

TALICHET AT VENEZIA NORTH PHASE 2

A REPLAT OF LOT 61, TALICHET AT VENEZIA NORTH, PLAT BOOK 73, PAGES 78-81, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA.

SHEET 1 OF 2

PLAT BOOK PAGE

DEDICATION

TALICHET AT VENEZIA NORTH PHASE 2

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED ON THIS PLAT OF TALICHET AT VENEZIA NORTH PHASE 2, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES EXPRESSED HEREIN, AND DEDICATES THE STREETS AND GRANTS THE UTILITY EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC. SAID EASEMENTS AND LANDS SHALL BE SUBJECT TO THAT CERTAIN DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR TALICHET AT VENEZIA NORTH RECORDED _____, 2020, IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (THE "MASTER DECLARATION") AS WELL AS ANY ADDITIONAL SUB-DECLARATIONS RECORDED PURSUANT TO OR IN FURTHERANCE OF THE MASTER DECLARATION. TRACT "B" IS A CONSERVATION AREA TO BE OWNED AND MAINTAINED BY THE TALICHET HOMEOWNERS ASSOCIATION, INC. ACCESS TO THE CONSERVATION AREA TO BE GRANTED OVER, THROUGH, UPON TRACT "A", TALICHET AT VENEZIA NORTH, PLAT BOOK 73, PAGE 78. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION TO THE CONSERVATION AREA IS PERMITTED WITHOUT PRIOR APPROVAL FROM THE TOWN OF HOWEY-IN-THE-HILLS. TRACT "A" IS DEDICATED TO AND SHALL BE OPERATED AND MAINTAINED BY THE TALICHET HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSES SHOWN HEREON. TRACTS "C" AND "D" ARE TO BE OWNED AND MAINTAINED BY THE TALICHET HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF OPEN SPACE AND UTILITIES. A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT TO THE SURFACE WATER MANAGEMENT SYSTEM AND DRAINAGE AND RETENTION TRACT AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO THE TOWN OF HOWEY-IN-THE-HILLS FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE TOWN OF HOWEY-IN-THE-HILLS TO ENTER THE LAND AND TAKE ANY ACTION TO REPAIR AND MAINTAIN. THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TALICHET HOMEOWNERS ASSOCIATION, INC. FOR OWNERSHIP AND MAINTENANCE.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER(S) HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ON _____, 2022.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

WITNESSES:	OWNER:
1. _____	VENEZIA PARTNERS, LLC,
SIGNATURE	A FLORIDA LIMITED LIABILITY COMPANY
2. _____	
PRINTED NAME	
1. _____	NAME: RON ROBERTS
SIGNATURE	TITLE: MANAGER
2. _____	1190 BUSINESS CENTER DRIVE, SUITE 2000
PRINTED NAME	LAKE MARY, FL 32746
	TELEPHONE: 813-335-5929

STATE OF FLORIDA
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS DAY OF _____, 2022, BY RON ROBERTS AS MANAGING MEMBER OF VENEZIA PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF ACKNOWLEDGER _____
PRINTED NAME OF ACKNOWLEDGER _____
TITLE _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF PREPARING SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS (PRM's) HAVE BEEN SET AS REQUIRED. HALF, INC. - 902 NORTH SINCLAIR AVENUE TAVARES, FL 32778 LICENSED BUSINESS NO. 8348

JENNINGS E. GRIFFIN
PROFESSIONAL LAND SURVEYOR

DATED _____
REGISTRATION NO. 4486

REVIEWER STATEMENT

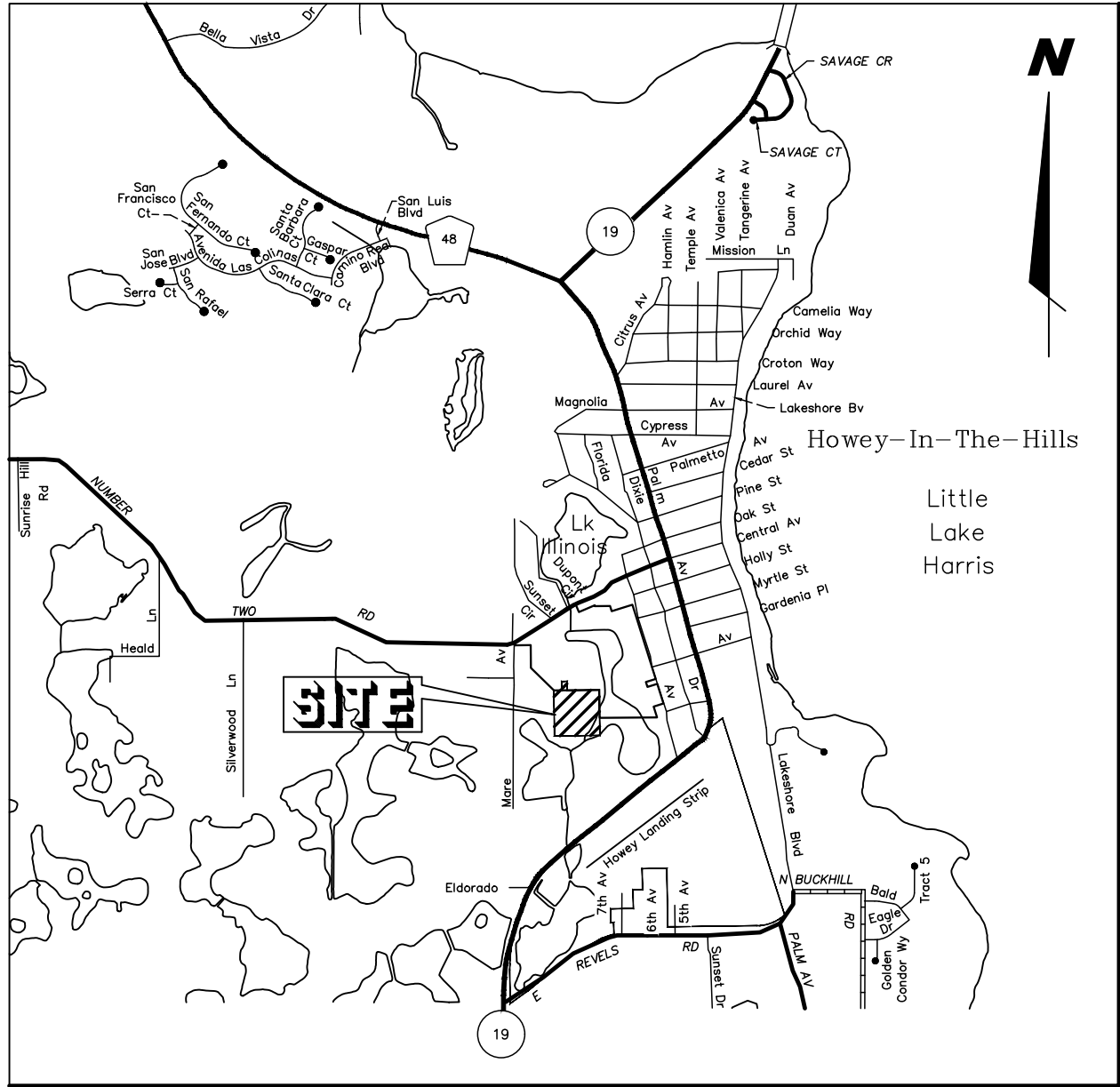
PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

DATE _____
PROFESSIONAL LAND SURVEYOR No. _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

CLERK OF THE CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA

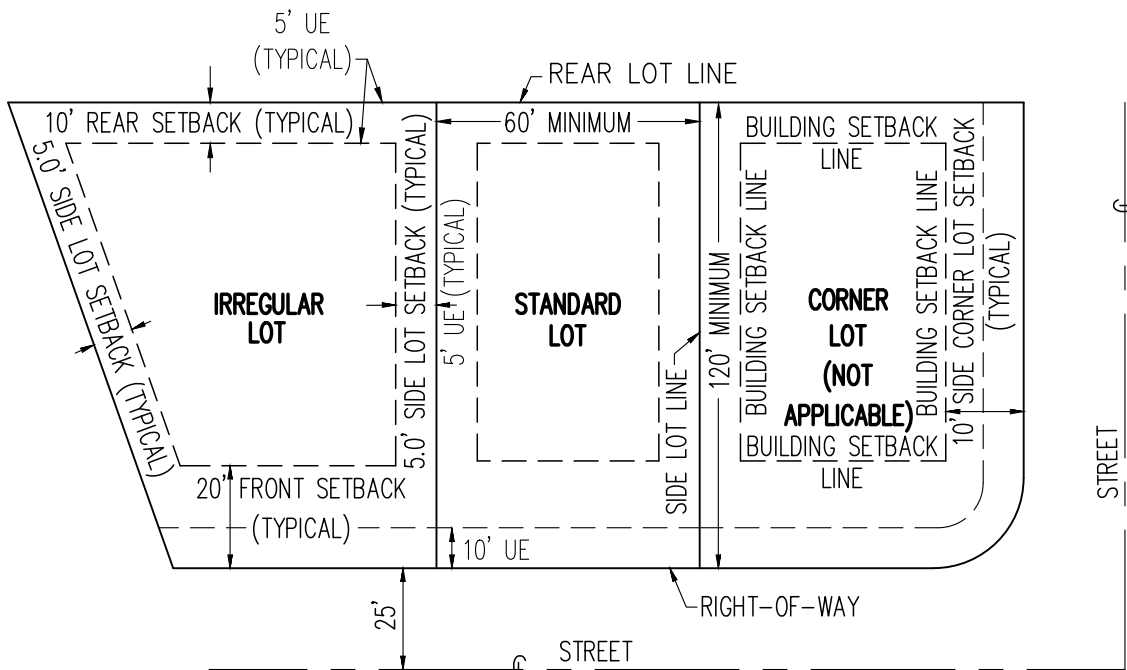


VICINITY MAP

SCALE: 1"=2,500'

NOTES:

- BEARINGS AND FLORIDA STATE PLANE COORDINATES, EAST ZONE, SHOWN HEREON ARE BASED ON LAKE COUNTY CONTROL STATION'S LK95 1997 AND LK96 1997. BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS BEING S89°25'04"E.
- ALL PLATTED UTILITY EASEMENTS PROVIDED FOR IN THE DEDICATION INCLUDE USE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE FOREGOING PROVISION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE FACILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (CHAPTER 177.091 (28) FLORIDA STATUTES).
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- ALL LOT LINES ARE NON-RADIAL UNLESS NOTED. RADIAL LINES ARE NOTED BY (RADIAL).
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C 0485 E EFFECTIVE DATE: DECEMBER 18, 2012, AND FLOOD ZONE "AE" (BASE FLOOD ELEVATION DETERMINED TO BE 81.2 PER LETTER OF MAP REVISION CASE NUMBER 19-04-2449P EFFECTIVE DATE: JANUARY 30, 2020).
- TRACT "A" IS TO BE OWNED AND MAINTAINED BY THE TALICHET HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSE OF STORM WATER MANAGEMENT.
- TRACT "B" IS A CONSERVATION AREA TO BE OWNED AND MAINTAINED BY THE TALICHET HOMEOWNERS ASSOCIATION, INC.
- TRACTS "C" AND "D" ARE TO BE OWNED AND MAINTAINED BY THE TALICHET HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND UTILITIES.
- THE WATER AND SEWER UTILITY LINES ARE DEDICATED TO THE TOWN OF HOWEY-IN-THE-HILLS.
- THE STORM WATER MANAGEMENT SYSTEM AND ASSOCIATED DRAINAGE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE TALICHET HOMEOWNERS ASSOCIATION, INC.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- UNLESS OTHERWISE NOTED THERE IS A 5.00 FEET WIDE UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES AND A 10.00 FEET WIDE UTILITY EASEMENT CONTIGUOUS TO ALL INTERNAL ROAD RIGHTS-OF-WAY.
- HORIZONTAL CONTROL STATIONS USED TO ESTABLISH FLORIDA STATE PLANE COORDINATES EAST ZONE ARE SHOWN ON THE PLAT WITH FINAL ADJUSTED DIRECT TIES ARE SHOWN BETWEEN THESE HORIZONTAL CONTROL STATIONS AND SPECIFIC POINTS ON THE PLAT BOUNDARY.
- LANDS DESCRIBED HEREON ARE SUBJECT TO AND/OR ARE THE BENEFACITOR OF THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:
 - A. ORDINANCE NO 2005-346 RECORDED IN OFFICIAL RECORDS BOOK 2849, PAGE 188;
 - B. ORDINANCE NO 2021-005 RECORDED IN OFFICIAL RECORDS BOOK 5848, PAGE 1647;
 - C. RESTRICTIVE COVENANTS, CONDITIONS RECORDED IN OFFICIAL RECORDS BOOK 4505, PAGE 827;
 - D. DEVELOPERS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3383, PAGE 2020; ASSIGNED RECORDED IN OFFICIAL RECORDS BOOK 3489, PAGE 2044, OFFICIAL RECORDS BOOK 4482, PAGE 1682; AMENDED RECORDED IN OFFICIAL RECORDS BOOK 4505, PAGE 811 AND OFFICIAL RECORDS BOOK 4626, PAGE 832; AMENDED IN OFFICIAL RECORDS BOOK 5804, PAGE 2443;
 - E. UNRECORDED WHOLESALE WASTEWATER SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3502, PAGE 2134 (NOT PLOTTABLE);
 - F. MATTERS SHOWN ON PLAT BOOK 73, PAGE 78;
 - G. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 5573, PAGE 2210.



TYPICAL LOT LAYOUT
NOT TO SCALE

SETBACKS

FRONT.....20'
SIDE.....5'
SIDE CORNER.....10'
REAR.....10'

HALFF[®]

902 NORTH SINCLAIR AVE. OFFICE: 352.343.8481
TAVARES, FLORIDA 32778 FAX: 352.343.8495
LICENSED BUSINESS NUMBER: 8348

NOTICE:

NO AMENDMENTS SHALL BE MADE TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITHOUT PRIOR APPROVAL OF THE TOWN OF HOWEY-IN-THE-HILLS WITH REGARD TO CHANGES TO OR TRANSFER OF ANY PORTION OR COMPONENT OF THE SUBDIVISION INFRASTRUCTURE AND ANY CHANGE IN OWNERSHIP OR MAINTENANCE PROVISIONS OF THE COMMON AREAS.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TALICHET AT VENEZIA NORTH PHASE 2

A REPLAT OF LOT 61, TALICHET AT VENEZIA NORTH, PLAT BOOK 73, PAGES 78-81, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA.

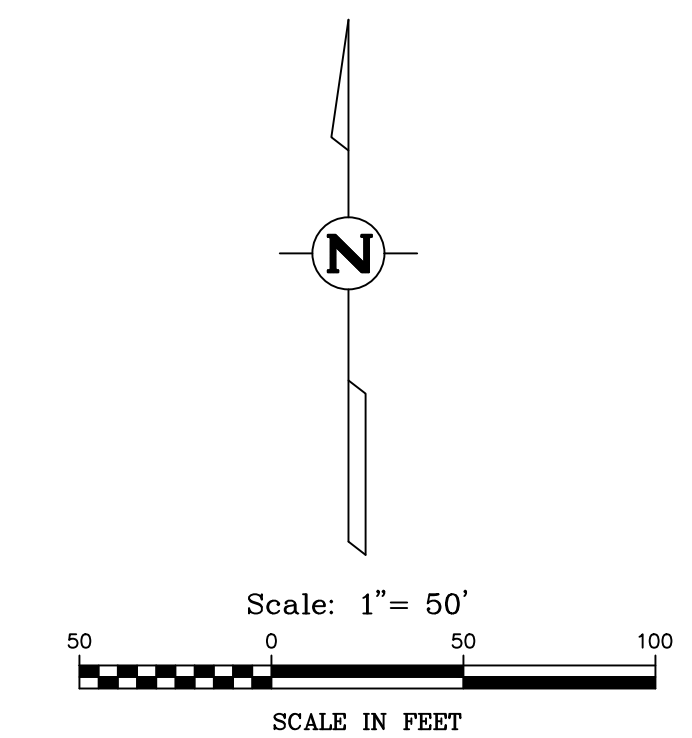
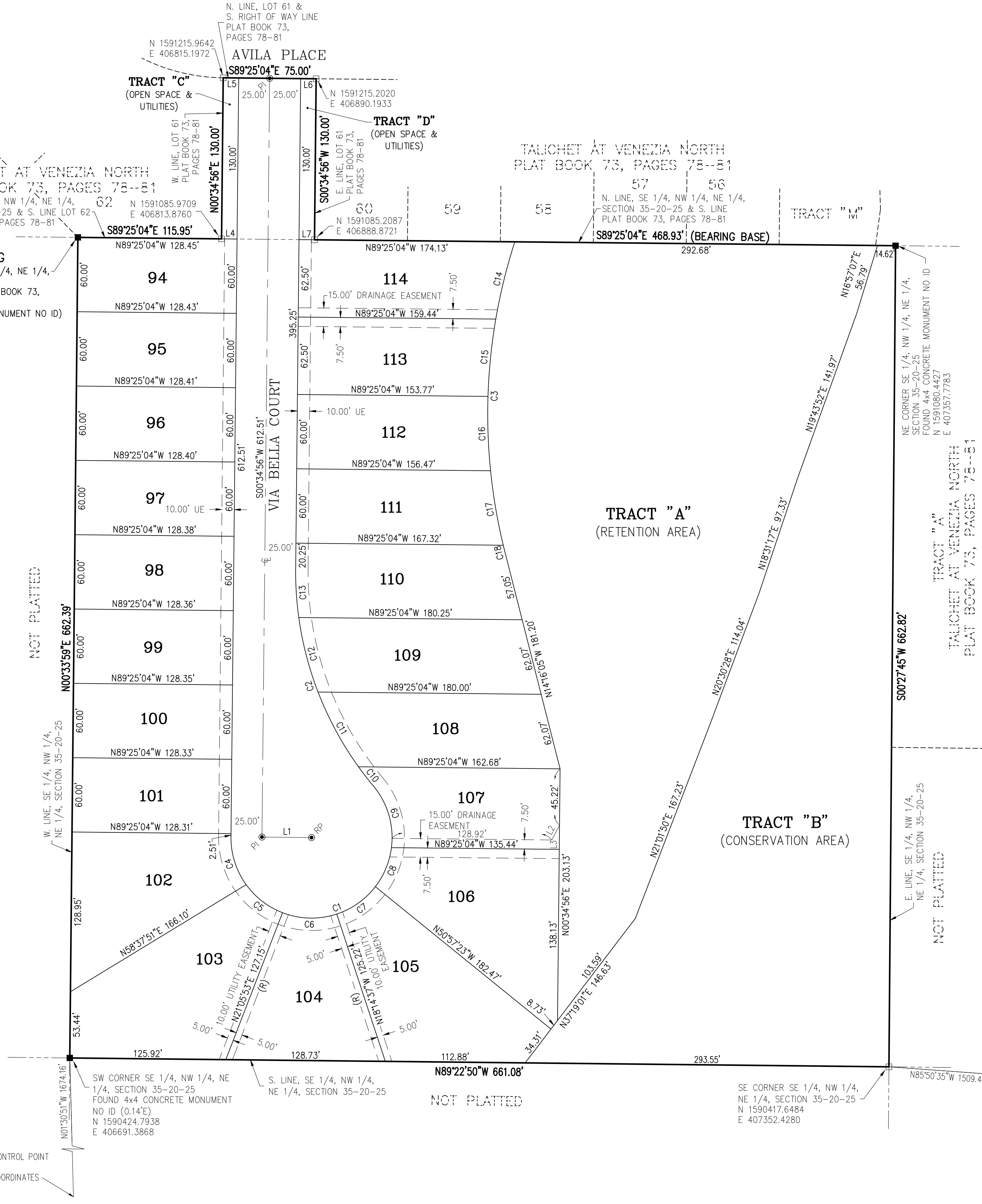
SHEET 2 OF 2

PLAT BOOK PAGE

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	220°25'51"	65.00'	250.07'	121.99'	N70°22'02"E
C2	40°25'50"	270.00'	190.52'	186.60'	S19°37'58"E
C3	32°01'34"	452.98'	253.20'	249.91'	S1°51'28"W
C4	36°21'49"	65.00'	41.25'	40.56'	S17°35'57"E
C5	33°07'15"	65.00'	37.57'	37.05'	S52°20'29"E
C6	39°20'30"	65.00'	44.63'	43.76'	S88°34'22"E
C7	34°10'02"	65.00'	38.76'	38.19'	N54°40'22"E
C8	30°23'14"	65.00'	34.47'	34.07'	N22°23'43"E
C9	47°02'59"	65.00'	53.38'	51.89'	N16°19'23"W
C10	4°09'20"	270.00'	19.58'	19.58'	S37°46'13"E
C11	14°35'38"	270.00'	68.77'	68.59'	S28°23'44"E
C12	13°12'55"	270.00'	62.28'	62.14'	S14°29'28"E
C13	8°27'56"	270.00'	39.89'	39.86'	S3°39'02"E
C14	8°07'39"	452.98'	64.26'	64.20'	S13°48'25"W
C15	7°56'39"	452.98'	62.81'	62.76'	S5°46'15"W
C16	7°36'09"	452.98'	60.11'	60.06'	S2°00'09"E
C17	7°43'05"	452.98'	61.02'	60.97'	S9°39'46"E
C18	0°38'01"	452.98'	5.01'	5.01'	S13°50'19"E

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°25'04"E	40.00'
L2	N27°31'53"E	13.44'
L3	N0°34'56"E	19.48'
L4	N89°25'04"W	12.50'
L5	S89°25'04"E	12.50'
L6	S89°25'04"E	12.50'
L7	N89°25'04"W	12.50'

POINT OF BEGINNING
NW CORNER, SE 1/4, NW 1/4, NE 1/4,
SECTION 35-20-25 &
SW CORNER LOT 62, PLAT BOOK 73,
PAGES 78-81
(FOUND 4x4 CONCRETE MONUMENT NO ID)
N 1591087.1494
E 406697.9348



- LEGEND
- PERMANENT REFERENCE MONUMENT (PRM) - SET 4"x 4" CONCRETE MONUMENT WITH DISC STAMPED 'HALFF PRM LB#8348' UNLESS OTHERWISE NOTED
 - FOUND 4"x 4" CONCRETE MONUMENT NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
 - PERMANENT CONTROL POINT (PCP) - SET NAIL & DISC STAMPED 'HALFF PCP LB#8348'
 - CM CONCRETE MONUMENT
 - LB LICENSED BUSINESS
| Δ | CENTRAL ANGLE (DELTA ANGLE) |
| CH | CHORD DISTANCE |
| CB | CHORD BEARING |
| PI | POINT OF INTERSECTION |
| RP | RADIUS POINT |
| ⊙ | CENTERLINE |
| (R) | RADIAL LINE |
| L | RADIUS |
| L | ARC LENGTH |
| DE | DRAINAGE EASEMENT |
| UE | UTILITY EASEMENT |
| DE & UE | DRAINAGE EASEMENT & UTILITY EASEMENT |
| C3 | REFERENCE TO CURVE TABLE |
| L1 | REFERENCE TO LINE TABLE |
| PRM | PERMANENT REFERENCE MONUMENT |
| ORB | OFFICIAL RECORDS BOOK |
| NO ID | NO IDENTIFICATION |
| SECTION 35-20-25 | =TOWNSHIP 20 SOUTH, RANGE 25 EAST |

HALFF

902 NORTH SINCLAIR AVE.
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OFFICE: 352.343.8481
FAX: 352.343.8495
LICENSED BUSINESS NUMBER: 8348

LAKE COUNTY CONTROL POINT
LK 96 1997
STATE PLANE COORDINATES
N 1588751.217
E 406735.627

SW CORNER SE 1/4, NW 1/4, NE 1/4, SECTION 35-20-25
FOUND 4x4 CONCRETE MONUMENT
NO ID (0.14'E)
N 1590424.7938
E 406691.3868

NOT PLATTED

SE CORNER SE 1/4, NW 1/4, NE 1/4, SECTION 35-20-25
N 1590417.6484
E 407352.4280

LAKE COUNTY CONTROL POINT
LK 95 1997
STATE PLANE COORDINATES
N 1590308.232
E 408857.884