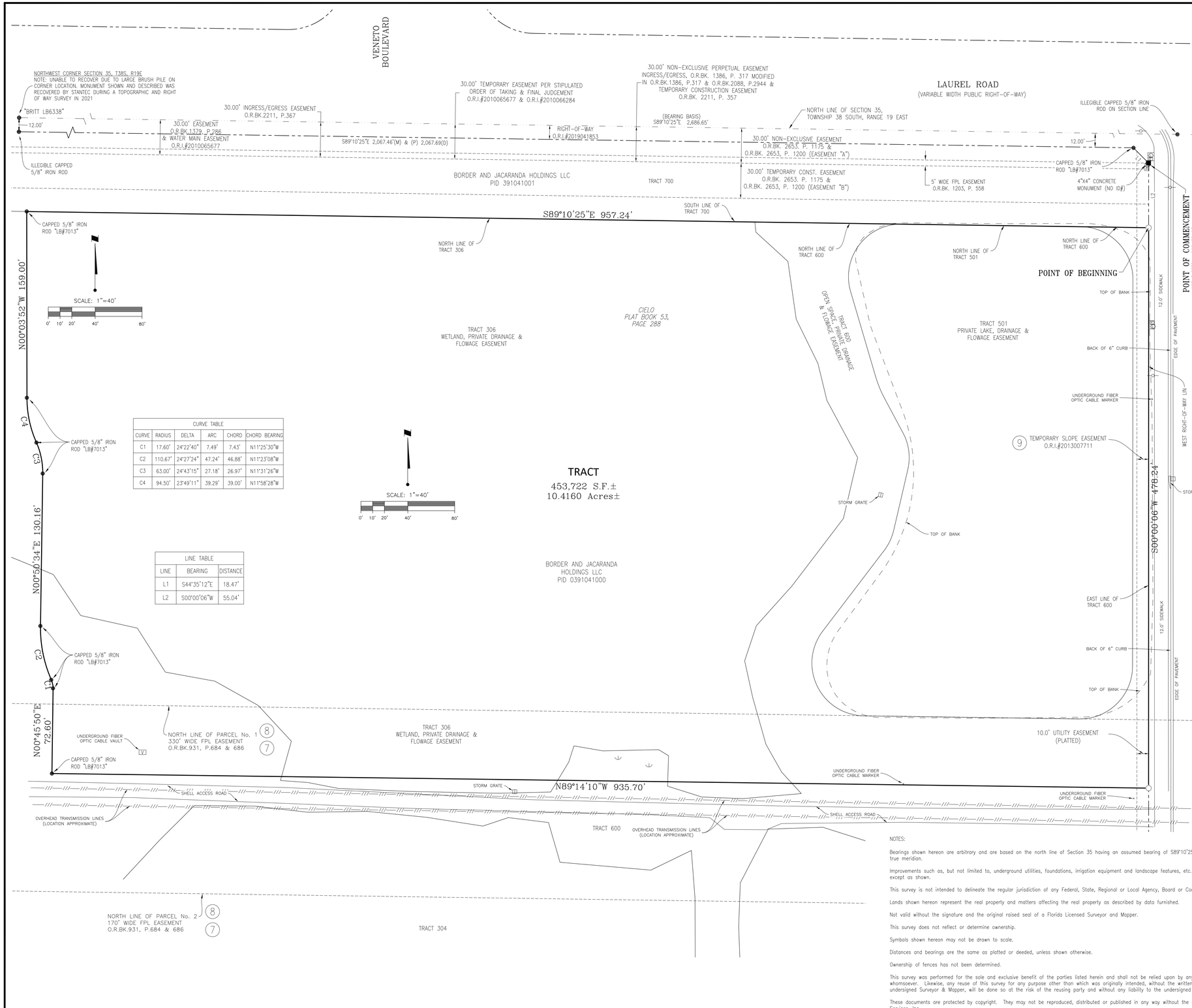

TOPOGRAPHIC SYMBOL LEGEND

- = 4"x 4"x 2" CONCRETE MONUMENT SET "LB#7866"
- = FOUND CONCRETE MONUMENT (AS NOTED)
- = FOUND IRON ROD (AS NOTED)
- = FOUND IRON PIPE (AS NOTED)
- = FOUND CAPPED IRON ROD (AS NOTED)
- = 5/8"x 18" IRON ROD SET "LB#7866"
- = FOUND CHISEL SQUARE
- = NAIL FOUND (AS NOTED)
- = NAIL & DISK FOUND (AS NOTED)
- = NAIL & DISK SET "LB#7866"
- = BENCH MARK
- = AERIAL TARGET
- = RIGHT-OF-WAY
- = PROPERTY LINE
- = EDGE OF PAVEMENT
- = EDGE OF WALK/CONCRETE
- = CENTERLINE OF SWALE
- = FENCE LINE
- = OVERHEAD UTILITY LINES
- = TOP OF BANK LINE
- = SECTION LINE
- = EASEMENT LINE
- = CENTER LINE

- = PEDESTRIAN CROSSING
- = PARKING METER
- = TRAFFIC CONTROL BOX
- = IRRIGATION CONTROL BOX
- = SPRINKLER HEAD
- = MONITOR WELL
- = MAIL BOX
- = METER POLE
- = YARD DRAIN
- = MITERED END
- = FLOOD LIGHT
- = SIGN
- = TELEVISION CABLE RISER
- = TELEPHONE RISER/METER
- = TELEPHONE MANHOLE
- = GAS RISER/METER
- = ELECTRICAL PANEL
- = ELECTRIC MANHOLE
- = ELECTRICAL HAND HOLE
- = ELECTRICAL TRANSFORMER PAD
- = ELECTRIC RISER
- = LIGHT POST
- = TRAFFIC LIGHT POLE
- = UTILITY POLE
- = CONCRETE UTILITY POLE
- = GUY ANCHOR

- = BLOW OFF
- = STORM INLET
- = STORM MANHOLE
- = SANITARY MANHOLE
- = CLEAN OUT
- = VALVE BOX
- = WATER RISER/HOSE BIBB
- = FIRE HYDRANT
- = WELL
- = METER
- = FIRE DEPT. CONNECTION
- (9) = TITLE COMMITMENT ITEM No.

Matters affecting the property shown hereon were taken from Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. 22134305 CS dated October 25, 2022 at 8:00 A.M. The following is a list of exceptions noted in Schedule B– Section 2 of said Commitment:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, which are not yet due and payable.
7. Right-of-Way Easement granted to Florida Power & Ligh Co. recorded in O.R. Book 931, Page 684.
8. Right-of-Way Easement granted to Florida Power & Ligh Co. recorded in O.R. Book 931, Page 686.
9. Temporary Slope Easement in favor of The City of Venice recorded in O.R. Instrument No. 2013007711.
10. All matters contained on the Plat of CIELO, as recorded in Plat Book 53, Pages 288 through 296, as affected by Release and Termination of Cielo Easements & Restrictive Covenants recorded in O.R Instrument Nos. 2022165138 and 2022164599.
11. City of Venice Ordinance No. 2005-42 as recorded in O.R Instrument No. 2005236099.
12. Developer's Agreement as recorded in O.R Instrument No. 2014102555.
13. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

PROPERTY DESCRIPTION (PER TITLE COMMITMENT):

TRACT 501 AND THAT PORTION OF TRACTS 306 AND 600 OF THE PLAT OF CIELO, AS RECORDED IN PLAT BOOK 53, PAGE 288, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS CONTAINED IN THE FOLLOWING DESCRIBED PARCEL OF LAND;

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS, THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY SOUTH 00°00'06" WEST, 478.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°14'10" WEST, 935.70 FEET; THENCE NORTH 00°45'50" EAST, 72.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET; THENCE NORTHERLY 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS NORTH 11°23'08" WEST, 46.88 FEET; THENCE NORTHERLY 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24"; THENCE NORTH 00°50'34" EAST, 130.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND WHOSE CHORD BEARS NORTH 11°31'26" WEST, 26.97 FEET; THENCE NORTHERLY 27.18 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'15", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 94.50 FEET AND WHOSE CHORD BEARS NORTH 11°58'28" WEST, 39.00 FEET; THENCE NORTHERLY 39.29 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'11"; THENCE NORTH 00°03'52" WEST, 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING.

This site lies within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0244F, effective November 4, 2016. Stantec assumes no responsibility for the accuracy of the referenced map or public data.

NOTES:

Bearings shown hereon are arbitrary and are based on the north line of Section 35 having an assumed bearing of S89°10'25"E and do not refer to the true meridian.

Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have not been located except as shown.

This survey is not intended to delineate the regular jurisdiction of any Federal, State, Regional or Local Agency, Board or Commission or other entity.

Lands shown hereon represent the real property and matters affecting the real property as described by data furnished.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey does not reflect or determine ownership.

Symbols shown hereon may not be drawn to scale.

Distances and bearings are the same as platted or deeded, unless shown otherwise.

Ownership of fences has not been determined.

This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.

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WE CERTIFY TO: BORDER & JACURANDA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

That a BOUNDARY SURVEY of a Tract of Land lying in Tracts 306, 501 & 600 of "CIELO" Subdivision as recorded in Plat Book 53, Page 288 within the Public Records of Sarasota County, Florida, was completed under our direction on December 01, 2022.

This BOUNDARY SURVEY meets the Standards of Practice set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 5J–17.05, Florida Administrative Code. No other person or entity may rely upon this survey.

STANTEC CONSULTING SERVICES INC. (LB#7866)
6920 Professional Parkway East
Sarasota, Florida 34240–8414
Phone: (941) 907–6900

07/18/2023
Date of Signature

BY: Digitally signed by Robert R Cunningham Date: 2023.07.19 14:48:03 -04'00'
Robert R. Cunningham, P.S.M. No. 3924

NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are "not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper."

△REV NO.	REVISION	DATE	DRAWN BY/EMP.NO.	CHECKED BY/EMP.NO.
C	ADJUST BOUNDARY TO MATCH LEGAL	7/19/23	JWB/89374	RRC/89338

ACTIVITY	INITIALS/EMP.NO.	DATE
COMPUTED BY:	JRJ	11/21/22
DRAWN BY:	EDM	11/21/22
CHECKED BY:	JRJ	11/21/22
CLOSED BY:		
FIELD BOOK/PAGE:	CHIEF:	

Stantec
6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 ● Fax 941-907-6910
Certificate of Authorization #2703 ● www.stantec.com
Licensed Business Number 7866

TITLE: BOUNDARY SURVEY OF A TRACT OF LAND LYING IN TRACTS 306, 501, & 600, CIELO, PLAT BOOK 53, PAGE 288 IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

DATE:	11/21/22
HORIZONTAL SCALE:	1" = 40'
SEC. TWP. RGE:	35–38–19
CLIENT:	NEAL COMMUNITIES, INC. 5800 Lakewood Ranch Boulevard Sarasota, Florida
CROSS REFERENCE FILE NO.	
PROJECT NO.:	215617172
TASK CODE:	210
SHEET NUMBER:	1 or 1
DRAWING/FILE NUMBER:	215617172v-spsu01

Jul 19, 2023 – 14:45:19 BCUNNINGHAMV:\2156\pctive\215617172\survey\drawing\215617172v-spsu01_RevC.dwg