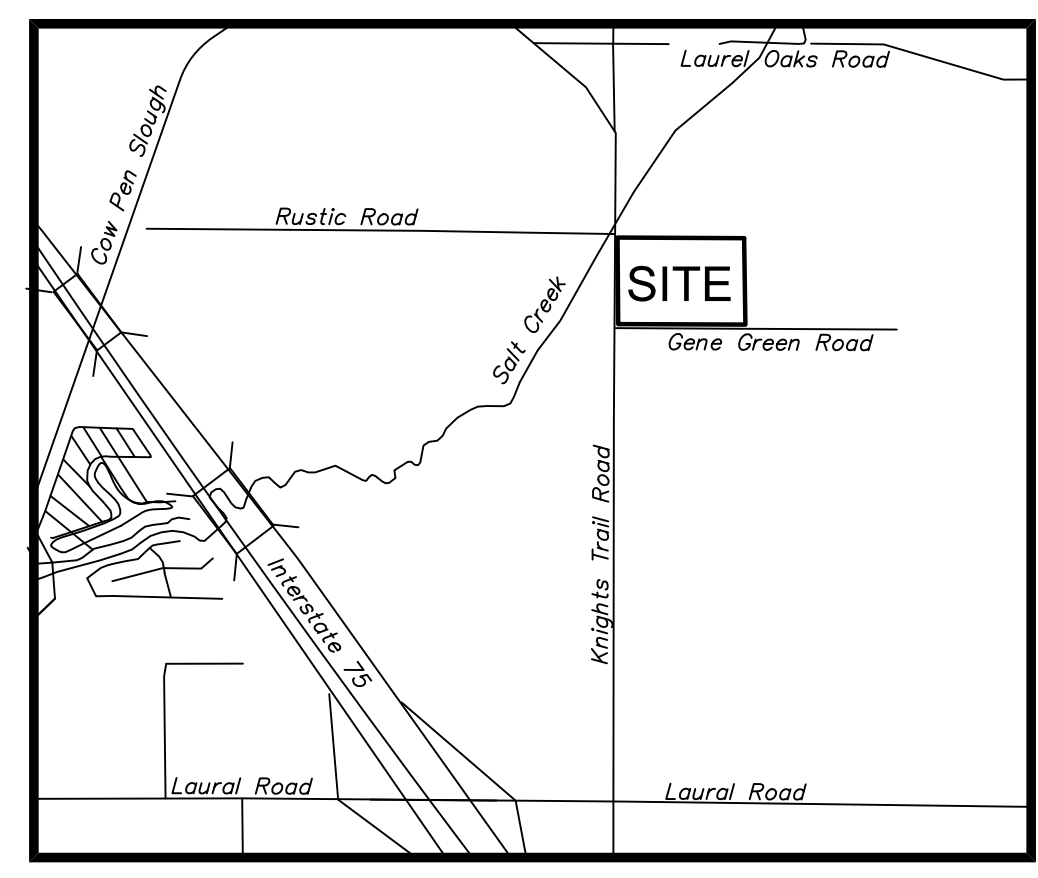


SCALE: 1" = 100'

- LEGEND**
- 3009/2718 - Book Number & Page Number
 - x- - Barbed Wire Fence
 - - Hog Wire Fence
 - SARCO - Sarasota County
 - SWFWMD - Southwest Florida Water Management District
 - L.S. - Licensed Surveyor
 - L.B. - Licensed Business
 - - Overhead Utility Lines
 - ⊕ - Telephone Riser
 - ⊕ - Wooden Power Pole
 - ⊕ - Reuse Meter
 - ⊕ - Reuse Valve
 - ⊕ - Reuse Manhole
 - ⊕ - Electric Meter Post
 - ORB - Official Records Book
 - ORI - Official Records Instrument
 - Pg - Page
 - ⊗ - Parcel 3 Schedule B-II Items
 - ⊗ - Parcels 1 & 2 Schedule B-II Items



VICINITY MAP (Not to Scale)

DESCRIPTION:

Parcel 1:
The NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, less the South 60 feet, and the South 60 feet of the SW 1/4 of NW 1/4 of Section 22, Township 38 South, Range 19 East. Lying and being in Sarasota County, Florida.

LESS and Except that parcel conveyed by Warranty Deed recorded in Official Records Book 1692, Page 1360, of the Public Records of Sarasota County, Florida.

LESS and Except road right-of-way to Sarasota County in Order of Taking recorded in Official Records Book 2089, Page 2446 and Fee Simple Deed in Official Records Book 2340, Page 469, of the Public Records of Sarasota County, Florida.

Parcel 2:
The West 1/2 of Northeast 1/4 of Southwest 1/4, less the South 60 feet thereof, and the South 60 feet of the West 1/2 of Southeast 1/4 of Northwest 1/4, Section 22, Township 38 South, Range 19 East. Lying and being in Sarasota County, Florida.

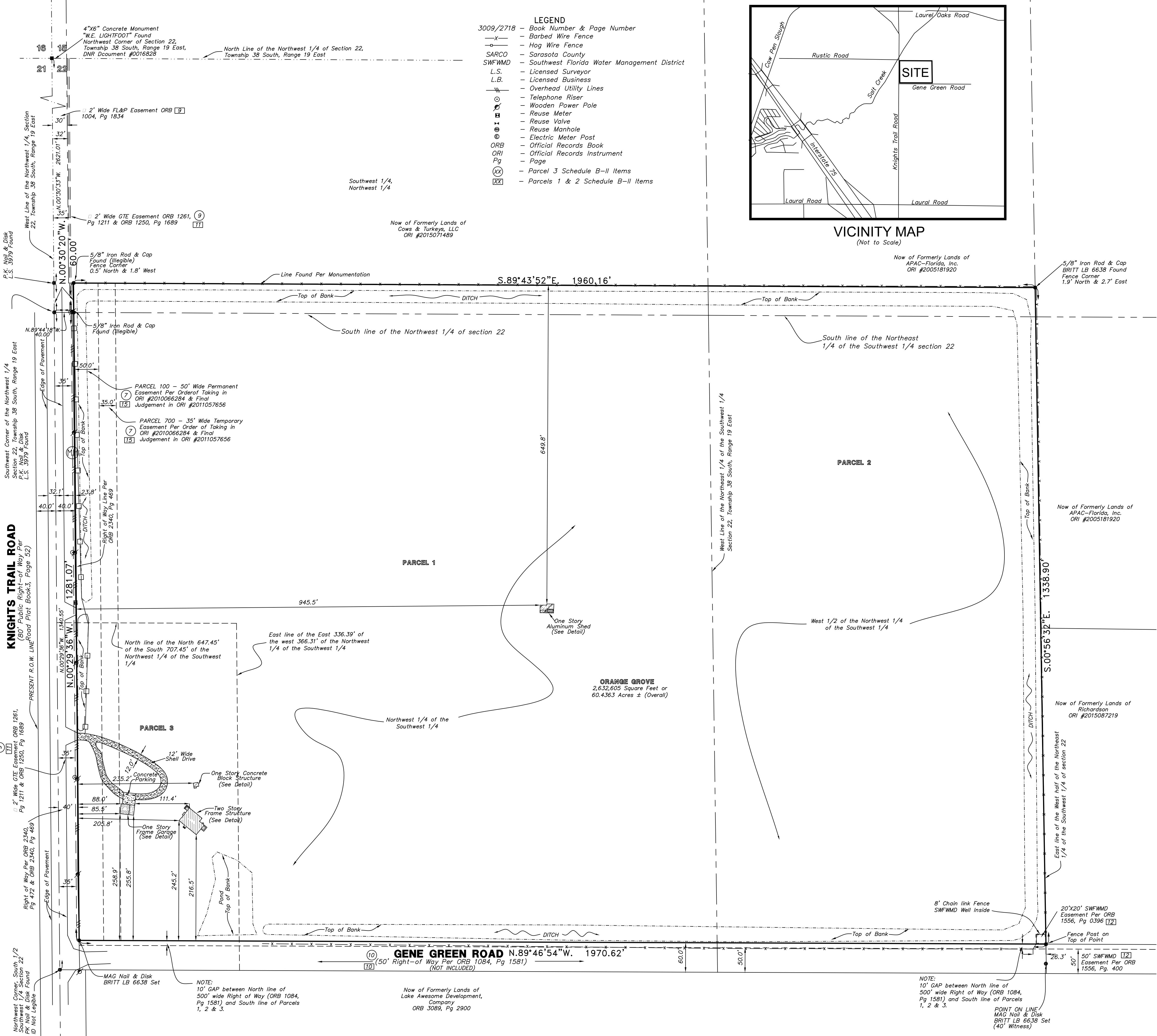
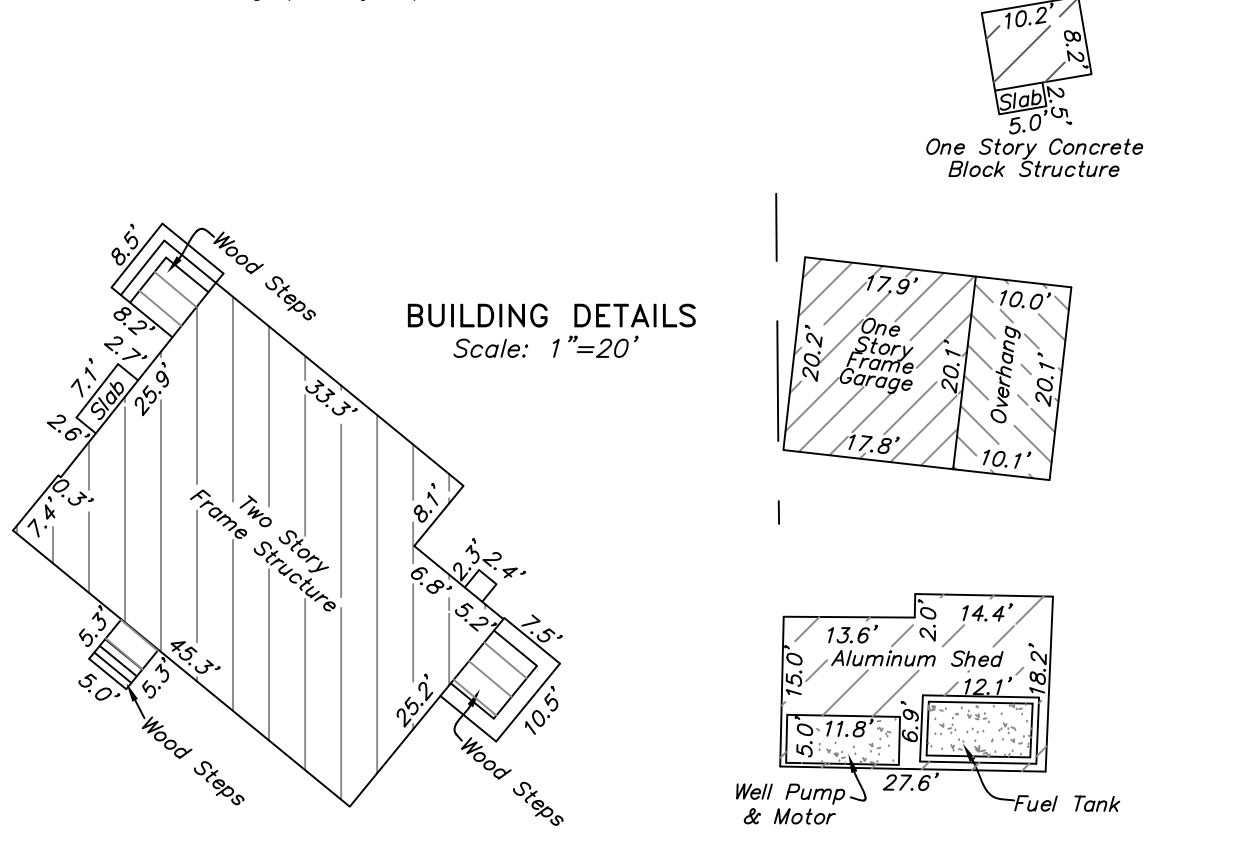
Parcel 3:
The North 647.45 feet of the South 707.45 feet of the East 336.39 feet of the West 366.39 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida.

LESS the portion taken by order of taking recorded in Official Records Book 2089, Page 2446 and the portion conveyed by deed recorded in Official Records Book 2340, Page 472, of the Public Records of Sarasota County, Florida.

REPORT OF SURVEY:

- This plat represents a Boundary Survey showing visible improvements.
- All bearings and distances shown hereon are Grid, Florida State Plane Coordinate System (Florida West Zone), derived from the use of Sarasota County GPS Control Monuments LORAN and SAR 011. The reference bearing between solid monuments is S.65°15'08"W. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
- There are underground fixed interior improvements/utilities, which are not visible and are not a part of this survey.
- Description shown hereon has been taken from Title Commitment furnished see Note #6.
- Subject to easements and rights of way of record, if any. No research has been made of easements or rights of ways of record.
- This plat has been prepared with the benefit of a Commitment for Title Insurance from Old Republic National Title Insurance Company, American Land Title Association Commitment, for Parcels 1 and 2, File No.: 21093672 MS, Commitment Effective Date: June 4, 2021 at 8:00am, for Parcel 3, File No.: 21104488 MA, Commitment Effective Date: June 24, 2021 at 8:00am.
- Parcel shown hereon is situated in Flood Zone "X", base flood elevation Not Determined, per Flood Insurance Rate Maps 12115C0245F and 12115C0244F, Index Map dated November 4, 2016.
- Accuracy: The expected use of the land is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- (D) Denotes information obtained from record Deed.
- (F) Denotes information obtained from Field measurement.
- Distance to the nearest intersection is to the Southwest corner of Parcel 3 is the intersection of Gene Green Road and Knight's Trail Road.
- Review of Schedule "B-II" of Old Republic Title Insurance Company, ALTA Commitment for Title Insurance Owner's Policy, see note 6 above.

- Parcels 1 and 2**
- Items: 1, 3, 4, 5, 6, 7 & 8 are not matters of Land Surveying.
- Items: 9, 10, 11 & 12(ORB 1556, Pg 400) are not applicable and are graphically depicted hereon.
- Items: 12(ORB 1556, Pg 0396) & 15 are applicable and are graphically depicted hereon.
- Items: 2, 13 & 14 are applicable, and blanket in nature and not graphically depicted hereon.
- Parcel 3**
- Items: 1, 3, 4, 5, 6, 14 & 17 are not matters of Land Surveying.
- Items: 7 is applicable and is graphically depicted hereon.
- Items: 8(ORB 1004, Pg 1834), 9(ORB 1249, Pg 550), 9(ORB 1250, Pg 1689), 9(ORB 1261, Pg 1211) & 10(ORB 1084, Pg 1584) are not applicable and are graphically depicted hereon.
- Items: 8(ORB 1004, Pg 1839), 9(ORB 1253, Pg 1020) & 11(ORB 1160, Pg 495) are not applicable and are not graphically depicted hereon.
- Items: 10(ORB 1206, Pg 502) & 11(ORB 770, Pg 797) are applicable. Access Easements which have been updated with Public Right of Ways of record and are not graphically depicted hereon.
- Items: 2, 12, 13, 15 & 16 are applicable, and blanket in nature and not graphically depicted hereon.



KNIGHTS TRAIL ROAD
(80' Public Right-of Way Per P.F. Nail & Disk Township 38 South, Range 19 East L.S. 3979 Found PRESENT R.O.W. LINE Road Plat Book 3, Page 52)

Northwest Corner South 1/2 Southwest 1/4 Section 22 P.F. Nail & Disk Found ID Not Expired

NOTE:
10' GAP between North line of 500' wide Right of Way (ORB 1084, Pg 1581) and South line of Parcels 1, 2 & 3.

Now of Formerly Lands of Lake Awesome Development, Company ORB 3089, Pg 2900

ORANGE GROVE
2,632,605 Square Feet or 60.4363 Acres ± (Overall)

NOTE:
10' GAP between North line of 500' wide Right of Way (ORB 1084, Pg 1581) and South line of Parcels 1, 2 & 3.
POINT ON LINE, MAG Nail & Disk BRITT LB 6638 Set (40' Witness)

SITE ADDRESS:
2100 KNIGHTS TRAIL,
NOKOMIS, FLORIDA 34275

CERTIFICATE OF SURVEYOR
To CSP-GRAND OAKS VENICE LAND I, LLC, a New York limited liability company; Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.; Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 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, 6, 13 and 14 Table A thereof. The fieldwork was completed on December 20, 2021.

RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 3979
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 6638
680 US 41 Bypass N., Suite #1, Venice, Florida, 34285
Telephone: (941) 493-1396
Email: bs@brittsurveying.com

ANALTANSPS LAND TITLE SURVEY
PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST
2100 KNIGHTS TRAIL ROAD, NOKOMIS, FLORIDA 34275

CERTIFIED TO:
CSP-GRAND OAKS VENICE LAND I, LLC, A NEW YORK LIMITED LIABILITY COMPANY
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DATE OF SURVEY: DECEMBER 20, 2021	
REVISIONS:	
FIELD BOOK: N/A	PAGE(S): N/A
JOB NUMBER: 21-10-19	DRAWN BY: CBN

SHEET
1 OF 1