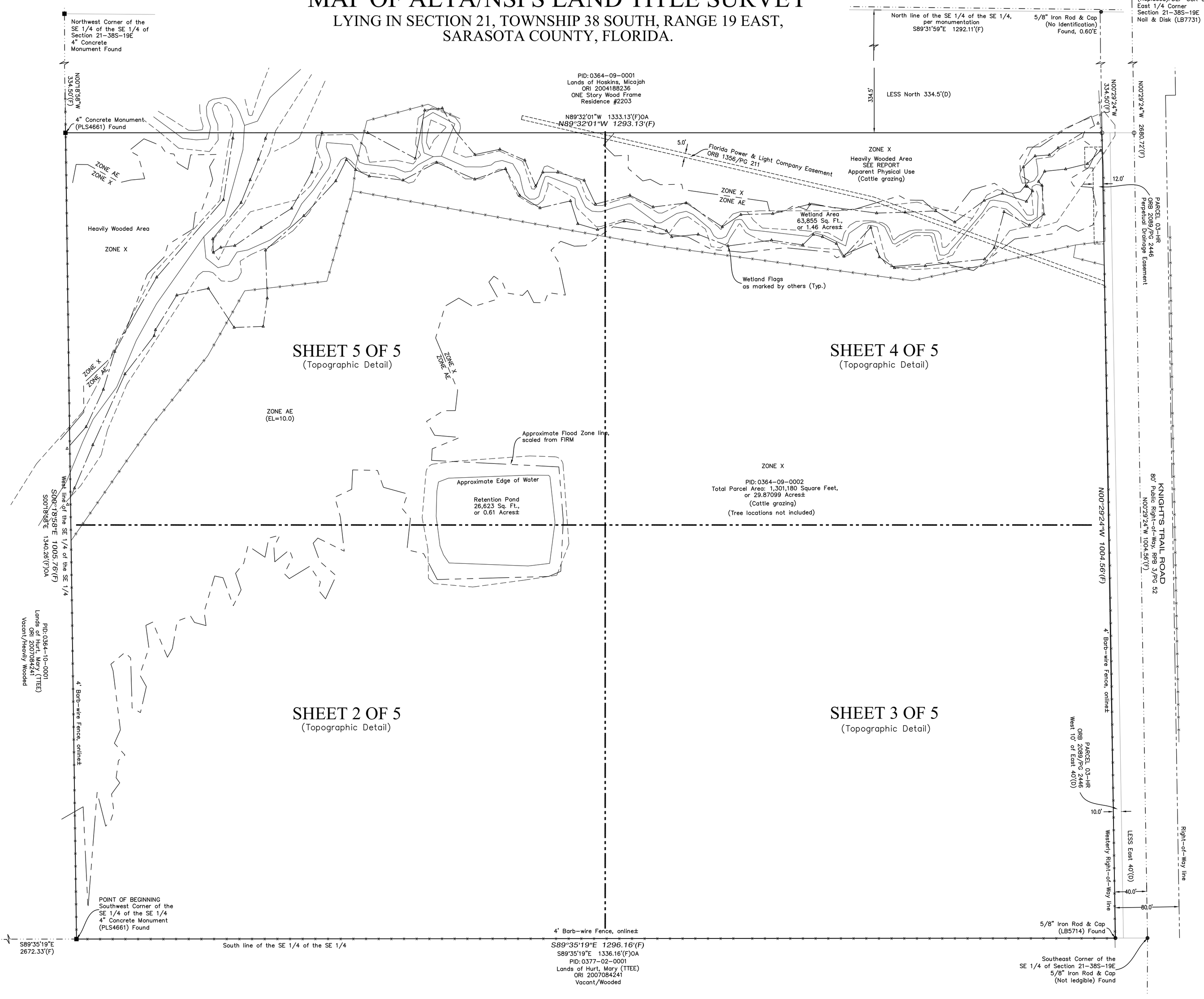
MAP OF ALTA/NSPS LAND TITLE SURVEY

LYING IN SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.



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- 5.5 Spot Elevation

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PCP Permanent Control Point
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PSM Professional Surveyor & Mapper
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GF Garage Floor Elevation
WIN Weir Invert
INV Pipe Invert
MES Mitered End Section
EOP End of Pipe
GAS Gas Main
STM Storm Drain
SAN Sanitary Main
SFM Sanitary Force Main
RUW Reuse Water Main
IRR Irrigation Line
W Water Main
FS Fire Service
FDC Fire Department Connection
UGE Underground Electric
UGT Underground Telephone
UGTV Underground Television
OE Overhead Electric
UNK Unkown

(prepared by this firm)

PARCEL DESCRIPTION

A parcel of land lying in Section 21, Township 38 South, Range 19 East, Sarasota County, Florida, described as the Southeast 1/4 of the Southeast 1/4, Less the North 334.5 feet thereof, and also Less the East 40 feet thereof, more particularly described as follows:

COMMENCE at a 4X6" Concrete Monument, FDEP CCR 086481 for the South 1/4 Corner of Section 21, Township 38 South, Range 19 East, Sarasota County, Florida, thence S.89°35'19"E., along the South line of said Section 21, a distance of 2672.33 feet to a 4" Concrete Monument, stamped PLS4661, at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 21, for the POINT OF BEGINNING; thence continue S.89°35'19"E., along said South line a distance of 1296.16 feet to the intersection with the West Right–of–Way line of KNIGHTS TRAIL ROAD, being an 80 feet wide Public Right–of–Way, as per Road Plat Book 3, Page 52, Public Records of Sarasota County, Florida; thence N.00°29'24"W., along said West Right–of–Way line, a distance of 1004.56 feet; thence N.89°32'01"W., a distance of 1293.13 feet to the intersection with the West line of said Southeast 1/4 of the Southeast 1/4; thence S.00°18'58"E., along said West line, a distance of 1005.76 feet to the POINT OF BEGINNING.

Parcel contains 1,301,180 Square Feet, or 29.8710 Acres more or less.

SURVEYOR'S REPORT

1. SURVEY TYPE: This map represents an ALTA/NSPS Land Title Survey (per Minimum Technical Standards, Chapter 5J–17, FAC), made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11 (as to utilities, surface matters only), 13, 14, 16, 17 and 19 of Table A thereof.

2. DESCRIPTION: The Parcel Description, as shown hereon, has been prepared by this Firm and for the purpose of this survey.

3. BEARING AND COORDINATE BASIS: Coordinates and/or Bearings shown hereon are based on Grid. Derived by GPS RTK observation, using FDOT Network Solution. State Plane System, Zone FL–West, NAD 83 (2011). Reference line being the East line of the SE 1/4 of Section 21–38–19, with a Bearing of N.00°29'24"W.

4. UTILITIES/UNDERGROUND LOCATIONS: Underground improvements and/or utilities, those including, but not limited to; foundations, stem–walls, septic tanks, drainfields, wells, conduits, irrigation, and/or other utilities, which are not visible above ground and therefore have not been included as a part of this survey, unless as shown hereon.

5. ELEVATION REFERENCE: The survey elevations shown hereon reference the North American Vertical Datum of 1988 (NAVD). Reference Sarasota County/NGS NAVD Benchmark PID: DM5044, Stamped G 727, Published Elevation of 12.24' (NAVD)

6. TITLE COMMITMENT: Reference Old Republic National Title Insurance Company File: 1028.091.17, Effective: March 16, 2017 at 11:00pm. Those paragraphs found within the Schedule B–II Exceptions, and found affecting the parcels described herein, have been noted as follows:

SCHEDULE B – SECTION II

EXCEPTIONS

Paragraph Items intentionally omitted: 1, 2, 3, 4, 9.

(Surveyor's Response)

*6.) Easement to Florida Power & Light Company recorded in O.R. Book 1356, Page 211, Public Records of Sarasota County, Florida. (Easement does appear to affect the subject parcel and has been graphically plotted on the survey.)

*7.) Perpetual Drainage Easement contained in Order of Taking for Parcel 03–HR recorded in O.R. Book 2089, Page 2448, Public Records of Sarasota County, Florida. (Easement does appear to affect the subject parcel and has been graphically plotted on the survey.)

*8.) Pre–Petition for Annexation, Annexation Ordinance 2003–23, and Annexation Agreement with the City of Venice recorded in Instrument Number 2003184410, Public Records of Sarasota County, Florida. (Pre–Petition for Annexation does appear to affect the subject parcel and is blanket in nature.)

6. FLOOD ZONE: The parcel described herein appears situated in Flood Zone X and Flood Zone AE (BFE EL=10.0), per FIRM 12115C0244F, Map Effective Date November 4, 2016. Information shown herein is subject to topographic verification and has been scaled from said map. The Approximate Flood Zone Line is a horizontal extrapolation based on planametric features and graphic plotting and not hydraulic or topographic information, therefore it is only approximate.

7. SURVEY ACCURACY STANDARD: The survey shown hereon has a classified expected use of "COMMERCIAL/HIGH RISK" (per MTS, Chapter 5J–17,FAC). The minimum relative distance error for this classification of survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

8. RIGHT–OF–WAYS REFERENCE: Right–of–Ways shown hereon reference Right–of–Way Map of Knight's Trail Road, as recorded in Road Plat Book 3, Page 52, Public Records of Sarasota County, Florida.

9. APPARENT PHYSICAL USE: There is evidence of an Apparent Physical Use of land over and/or across the parcel as described herein. Said Apparent Physical Use being cattle grazing along the northern portion of the subject parcel. See the Survey Map for further detail of the above described uses.

10. JURISDICTIONAL LANDS: There may or may not exist other, if any, wetlands and/or environmentally protected lands over or across the parcel described herein, which have not been identified or delineated as a part of this survey.

11. WETLAND DELINEATION: Wetland identification and field demarkation provided by ECO CONSULTANTS, INC.

12. APPROXIMATE EDGE OF WATER: The edge of water, as shown hereon, has been horizontally located for graphic representation purposes only. A Mean/Median or Normal High Water study was not performed by this firm as a part of this survey, therefore said line is only approximate and as of the Field Survey Date shown herein.

13. SURVEY VALIDITY NOTICE: Not valid without the original signature and embossed seal of a Professional Land Surveyor. Reuse of this survey for any purpose other than intended, without written authorization of the undersigned Professional Land Surveyor, will be solely at the risk of the user without liability to the undersigned. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.

SURVEYOR'S CERTIFICATE

To: Economic Housing Development, LLC:

This is to certify that this map or plat and the survey which it is based was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11 (as to utilities, surface matters only), 13, 14, 16, 17 and 19 of Table A thereof.

April 20, 2017
Field Survey Date

Harold E. Noon, Jr.
Professional Surveyor and Mapper: LS 6268

STATE OF FLORIDA HAROLD E. NOON JR. LICENSED PROFESSIONAL SURVEYOR AND MAPPER No. 6268

Map of ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO:

Economic Housing Development, LLC

SITUS ADDRESS:

2201 KNIGHT'S TRAIL ROAD, NOKOMIS, FLORIDA 34275

DATE: 4/20/2017 FB: -- PG: --
PROJECT NO. 170010
SEC: 21 TWP. 38 S. RGE 19 E.
PARCEL ID: 0364–09–0002

FIELD DC
DRAWN DC
CHECK HN

N
0' 60' 120'
GRAPHIC SCALE 1" = 60' (US Survey Feet)

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	REVISION	DRAWN	DATE
1.	Revised wetland boundary per Consultant markers	DC	8/2/17
2.	Update Survey, add Grand Tree locations	DC	8/10/20
3.			
4.			

L:\Geosurv Company\Company Work Drive\Projects\170010\170010_BTS.dwg

GEOSURV SURVEYING & MAPPING
5707 19th Street W.
Bradenton, Florida 34207
Tel. 877.407.3734
Fax 866.624.5163
www.geosurveygroup.com L.B. 7731 info@geosurveygroup.com

SHEET NO. 1 of 5

MAP OF ALTA/NSPS LAND TITLE SURVEY

LYING IN SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

SEE SHEET 1 OF 5 FOR PARCEL DESCRIPTION AND REPORT
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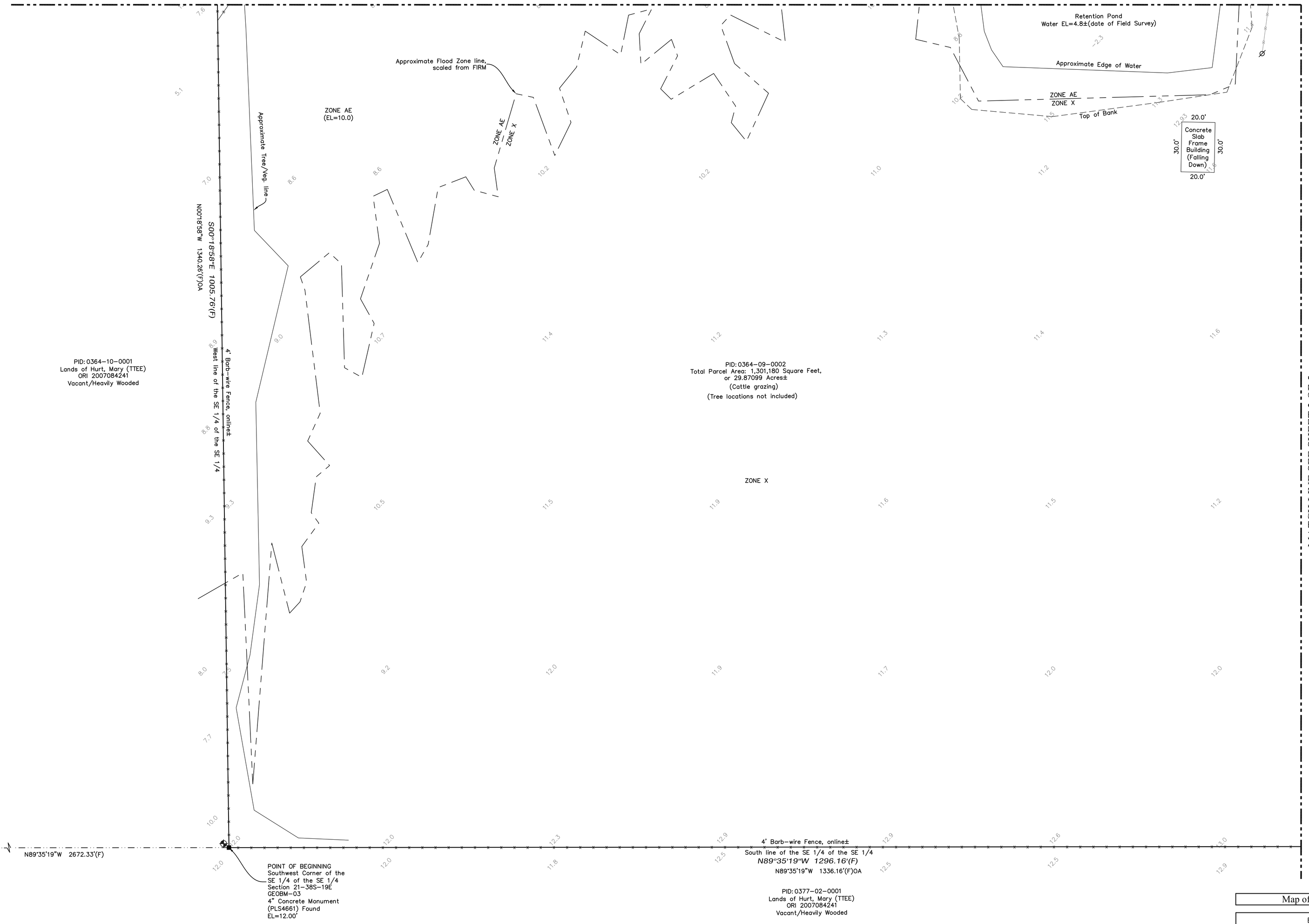

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0' 30' 60'
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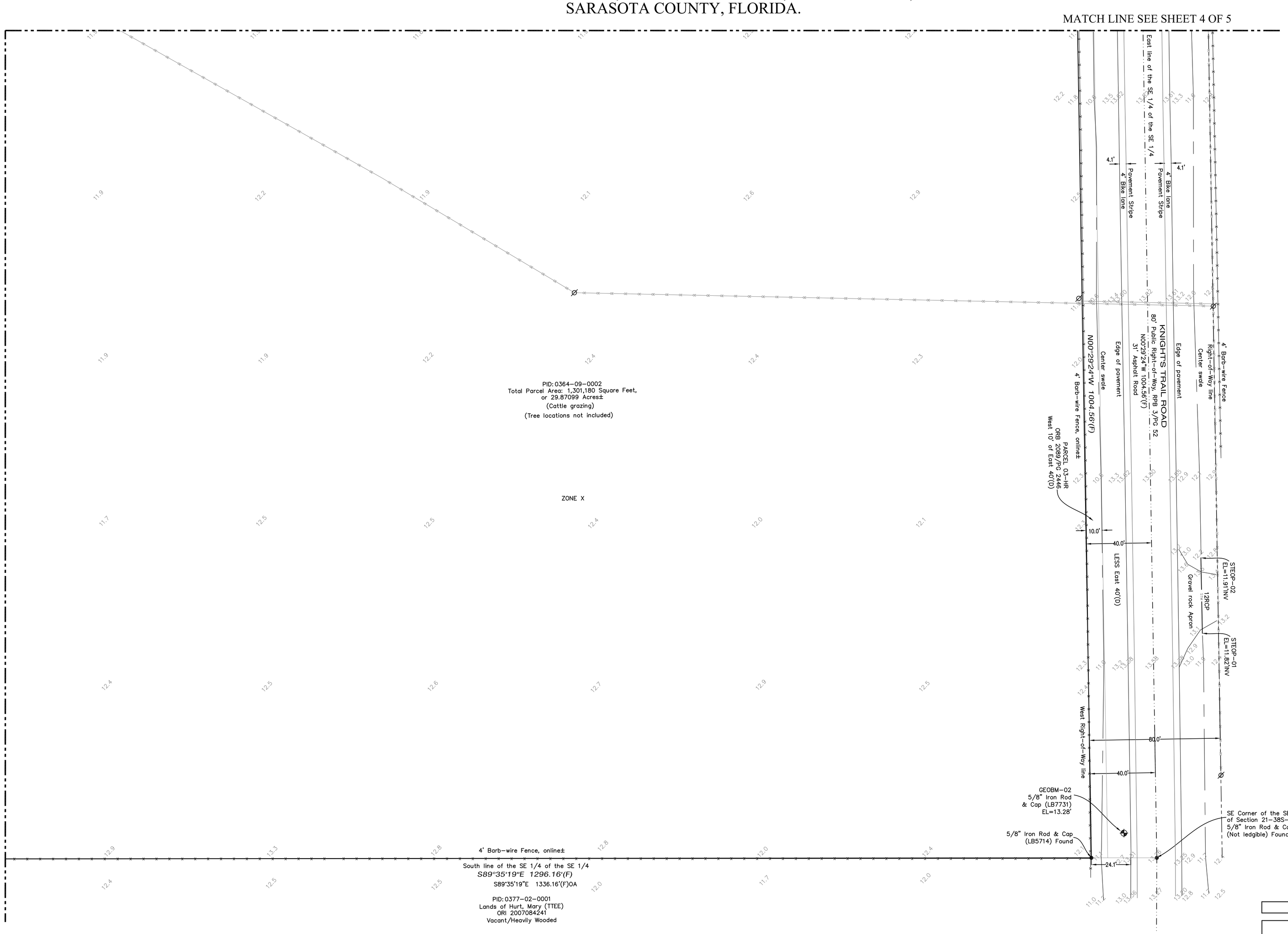

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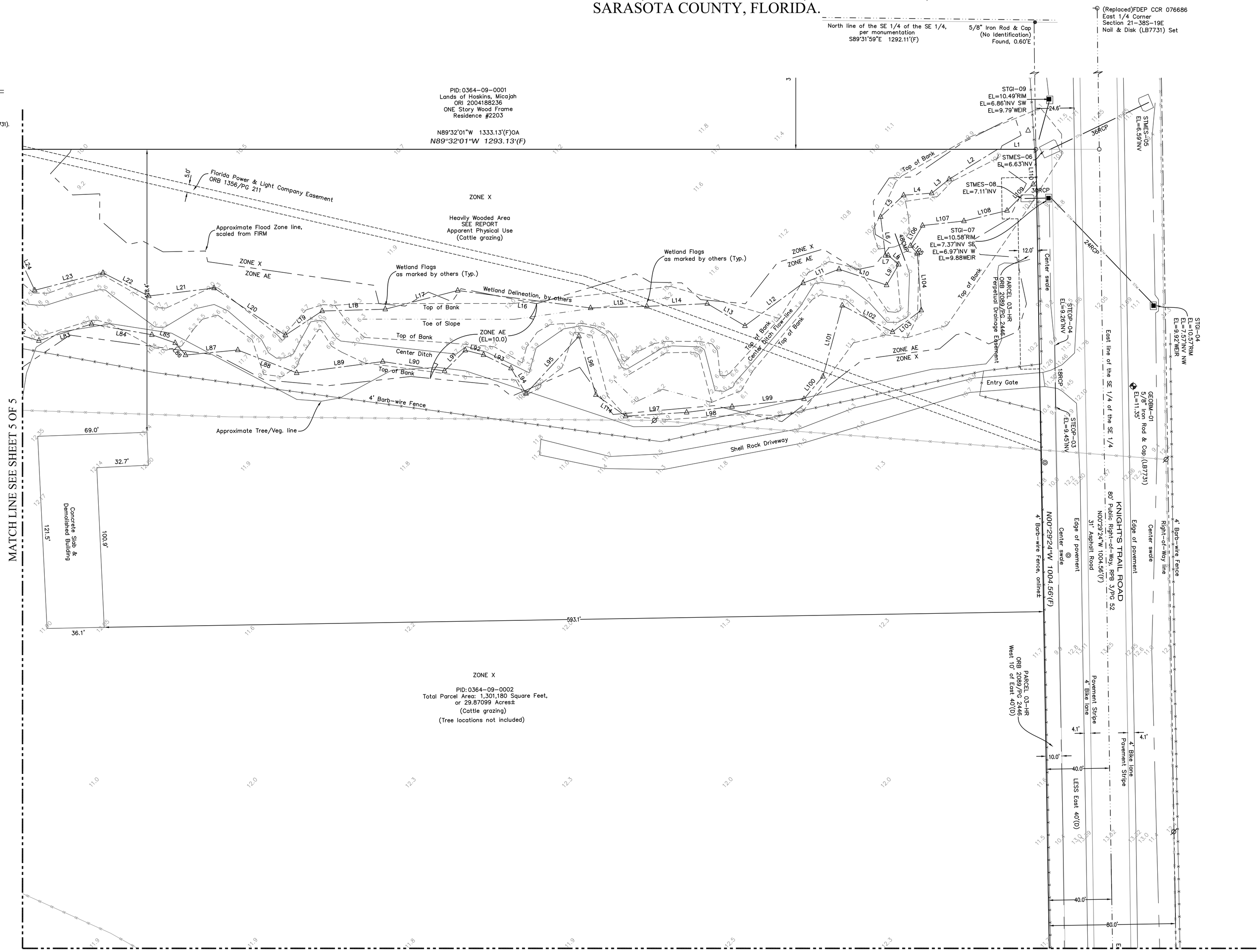

MATCH LINE SEE SHEET 3 OF 5

LINE	BEARING	DISTANCE
L1	N89°32'01"W	24.17'
L2	S58°49'35"W	35.97'
L3	S51°43'43"W	14.05'
L4	S86°14'23"W	17.79'
L5	S47°17'13"W	19.88'
L6	S06°26'30"E	24.58'
L7	S88°35'16"E	1.85'
L8	S49°15'17"E	8.65'
L9	S30°52'43"W	15.18'
L10	N71°02'44"W	31.63'
L11	S69°20'56"W	24.32'
L12	S54°08'14"W	45.60'
L13	N59°00'02"W	27.59'
L14	S87°53'55"W	38.22'
L15	S88°49'49"W	35.53'
L16	N82°02'35"W	84.57'
L17	S76°01'10"W	47.25'
L18	S88°47'04"W	39.88'
L19	S57°06'13"W	27.70'
L20	N56°06'40"W	54.00'
L21	S83°31'27"W	41.53'
L22	N62°42'44"W	32.40'
L23	S76°09'09"W	44.43'
L24	N24°48'13"W	32.78'
L25	N72°38'35"W	34.43'
L26	N89°06'44"W	18.76'
L27	S27°42'02"W	19.47'
L28	N22°11'18"W	34.92'
L29	N65°49'34"W	34.04'
L30	N78°27'24"E	31.92'
L31	N39°38'52"W	35.58'
L32	N29°26'39"W	35.40'
L33	S83°53'33"W	22.08'
L34	S11°28'44"W	28.69'
L35	S11°28'44"W	32.54'
L36	N61°17'47"W	67.52'
L37	S89°32'01"E	57.01'
L38	S14°57'59"W	48.24'
L39	S29°34'11"W	51.66'
L40	S58°16'50"W	45.13'
L41	S55°56'07"W	39.77'
L42	S83°26'00"W	17.61'
L43	S56°26'52"W	11.01'
L44	N02°33'04"W	16.68'
L45	N38°25'52"E	57.47'
L46	N22°15'17"E	30.55'
L47	N22°09'36"E	27.64'
L48	N19°25'34"E	34.99'
L49	N89°32'01"W	42.22'
L50	S09°05'39"W	84.54'
L51	S41°15'31"W	127.50'
L52	S30°38'35"W	51.72'
L53	S29°12'28"W	54.78'
L54	S17°10'26"W	49.30'
L55	S25°12'41"W	51.36'
L56	S41°35'57"W	31.11'
L57	S00°18'58"E	64.99'
L58	N23°26'47"E	12.98'
L59	N23°26'09"E	58.54'
L60	N24°51'12"E	97.10'
L61	N37°49'55"E	60.07'
L62	N12°38'51"E	7.51'
L63	N32°05'27"E	50.69'
L64	N78°19'27"E	40.38'
L65	S32°53'27"E	58.34'
L66	N88°22'27"E	36.26'
L67	N08°37'47"E	35.69'
L68	N06°21'07"E	71.71'
L69	S48°34'06"W	64.11'
L70	S43°00'25"W	59.07'
L71	S26°52'12"W	29.61'
L72	N42°19'02"W	17.12'
L73	N64°10'22"W	18.73'
L74	S82°49'27"E	42.45'
L75	N62°47'32"E	47.32'
L76	S65°53'49"E	51.92'
L77	N71°45'51"E	40.59'
L78	S27°29'35"E	37.61'
L79	S57°44'11"E	29.74'
L80	N77°22'15"E	39.06'
L81	S17°16'02"E	29.96'
L82	S72°58'59"E	25.66'
L83	N72°56'28"E	34.87'
L84	S79°26'02"E	38.69'
L85	S70°22'37"E	15.55'
L86	S40°02'01"E	10.08'
L87	N85°01'45"E	33.16'
L88	S68°19'04"E	39.87'
L89	N82°57'49"E	54.80'
L90	S80°53'42"E	39.46'
L91	N45°30'47"E	18.49'
L92	S75°12'44"E	11.89'
L93	S63°41'10"E	19.24'
L94	S30°12'31"E	18.57'
L95	N43°14'42"E	49.25'
L96	N15°39'08"W	38.46'
L97	S86°55'56"W	38.52'
L98	N83°12'40"E	28.90'
L99	N84°21'35"E	45.67'
L100	N40°38'41"E	18.57'
L101	N15°37'31"E	46.45'
L102	S61°44'31"E	35.93'
L103	N53°19'14"E	22.72'
L104	N03°27'40"W	36.00'
L105	N41°24'36"W	6.45'
L106	N31°17'19"E	14.83'
L107	N84°17'34"E	26.30'
L108	N76°49'43"E	27.98'
L109	N45°20'22"E	26.29'
L110	N00°29'24"W	20.04'
L111	N29°26'39"W	40.58'
L112	N89°32'01"W	45.07'
L113	S11°28'44"W	32.54'
L114	N53°58'25"W	23.19'

Map of ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO:

Economic Housing Development, LLC

SITUS ADDRESS:

2201 KNIGHT'S TRAIL ROAD, NOKOMIS, FLORIDA 34275

DATE: 4/20/2017 FB: -- PG: --
PROJECT NO. 170010
SEC. 21 TWP. 38 S. RGE 19 E.
PARCEL ID: 0364-09-0002

FIELD DC
DRAWN DC
CHECK HN

0' 30' 60'
GRAPHIC SCALE 1" = 30' (US Survey Feet)

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	REVISION	DRAWN	DATE
1.	Revised wetland boundary per Consultant markers	DC	8/2/17
2.	Update Survey, add Grand Tree locations	DC	8/10/20
3.			
4.			

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info@geosurveygroup.com

MAP OF ALTA/NSPS LAND TITLE SURVEY

LYING IN SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

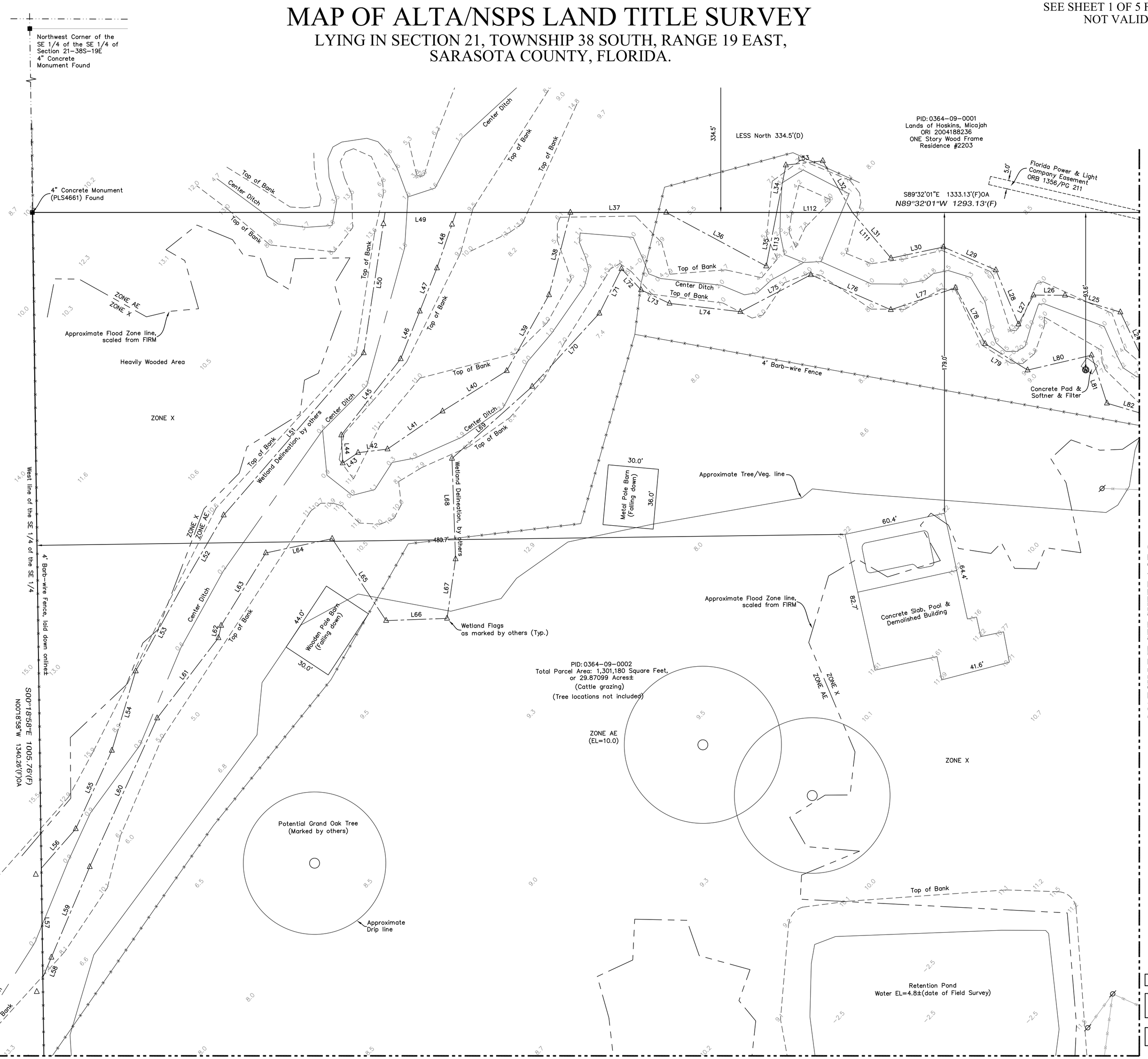
SEE SHEET 1 OF 5 FOR PARCEL DESCRIPTION AND REPORT
NOT VALID UNLESS CONTAINS ALL SHEETS

LEGEND

These standard symbols and abbreviations can be found herein.

- Benchmark, as denoted
- "X"/Cross Cut found
- Corner set, 5/8" Iron Rod & Cap (LB7731).
- Corner found, as denoted.
- Monument set, as denoted
- Monument found, as denoted
- Mail Box
- Bollard Post, as denoted
- Wood Sign Post
- Metal Sign Post
- Yard Drain
- Storm Grate Inlet
- Underdrain Cleanout
- Sanitary Sewer Cleanout
- Backflow preventer
- Water Meter
- Reuse Water Meter
- Irrigation Control Valve
- Well
- Septic Tank Lid
- Fire Hydrant
- Gate Valve, as denoted
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Electric Manhole
- Utility Manhole
- Unknown Manhole
- Wood Power Pole
- Concrete Power Pole
- Metal Power Pole
- Metal Light Pole
- Wood Light Pole
- Plastic Light Pole
- Concrete Light Pole
- Guy Wire Anchor
- Cross-walk Signal Post
- Power Transformer pad
- Utility Pull Box
- Utility Hand Hole
- Utility Riser
- Utility Cabinet
- Bore Sample Location
- Gas Valve
- Gas line marker
- Palm Tree
- Oak Tree
- Pine Tree
- Citrus Tree
- Banyan Tree
- Spot Elevation

(R) Radial
(NR) Non-Radial
(D) Deed
(P) Plat
(F) Field
(C) Calculated.
CB Chord Bearing
CH Chord Distance
A Arc Distance
D Delta
L Line
C Curve
OA Overall
N: Northing
E: Easting
STA Station
OS Offset
R Right Offset
L Left Offset
WIT Witness Corner
POL Point on-line
PCP Permanent Control Point
PRM Permanent Reference Monument.
PID Parcel Identification Number
ORB Official Records Book.
ORI Official Records Instrument
PG Page.
FB Field Book.
PB Plat Book.
DB Deed Book.
CCR Certified Corner Record
NGS National Geodetic Survey
FDEP Dept. of Environmental Protection
FDOT Dept. of Transportation
FIRM Flood Insurance Rate Map
BFE Base Flood Elevation
NAD North American Datum
NAVD North American Vertical Datum
NGVD National Geodetic Vertical Datum
LS Licensed Surveyor
LB Licensed Business.
PLS Professional Land Surveyor.
RLS Registered Land Surveyor.
PSM Professional Surveyor & Mapper
MTS Minimum Technical Standards
A/C Air Conditioner
FF Finish Floor Elevation
GF Garage Floor Elevation
WIN Weir Invert
INV Pipe Invert
MES Mitered End Section
EOP End of Pipe
GAS Gas Main
STM Storm Drain
SAN Sanitary Main
SFM Sanitary Force Main
RUW Reuse Water Main
IRR Irrigation Line
W Water Main
FS Fire Service
FDC Fire Department Connection
UGE Underground Electric
UGT Underground Telephone
UGTV Underground Television
OE Overhead Electric
UNK Unkown



MATCH LINE SEE SHEET 2 OF 5

MATCH LINE SEE SHEET 4 OF 5

LINE	BEARING	DISTANCE
L1	N89°32'01"W	24.17'
L2	S58°49'35"W	35.97'
L3	S51°43'43"W	14.05'
L4	S86°14'23"W	17.79'
L5	S47°17'13"W	19.88'
L6	S06°26'30"E	24.58'
L7	S88°35'16"E	1.85'
L8	S49°15'17"E	8.65'
L9	S30°52'43"W	15.18'
L10	N71°02'44"W	31.63'
L11	S69°20'56"W	24.32'
L12	S54°08'14"W	45.60'
L13	N59°00'02"W	27.59'
L14	S87°53'55"W	38.22'
L15	S88°49'49"W	35.53'
L16	N82°02'35"W	84.57'
L17	S76°01'10"W	47.25'
L18	S88°47'04"W	39.88'
L19	S57°06'13"W	27.70'
L20	N56°06'40"W	54.00'
L21	S83°31'27"W	41.53'
L22	N62°42'44"W	32.40'
L23	S76°09'09"W	44.43'
L24	N24°48'13"W	32.78'
L25	N72°38'35"W	34.43'
L26	N89°06'44"W	18.76'
L27	S27°42'02"W	19.47'
L28	N22°11'18"W	34.92'
L29	N65°49'34"W	34.04'
L30	N78°27'24"E	31.92'
L31	N39°38'52"W	35.58'
L32	N29°26'39"W	35.40'
L33	S83°53'33"W	22.08'
L34	S11°28'44"W	28.69'
L35	S11°28'44"W	32.54'
L36	N61°17'47"W	67.52'
L37	S89°32'01"E	57.01'
L38	S14°57'59"W	48.24'
L39	S29°34'11"W	51.66'
L40	S58°16'50"W	45.13'
L41	S55°56'07"W	39.77'
L42	S83°26'00"W	17.61'
L43	S56°26'52"W	11.01'
L44	N02°33'04"W	16.68'
L45	N38°25'52"E	57.47'
L46	N22°15'17"E	30.55'
L47	N22°09'36"E	27.64'
L48	N19°25'34"E	34.99'
L49	N89°32'01"W	42.22'
L50	S09°05'39"W	84.54'
L51	S41°15'31"W	127.50'
L52	S30°38'35"W	51.72'
L53	S29°12'28"W	54.78'
L54	S17°10'26"W	49.30'
L55	S25°12'41"W	51.36'
L56	S41°35'57"W	31.11'
L57	S00°18'58"E	64.99'
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0' 30' 60'
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