNDER MY SUPERVISION ON APRIL 7, 2018 AND MEETS THE REQUIREMENTS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND LAWYERS, RULE NO. 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

B. ALL KNOWN EASEMENTS ENCUMBERING THE LAND ARE SHOWN ON THIS PLAT.

C. THIS PLAT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR ISLAND COURT VENICE, DESCRIBING THE LAND CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS OF THE COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION. ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITY SERVICES (ON SITE), ACCESS TO SAID UNITS, AND COMMON ELEMENTS LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED AT THIS TIME.

D. KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR, HAVE PERSONALLY EXAMINED THE LAND AND THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED. SUPERVISION, THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

By: *[Signature]*  
 ROBERT B. STRAYER, JR.  
 Registered Professional Surveyor & Mapper  
 Florida Certificate No. 0027

Date: 4/8/18

**UNIT NOTES:**

- COMMON ELEMENTS**  
 COMMON ELEMENTS MEANS AND INCLUDES:  
 (A) ALL PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS.  
 (B) EASEMENTS THROUGH UNITS FOR CONDUITS, DUCTS, PIPING, WIRING AND OTHER FACILITIES FOR THE FURNISHING OF UTILITY AND OTHER SERVICES TO UNITS AND THE COMMON ELEMENTS.  
 (C) AN EASEMENT OF SUPPORT IN EVERY PORTION OF A UNIT WHICH CONTRIBUTES TO THE SUPPORT OF EACH BUILDING OR ANOTHER UNIT OR IMPROVEMENT LOCATED THEREON.  
 (D) THE PROPERTY AND INSTALLATIONS (OTHER THAN THE FURNISHING OF UTILITY SERVICES) REQUIRED FOR THE FURNISHING OF UTILITIES AND OTHER SERVICES TO MORE THAN ONE UNIT OR TO THE COMMON ELEMENTS.  
 (E) ANY OTHER PARTS OF THE CONDOMINIUM PROPERTY, DESIGNATED AS COMMON ELEMENTS IN THIS DECLARATION OR ON THE CONDOMINIUM PLAN.
- LIMITED COMMON ELEMENTS**  
 LIMITED COMMON ELEMENTS MEANS THOSE COMMON ELEMENTS, IF ANY, WHICH ARE RESERVED FOR THE EXCLUSIVE USE OF A CERTAIN UNIT OR UNITS TO THE EXCLUSION OF OTHER UNITS AS SPECIFIED IN THIS DECLARATION, REFERRED HEREON TO COMMON ELEMENTS LOCATED WITHIN THE UNIT OR UNITS TO WHICH THEY ARE EXCLUSIVELY DEVOTED.

**UTILITY SERVICES**  
 UTILITY SERVICES AS USED IN THE CONDOMINIUM ACT AND AS CONTAINED WITH REFERENCE TO THE CONDOMINIUM, AND AS USED IN THE DECLARATION, ARTICLES AND BYLAWS, "UTILITY SERVICES" SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRIC POWER, GAS, HOT AND COLD WATER, HEATING, REFRIGERATION, AIR-CONDITIONING, CABLE TV AND GARBAGE, TRASH, REFUSE AND SEWAGE DISPOSAL.

EST. 1987  
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 SURVEYING & MAPPING, INC.  
 www.strayermapping.com

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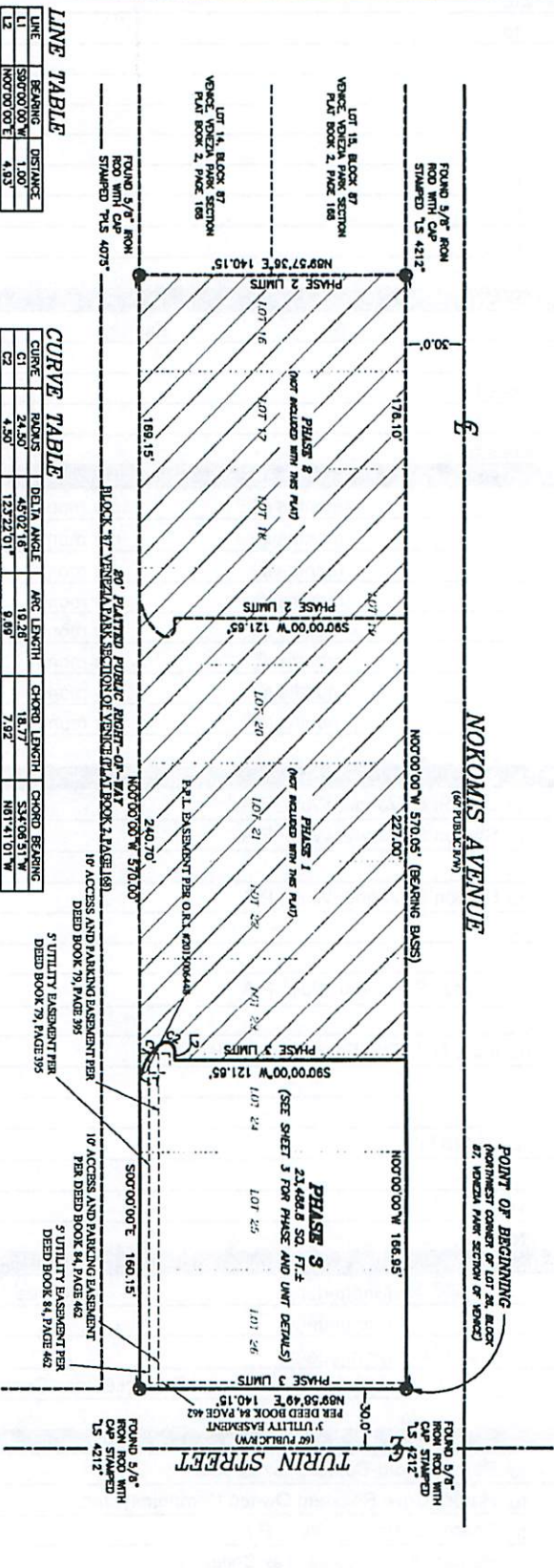
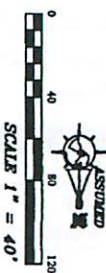
- SYMBOL LEGEND**
- PL - PLAT
  - PLA - PLAT AREA
  - PLB - PLAT BOOK
  - PLC - PLAT CORNER
  - PLD - PLAT DISTANCE
  - PLE - PLAT EASEMENT
  - PLF - PLAT FENCE
  - PLG - PLAT GROUND
  - PLH - PLAT HEIGHT
  - PLI - PLAT INTERIOR
  - PLJ - PLAT JUNCTION
  - PLK - PLAT KIND
  - PLL - PLAT LINE
  - PLM - PLAT MARK
  - PLN - PLAT NAME
  - PLO - PLAT OFFSET
  - PLP - PLAT POINT
  - PLQ - PLAT QUANTITY
  - PLR - PLAT RANGE
  - PLS - PLAT SECTION
  - PLT - PLAT TYPING
  - PLU - PLAT UNIT
  - PLV - PLAT VALUE
  - PLW - PLAT WIDTH
  - PLX - PLAT X
  - PLY - PLAT Y
  - PLZ - PLAT Z

**INDEX OF SHEETS:**  
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# ISLAND COURT VENICE, PHASE THREE

A LAND CONDOMINIUM  
 LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,  
 CITY OF VENICE - SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 2 OF 3 SHEETS



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°00'00\"/>	

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	24.50'	45°02'18\"/>			

FIVE-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE AND TEN-FOOT EASEMENT ACROSS REAR LOT LINE FOR PURPOSE OF ALLEYS AND PARKING OF VEHICLES, AS RESERVED IN DEEDS RECORDED IN DEED BOOK 79, PAGE 395, AND DEED BOOK 83, PAGE 397, AND DEED BOOK 79, PAGE 398, RESPECTIVELY, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AS TO LOTS 21, 22 AND 25)

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**EST. 1987**  
**STRAYER**  
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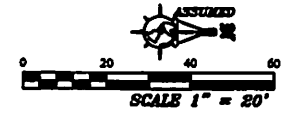


**SYMBOL LEGEND**  
 C.S. - CONCRETE SIDEWALK (C.E.)  
 P.A. - PUBLIC AVENUE  
 P.S. - PUBLIC STREET  
 P.L. - PROFESSIONAL LAND SURVEYOR  
 L.S. - LICENSED SURVEYOR  
 L.P. - LICENSED PROFESSIONAL ENGINEER  
 P.P. - PUBLIC PLACE  
 P.C. - PUBLIC CORNER  
 P.O. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 L.C. - LINED CORNER BOUNDARY  
 C.E. - CONCRETE SIDEWALK  
 C.S. - CONCRETE SIDEWALK

# ISLAND COURT VENICE, PHASE THREE

A LAND CONDOMINIUM  
 LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,  
 CITY OF VENICE - SARASOTA COUNTY, FLORIDA

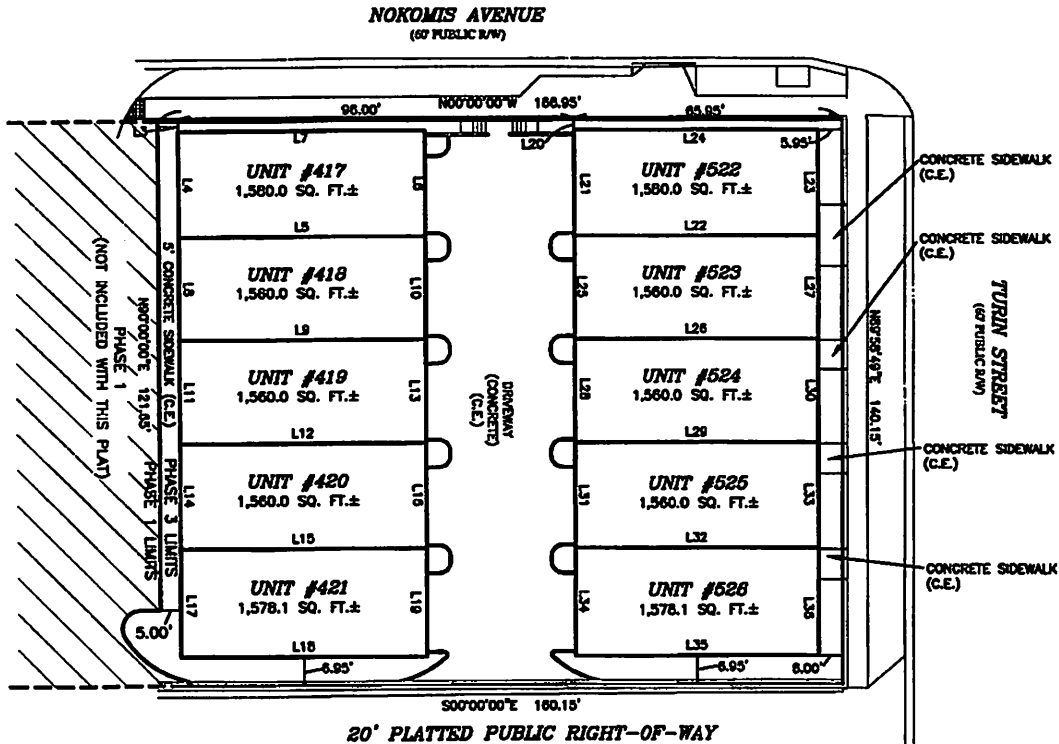
CONDOMINIUM BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 3 OF 3 SHEETS



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- SHEET 3 ..... UNIT AND PHASE DETAIL

LINE	BEARING	DISTANCE
L3	N90°00'00"W	2.97'
L4	N90°00'00"W	28.33'
L5	N00°00'00"W	60.00'
L6	N90°00'00"E	28.33'
L7	N00°00'00"E	60.00'
L8	N90°00'00"W	28.00'
L9	N00°00'00"W	60.00'
L10	N90°00'00"E	28.00'
L11	N90°00'00"W	28.00'
L12	N00°00'00"W	60.00'
L13	N90°00'00"E	28.00'
L14	N90°00'00"W	28.00'
L15	N00°00'00"W	60.00'
L16	N90°00'00"E	28.00'
L17	N90°00'00"W	28.30'
L18	S00°00'00"E	60.00'
L19	N90°00'00"E	28.30'
L20	N90°00'00"W	2.97'
L21	N90°00'00"W	28.33'
L22	N00°00'00"W	60.00'
L23	N90°00'00"E	28.33'
L24	N00°00'00"E	60.00'
L25	N90°00'00"W	28.00'
L26	N00°00'00"W	60.00'
L27	N90°00'00"E	28.00'
L28	N90°00'00"W	28.00'
L29	N00°00'00"E	60.00'
L30	N90°00'00"E	28.00'
L31	N90°00'00"W	28.00'
L32	N90°00'00"W	60.00'
L33	N90°00'00"E	28.00'
L34	N90°00'00"W	28.30'
L35	S00°00'00"E	60.00'
L36	N90°00'00"E	28.30'



# ISLAND COURT VENICE, PHASE THREE

CONDOMINIUM BOOK **43** PAGE **10**  
SHEET **1** OF **3** SHEETS

A LAND CONDOMINIUM  
LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,  
CITY OF VENICE - SARASOTA COUNTY, FLORIDA

### INDEX OF SHEETS:

- SHEET 1 ..... COVER SHEET
- SHEET 2 ..... PLAT OVERVIEW
- SHEET 3 ..... UNIT AND PHASE DETAIL

### LEGAL DESCRIPTION:

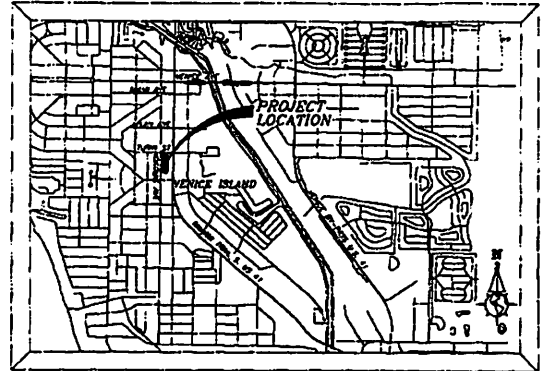
A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING ALL OF LOTS 25, 26 AND A PORTION OF LOT 24, BLOCK 87, VENEZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 168, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013122513, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMIS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURIN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 87, VENEZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE ON THE NORTH LINE OF SAID TURIN STREET N89°58'49"E 140.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 26, BLOCK 87 AND THE WEST RIGHT-OF-WAY LINE OF A PLATTED 20 FOOT PUBLIC RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF VENEZIA PARK SECTION OF VENICE; THENCE ON THE WEST RIGHT-OF-WAY OF SAID 20 FOOT PUBLIC RIGHT-OF-WAY S00°00'00"E 160.15 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N80°00'00"W 1.00 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.50 FEET, A DELTA ANGLE OF 45°02'16", A CHORD BEARING OF S34°06'51"W, AND A CHORD DISTANCE OF 18.77 FEET; THENCE ON THE ARC OF SAID CURVE 19.26 FEET TO A POINT ON A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 4.50 FEET, A DELTA ANGLE OF 123°22'01", A CHORD BEARING OF N81°41'01"W, AND A CHORD DISTANCE OF 7.92 FEET; THENCE ON THE ARC OF SAID CURVE 9.89 FEET; THENCE N00°00'00"E 4.93 FEET; THENCE S00°00'00"W 121.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NOKOMIS AVENUE, THENCE ON SAID EAST RIGHT-OF-WAY LINE N00°00'00"W 168.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,498.8 SQUARE FEET, MORE OR LESS

### SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF VENEZIA PARK SECTION OF VENICE, AS RECORDED IN PLAT BOOK 2, PAGE 168, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. AN ASSUMED BEARING OF DUE NORTH WAS USED FOR THE EAST R/W LINE OF NOKOMIS AVENUE DUE TO THE LACK OF MATHEMATICAL INFORMATION ON SAID PLAT.
2. UNDERGROUND FOUNDATIONS, DRAINAGE AND UTILITIES, INCLUDING IRRIGATION HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, NOT SHOWN OR NOTED HEREON, ARE DEFINED IN THE DECLARATION OF CONDOMINIUM.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
5. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
6. THE SURVEY AS SHOWN HEREON WAS MADE WITH BENEFIT OF TITLE COMMITMENT PREPARED BY Q.C. REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FOND FILE #: 16-2014-001171, AGENTS FILE REFERENCE: NOKOMIS FEATURES, LLC, EFFECTIVE DATE: MAY 2, 2014.
7. THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH WE HAVE KNOWLEDGE.



VICINITY MAP  
NOT TO SCALE

### CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT:

- A. THIS PLAT, DESIGNATED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR ISLAND COURT VENICE, PHASE THREE, A LAND CONDOMINIUM, CONSISTING OF 3 SHEETS, IS A CORRECT REPRESENTATION OF THE SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON, MADE UNDER MY DIRECTION ON APRIL 7, 2016 AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER, RULE NO. SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
  - B. ALL KNOWN EASEMENTS ENCUMBERING THE LAND ARE SHOWN ON THIS PLAT.
  - C. THIS PLAT TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR ISLAND COURT VENICE, DESCRIBING THE LAND CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE UNITS AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION. ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITY SERVICES (ON SITE), ACCESS TO SAID UNITS, AND COMMON ELEMENTS LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED AT THIS TIME.
- KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED SURVEYOR/MAPPER, 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 COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

By: \_\_\_\_\_ Date of Plat: \_\_\_\_\_  
ROBERT B. STRAYER, JR.  
Registered Professional Surveyor & Mapper  
Florida Certificate No. 5027

### UNIT NOTES:

- COMMON ELEMENTS:  
COMMON ELEMENTS MEANS AND INCLUDES:
- (A) ALL PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS.
  - (B) EASEMENTS THROUGH UNITS FOR CONDOLTS, DUCTS, PLUMBING, WIRING AND OTHER FACILITIES FOR THE FURNISHING OF UTILITY AND OTHER SERVICES TO UNITS AND THE COMMON ELEMENTS;
  - (C) AN EASEMENT OF SUPPORT IN EVERY PORTION OF A UNIT WHICH CONTRIBUTES TO THE SUPPORT OF EACH BUILDING OR ANOTHER UNIT OR IMPROVEMENT LOCATED THEREON;
  - (D) THE PROPERTY AND INSTALLATIONS (OTHER THAN THE PROPERTY AND INSTALLATIONS OWNED BY THE UTILITY COMPANIES PROVIDING UTILITY SERVICES) REQUIRED FOR THE FURNISHING OF UTILITIES AND OTHER SERVICES TO MORE THAN ONE UNIT OR TO THE COMMON ELEMENTS;
  - (E) ANY OTHER PARTS OF THE CONDOMINIUM PROPERTY DESIGNATED AS COMMON ELEMENTS IN THIS DECLARATION OR ON THE CONDOMINIUM PLAT.

### LIMITED COMMON ELEMENTS:

LIMITED COMMON ELEMENTS MEANS THOSE COMMON ELEMENTS, IF ANY, WHICH ARE RESERVED FOR THE EXCLUSIVE USE OF A CERTAIN UNIT OR UNITS TO THE EXCLUSION OF OTHER UNITS AS SPECIFIED IN THIS DECLARATION. REFERENCE HEREIN TO COMMON ELEMENTS SHALL ALSO INCLUDE ALL LIMITED COMMON ELEMENTS UNLESS THE CONTEXT WOULD PROHIBIT IT OR IT IS OTHERWISE EXPRESSLY PROVIDED.

### UNIT:

UNIT MEANS THAT PART OF THE CONDOMINIUM PROPERTY WHICH IS TO BE SUBJECT TO EXCLUSIVE OWNERSHIP, WHEN USED IN A CONVEYANCE OF A UNIT, AND ELSEWHERE WHEN THE CONTEXT PERMITS. THE WORD UNIT SHALL INCLUDE THE APPURTENANCES THERETO WHICH ARE ELSEWHERE DESCRIBED HEREIN, AS THIS IS A LAND CONDOMINIUM. AS DESCRIBED IN ARTICLE 5 OF THE DECLARATION OF CONDOMINIUM, THE TERM "UNIT" SHALL NOT INCLUDE ANY BUILDINGS OR IMPROVEMENTS LOCATED ON OR WITHIN A UNIT.

### UTILITY SERVICES:

UTILITY SERVICES AS USED IN THE CONDOMINIUM ACT AND AS CONSTRUED WITH REFERENCE TO THIS CONDOMINIUM, AND AS USED IN THE DECLARATION, ARTICLES AND BYLAWS, "UTILITY SERVICES" SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRIC POWER, GAS, HOT AND COLD WATER, HEATING, REFRIGERATION, AIR-CONDITIONING, CABLE TV AND GARBAGE, TRASH, REFUSE AND SEWAGE DISPOSAL.

EST. 1987  
**STRAYER**  
SURVEYING & MAPPING, INC.  
742 Shamrock Boulevard  
Venice, Florida 33593  
(941) 496-9438  
Fax (941) 497-6186  
www.strayersurveying.com

NOTE: ANY REFERENCE TO, OR DEPICTION ON SURVEY OF, A TEN-FOOT EASEMENT ACROSS REAR LOT LINE FOR PURPOSE OF ALLEYS AND PARKING OF VEHICLES AS SET FORTH IN DEEDS RECORDED IN DEED BOOK 86, PAGE 349, DEED BOOK 79, PAGE 395, DEED BOOK 84, PAGE 462, DEED BOOK 86, PAGE 349, DEED BOOK 79, PAGE 416, AND REFERENCE IN DEED RECORDED IN OFFICIAL RECORD BOOK 482, PAGE 168, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IS DISCLAIMED AND IS NOT REVOKED BY ANY SAID REFERENCES OR DEPICTIONS. ANY SUCH EASEMENT IS BELIEVED TO BE EXTINGUISHED, ABANDONED, NULL AND/OR VOID.

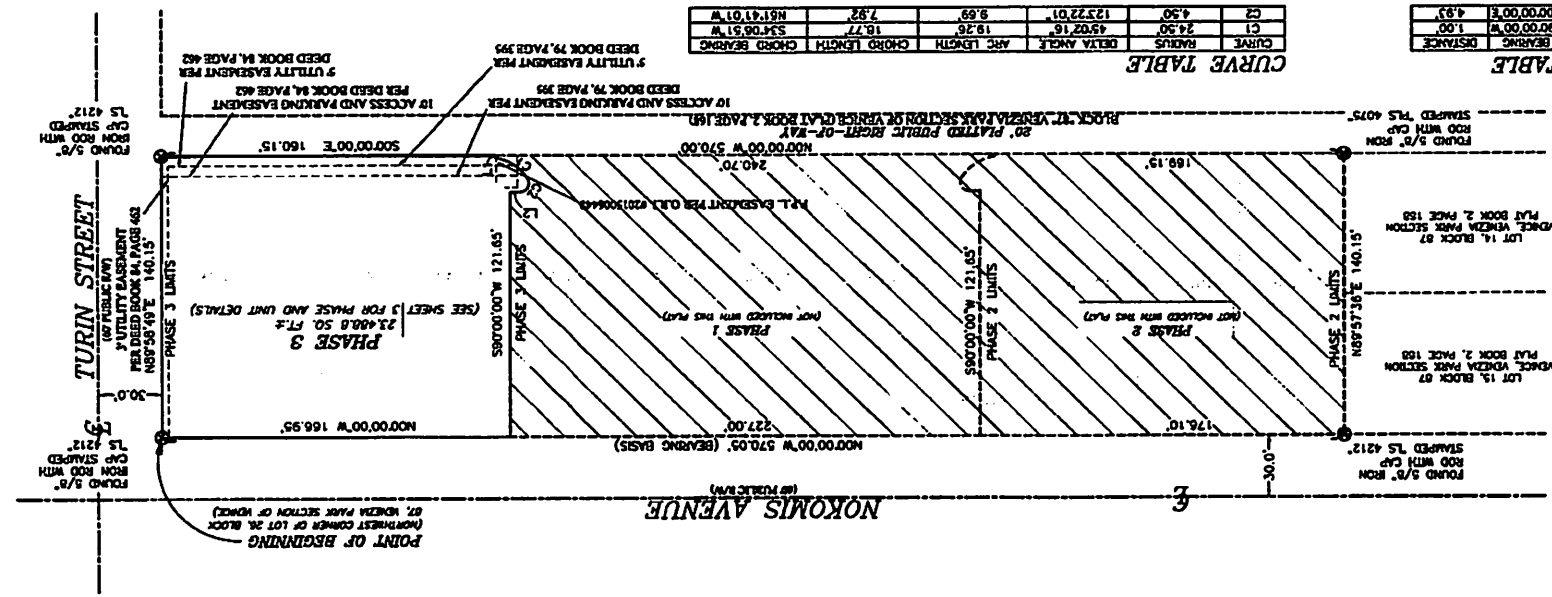
FIVE-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE AND TEN-FOOT EASEMENT ACROSS REAR LOT LINE FOR PURPOSE OF ALLEYS AND PARKING OF VEHICLES, AS RESERVED IN DEEDS RECORDED IN DEED BOOK 79, PAGE 395, AND DEED BOOK 83, PAGE 397, AND DEED BOOK 79, PAGE 338, RESPECTIVELY, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, (AS TO LOTS 21, 22 AND 25) FIVE-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE, THREE-FOOT UTILITY EASEMENT ACROSS NORTHERLY SIDE LOT LINE, AND UNDER EASEMENTS AND RIGHTS OF WAY UPON, OVER AND UNDER THE REAR OR EASTERLY TEN FEET OF SAID LOT AS RESERVED IN DEED RECORDED IN DEED BOOK 84, PAGE 462, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, (AS TO LOT 26)

**LINE TABLE**

LINE	BEARING	DISTANCE
L2	N00°00'00"E	4.93'
L1	S90°00'00"W	1.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	4.50'	123°22'01"	9.69'	7.82'	N61°41'01"W
C1	24.50'	45°02'16"	19.26'	18.77'	S34°06'51"W



- INDEX OF SHEETS:**
- SHEET 1 ..... COVER SHEET
  - SHEET 2 ..... PLAT OVERVIEW
  - SHEET 3 ..... UNIT AND PHASE DETAIL

- SYMBOL LEGEND**
- ① = BEARED POINT (NOT FOR PLAT)
  - ② = BEARED POINT (FOR PLAT)
  - ③ = BEARED POINT (FOR PLAT)
  - ④ = BEARED POINT (FOR PLAT)
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**ISLAND COURT VENICE,  
PHASE THREE  
A LAND CONDOMINIUM  
LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,  
CITY OF VENICE - SARASOTA COUNTY, FLORIDA**

**SYMBOL LEGEND**

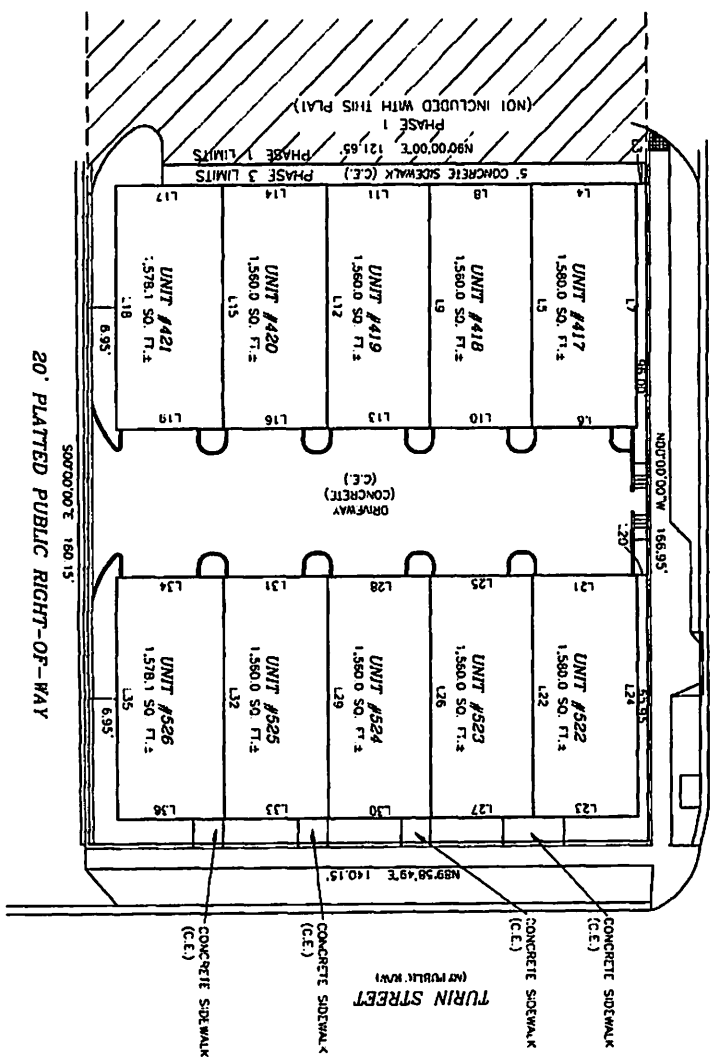
- 1 - 1" = 100' SCALE
- 2 - 1" = 200' SCALE
- 3 - 1" = 400' SCALE
- 4 - 1" = 800' SCALE
- 5 - 1" = 1600' SCALE
- 6 - 1" = 3200' SCALE
- 7 - 1" = 6400' SCALE
- 8 - 1" = 12800' SCALE
- 9 - 1" = 25600' SCALE
- 10 - 1" = 51200' SCALE
- 11 - 1" = 102400' SCALE
- 12 - 1" = 204800' SCALE
- 13 - 1" = 409600' SCALE
- 14 - 1" = 819200' SCALE
- 15 - 1" = 1638400' SCALE
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- 19 - 1" = 26214400' SCALE
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- 138 - 1" = 174224571849417209144977131343307131555200' SCALE

**INDEX OF SHEETS:**

- SHEET 1 COVER SHEET
- SHEET 2 PLAT OVERVIEW
- SHEET 3 UNIT AND PHASE DETAIL

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°00'00"E	2.57
L2	N89°00'00"W	28.33
L3	N89°00'00"E	60.00
L4	N89°00'00"W	28.33
L5	N89°00'00"E	60.00
L6	N89°00'00"W	28.33
L7	N89°00'00"E	60.00
L8	N89°00'00"W	28.00
L9	N89°00'00"E	60.00
L10	N89°00'00"W	28.00
L11	N89°00'00"E	60.00
L12	N89°00'00"W	28.00
L13	N89°00'00"E	60.00
L14	N89°00'00"W	28.00
L15	N89°00'00"E	60.00
L16	N89°00'00"W	28.00
L17	N89°00'00"E	60.00
L18	N89°00'00"W	28.30
L19	N89°00'00"E	60.00
L20	N89°00'00"W	28.33
L21	N89°00'00"E	60.00
L22	N89°00'00"W	28.33
L23	N89°00'00"E	60.00
L24	N89°00'00"W	28.33
L25	N89°00'00"E	60.00
L26	N89°00'00"W	28.00
L27	N89°00'00"E	60.00
L28	N89°00'00"W	28.00
L29	N89°00'00"E	60.00
L30	N89°00'00"W	28.00
L31	N89°00'00"E	60.00
L32	N89°00'00"W	28.00
L33	N89°00'00"E	60.00
L34	N89°00'00"W	28.30
L35	N89°00'00"E	60.00
L36	N89°00'00"W	28.30



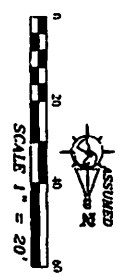
**ISLAND COURT VENICE,  
PHASE THREE**

A LAND CONDOMINIUM  
LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,  
CITY OF VENICE - SARASOTA COUNTY, FLORIDA

NOKOMIS AVENUE  
(60' PUBLIC R/W)

TURIN STREET  
(60' PUBLIC R/W)

20' PLATTED PUBLIC RIGHT-OF-WAY



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SHEET 3 OF 3 SHEETS

**EST. 1987**  
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