

# EXHIBIT "A" DESCRIPTION AND SKETCH

(NOT A FIELD SURVEY)

A PORTION OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE  
19 EAST, SARASOTA COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PORTION OF LAND IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF FIORE, A SUBDIVISION RECORDED AS PLAT BOOK 55, PAGE 249 OF THE SARASOTA COUNTY RECORDS (FIORE), ALSO BEING THE NORTHWEST CORNER OF ARIA, A SUBDIVISION RECORDED AS PLAT BOOK 52, PAGE 428 OF SARASOTA COUNTY RECORDS (ARIA);

THENCE NORTH 0°01'38" EAST, 318.40 FEET ALONG THE WEST LINE OF SAID FIORE SUBDIVISION TO THE NORTHWEST CORNER OF TRACT 321, FIORE;

THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID TRACT 321 THE FOLLOWING TWENTY-TWO (22) COURSES:

- 1) NORTH 68°40'34" EAST, 58.64 FEET;
- 2) SOUTH 65°35'02" EAST, 25.15 FEET;
- 3) NORTH 62°38'08" EAST, 24.30 FEET;
- 4) NORTH 14°37'44" WEST, 15.26 FEET;
- 5) NORTH 3°41'33" WEST, 6.25 FEET;
- 6) NORTH 84°22'40" EAST, 43.17 FEET;
- 7) SOUTH 88°14'14" EAST, 75.55 FEET;
- 8) SOUTH 63°25'24" EAST, 39.01 FEET;
- 9) SOUTH 73°13'24" EAST, 39.01 FEET;
- 10) NORTH 89°28'33" EAST, 18.44 FEET;
- 11) SOUTH 65°23'00" EAST, 87.15 FEET;
- 12) SOUTH 49°27'37" EAST, 44.82 FEET;
- 13) SOUTH 26°06'08" EAST, 11.80 FEET;
- 14) SOUTH 36°12'27" EAST, 49.65 FEET;
- 15) SOUTH 22°40'07" EAST, 50.82 FEET;
- 16) SOUTH 89°56'51" WEST, 44.13 FEET;
- 17) SOUTH 0°03'09" EAST, 20.00 FEET;
- 18) NORTH 89°56'51" EAST, 47.05 FEET;
- 19) SOUTH 9°07'48" EAST, 28.31 FEET;
- 20) SOUTH 4°24'32" WEST, 49.65 FEET;
- 21) SOUTH 26°21'55" EAST, 31.24 FEET;
- 22) SOUTH 16°40'15" WEST, 52.74 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 321;

THENCE SOUTH 89°30'15" EAST, 260.72 FEET ALONG THE SOUTHERLY LINE OF FIORE TO THE SOUTHWEST CORNER OF TRACT 320, FIORE;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID TRACT 320 THE FOLLOWING SIXTEEN (16) COURSES:

- 1) NORTH 73°28'13" EAST, 11.69 FEET;
- 2) NORTH 4°21'02" WEST, 18.00 FEET;
- 3) NORTH 20°12'41" EAST, 38.29 FEET;
- 4) NORTH 9°02'37" WEST, 40.26 FEET;
- 5) NORTH 6°23'30" WEST, 76.76 FEET;
- 6) NORTH 27°21'34" WEST, 145.97 FEET;
- 7) NORTH 0°26'06" WEST, 82.01 FEET;
- 8) NORTH 37°29'41" EAST, 15.81 FEET;
- 9) SOUTH 85°51'16" EAST, 61.52 FEET;
- 10) SOUTH 2°12'14" WEST, 67.24 FEET;
- 11) SOUTH 67°37'16" EAST, 38.77 FEET;
- 12) SOUTH 55°15'49" EAST, 87.52 FEET;
- 13) SOUTH 21°53'20" EAST, 56.25 FEET;
- 14) SOUTH 6°34'07" EAST, 39.94 FEET;
- 15) SOUTH 49°37'17" EAST, 98.66 FEET;
- 16) NORTH 39°00'25" EAST, 18.86 FEET;

THENCE DEPARTING SAID NORTHERLY LINE TRACT 321, SOUTH 0°08'44" WEST, 95.62 FEET TO THE SOUTH LINE OF SAID FIORE SUBDIVISION;

THENCE SOUTH 89°30'35" EAST, 97.99 FEET ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF TRACT 302, ARIA SUBDIVISION;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT 302 THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 3°10'58" EAST, 3.88 FEET;;
- 2) SOUTH 5°08'24" WEST, 36.95 FEET;
- 3) SOUTH 54°37'40" WEST, 33.28 FEET TO THE NORTHEAST CORNER OF TRACT 602 OF SAID ARIA SUBDIVISION;

THENCE SOUTH 27°52'44" WEST, 36.98 FEET ALONG THE EAST LINE OF SAID TRACT 602 TO THE NORTHEAST CORNER OF TRACT 303, ARIA SUBDIVISION;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT 303 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 42°55'28" EAST, 67.72 FEET;
- 2) SOUTH 35°44'39" EAST, 49.94 FEET TO THE EASTERLY CORNER OF SAID TRACT 303;

CONTINUED ON NEXT SHEET...

UPON RECORDING OF THIS DOCUMENT,  
RETURN A COPY TO BRIAN RITZ AT AM  
ENGINEERING, LLC.

PREPARED FOR:

BORDER ROAD INVESTMENTS, LLC

REVISIONS:

**AM**  
**ENGINEERING, LLC.**

**CONSULTING ENGINEERS  
& SURVEYORS, L.B. 4334**

8340 CONSUMER COURT  
SARASOTA, FLORIDA, 34240  
PHONE (941) 377-9178  
FAX 378-3786

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DATE: 2/9/2022

SHEET: 1 OF 5

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JOB: NEAL0016

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A PORTION OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE  
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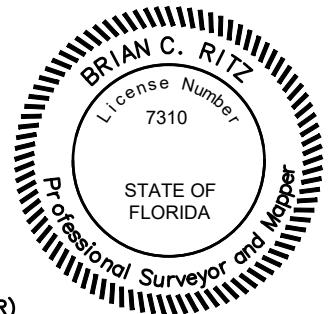
## LEGAL DESCRIPTION

...CONTINUED FROM PREVIOUS SHEET

THENCE SOUTH 6°21'33" EAST, 184.58 FEET;  
THENCE NORTH 80°07'20" WEST, 340.47 FEET;  
THENCE NORTH 51°27'46" WEST, 28.02 FEET;  
THENCE NORTH 0°17'59" EAST, 36.84 FEET;  
THENCE NORTH 35°25'22" WEST, 29.13 FEET;  
THENCE SOUTH 17°34'07" WEST, 26.39 FEET;  
THENCE SOUTH 0°11'02" EAST, 47.72 FEET;  
THENCE SOUTH 13°54'55" EAST, 46.51 FEET;  
THENCE SOUTH 8°25'23" EAST, 23.81 FEET TO THE NORTHERLY LINE OF TRACT 502, ARIA SUBDIVISION;  
THENCE ALONG SAID NORTHERLY LINE TRACT 502 THE FOLLOWING THIRTEEN (13) COURSES:  
1) NORTH 88°56'48" WEST, 30.75 FEET;  
2) SOUTH 48°22'17" WEST, 31.66 FEET;  
3) SOUTH 83°35'19" WEST, 42.10 FEET;  
4) NORTH 23°21'53" WEST, 17.15 FEET;  
5) NORTH 1°06'02" WEST, 63.66 FEET;  
6) NORTH 0°35'40" EAST, 193.02 FEET;  
7) NORTH 5°48'24" EAST, 28.59 FEET;  
8) NORTH 57°55'22" WEST, 21.47 FEET;  
9) SOUTH 48°11'18" WEST, 19.32 FEET;  
10) SOUTH 0°01'06" EAST, 217.44 FEET;  
11) SOUTH 28°51'35" WEST, 64.30 FEET;  
12) NORTH 85°21'25" WEST, 369.24 FEET;  
13) SOUTH 83°20'28" WEST, 151.31 FEET;  
THENCE DEPARTING SAID NORTHERLY LINE TRACT 502, NORTH 17°17'51" EAST, 289.69 FEET;  
THENCE SOUTH 86°12'32" WEST, 21.44 FEET;  
THENCE SOUTH 17°17'51" WEST, 288.58 FEET TO THE NORTHERLY LINE OF TRACT 604;  
THENCE CONTINUE SOUTH 17°17'51" WEST, 8.73 FEET;  
THENCE SOUTH 0°24'10" WEST, 64.09 FEET;  
THENCE SOUTH 1°09'16" WEST, 79.00 FEET;  
THENCE SOUTH 0°48'05" WEST, 73.32 FEET;  
THENCE SOUTH 1°18'59" WEST, 56.87 FEET;  
THENCE SOUTH 2°55'55" WEST, 57.42 FEET;  
THENCE SOUTH 4°04'47" WEST, 52.66 FEET;  
THENCE SOUTH 7°28'17" WEST, 51.71 FEET;  
THENCE SOUTH 4°47'03" EAST, 63.29 FEET;  
THENCE SOUTH 6°01'34" EAST, 56.88 FEET;  
THENCE SOUTH 15°25'11" EAST, 48.81 FEET;  
THENCE SOUTH 33°54'21" EAST, 55.72 FEET;  
THENCE SOUTH 46°03'38" EAST, 51.78 FEET;  
THENCE SOUTH 47°50'33" EAST, 35.29 FEET;  
THENCE SOUTH 28°50'05" EAST, 58.37 FEET;  
THENCE SOUTH 0°05'59" WEST, 338.36 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND WHOSE CHORD BEARS SOUTH 21°55'27" EAST, 15.00 FEET;  
THENCE SOUTHEASTERLY 15.38 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 44°02'51";  
THENCE SOUTH 0°19'37" WEST, 218.29 FEET TO A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET AND WHOSE CHORD BEARS SOUTH 11°08'01" WEST, 75.09 FEET;  
THENCE SOUTHERLY 75.56 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 22°12'04";  
THENCE SOUTH 0°01'59" WEST, 2,065.27 FEET TO A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND WHOSE CHORD BEARS SOUTH 19°18'31" WEST, 13.32 FEET;  
THENCE SOUTHERLY 13.57 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 38°53'19";  
THENCE SOUTH 0°08'09" EAST, 170.61 FEET;  
THENCE SOUTH 89°51'15" WEST, 152.82 FEET ALONG A LINE 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF ARIA SUBDIVISION TO THE WEST LINE OF SAID ARIA SUBDIVISION;  
THENCE NORTH 0°01'38" EAST, 4,001.15 FEET ALONG SAID WEST LINE OF ARIA TO THE POINT OF BEGINNING.

CONTAINING 24.106 ACRES, MORE OR LESS.

BRIAN C. RITZ, P.S.M., REGISTERED PROFESSIONAL  
SURVEYOR AND MAPPER FLORIDA LICENSE LS 7310  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)



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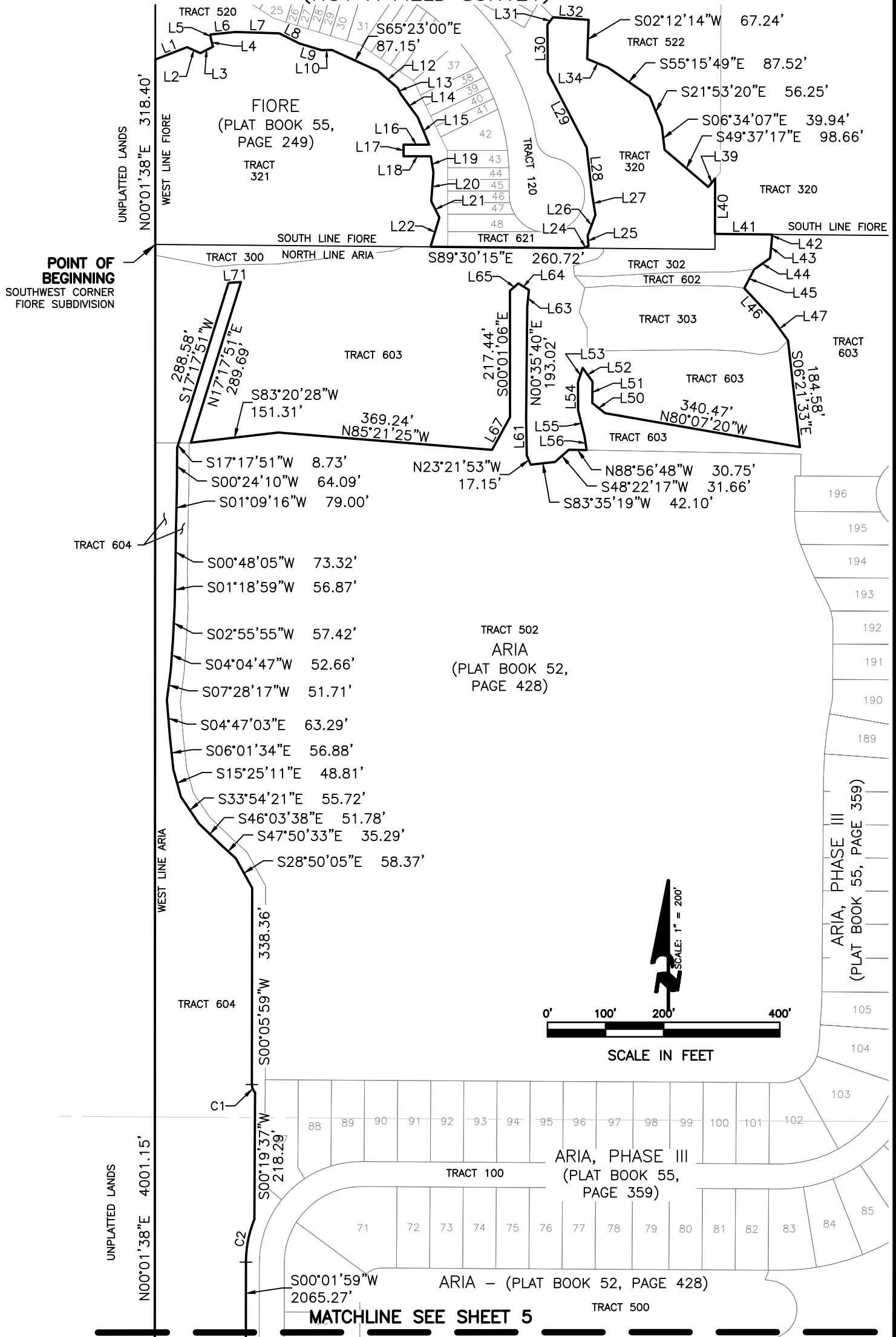
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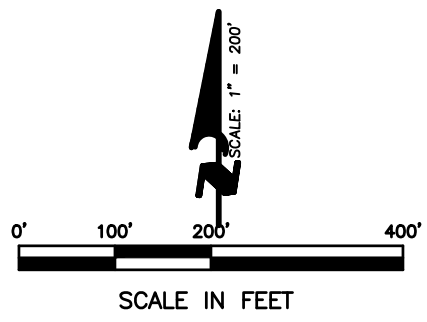
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A PORTION OF SECTION 34, TOWNSHIP 38 SOUTH,  
RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

(NOT A FIELD SURVEY)



POINT OF BEGINNING  
SOUTHWEST CORNER  
FIORE SUBDIVISION



MATCHLINE SEE SHEET 5

PREPARED FOR:  
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CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	20.00	44°02'51"	15.38	15.00	S21°55'27"E
C2	195.00	22°12'04"	75.56	75.09	S11°08'01"W

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N68°40'34"E	58.64'
L2	S65°35'02"E	25.15'
L3	N62°38'08"E	24.30'
L4	N14°37'44"W	15.26'
L5	N03°41'33"W	6.25'
L6	N84°22'40"E	43.17'
L7	S88°14'14"E	75.55'
L8	S63°25'24"E	39.01'
L9	S73°13'24"E	39.01'
L10	N89°28'33"E	18.44'
L12	S49°27'37"E	44.82'
L13	S26°06'08"E	11.80'
L14	S36°12'27"E	49.65'
L15	S22°40'07"E	50.82'
L16	S89°56'51"W	44.13'
L17	S00°03'09"E	20.00'
L18	N89°56'51"E	47.05'
L19	S09°07'48"E	28.31'
L20	S04°24'32"W	49.65'
L21	S26°21'55"E	31.24'
L22	S16°40'15"W	52.74'
L24	N73°28'13"E	11.69'
L25	N04°21'02"W	18.00'
L26	N20°12'41"E	38.29'
L27	N09°02'37"W	40.26'
L28	N06°23'30"W	76.76'
L29	N27°21'34"W	145.97'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L30	N00°26'06"W	82.01'
L31	N37°29'41"E	15.81'
L32	S85°51'16"E	61.52'
L34	S67°37'16"E	38.77'
L39	N39°00'25"E	18.86'
L40	S00°08'44"W	95.62'
L41	S89°30'35"E	97.99'
L42	S03°10'58"E	3.88'
L43	S05°08'24"W	36.95'
L44	S54°37'40"W	33.28'
L45	S27°52'44"W	36.98'
L46	S42°55'28"E	67.72'
L47	S35°44'39"E	49.94'
L50	N51°27'46"W	28.02'
L51	N00°17'59"E	36.84'
L52	N35°25'22"W	29.13'
L53	S17°34'07"W	26.39'
L54	S00°11'02"E	47.72'
L55	S13°54'55"E	46.51'
L56	S08°25'23"E	23.81'
L61	N01°06'02"W	63.66'
L63	N05°48'24"E	28.59'
L64	N57°55'22"W	21.47'
L65	S48°11'18"W	19.32'
L67	S28°51'35"W	64.30'
L71	S86°12'32"W	21.44'

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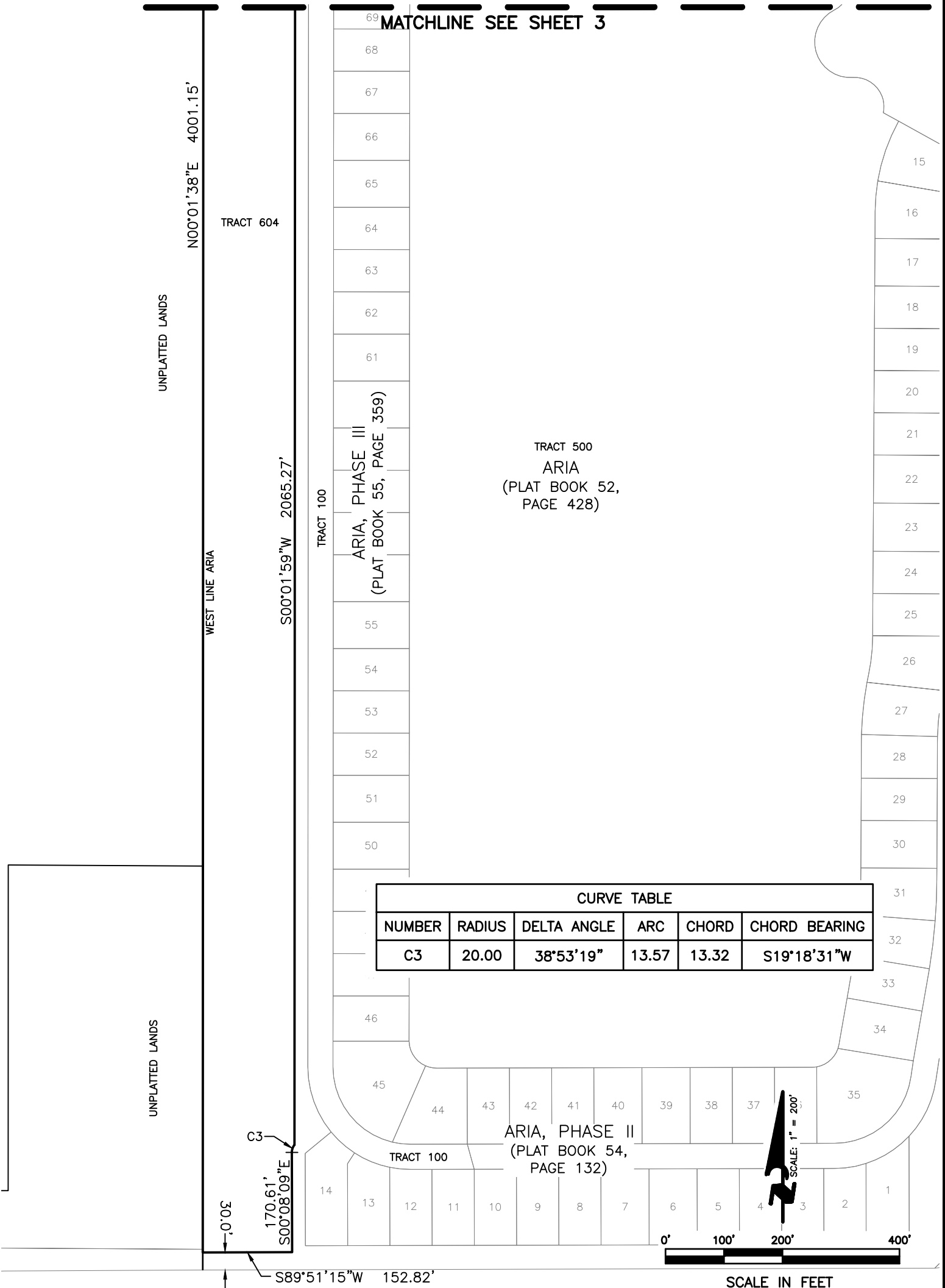
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19 EAST, SARASOTA COUNTY, FLORIDA



SOUTH LINE EAST 1/2 OF THE  
SOUTHEAST 1/4 SECTION 34

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