

**EXHIBIT "C" – Phase I Environmental Assessment Report and
Boundary Survey**



www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:
252, VENICE, FLORIDA 34285

SURVEY NUMBER: 2406.2991

DATE SIGNED: 07/15/24

FIELD WORK DATE: 6/18/2024

REVISION DATE(S):
(REV. 7/15/2024)

POINTS OF INTEREST

1. ASPHALT OVER PROPERTY LINE 2. CONCRETE OVER PROPERTY LINE 3.

CONCRETE WALL OVER PROPERTY LINE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described herein was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License Number 6473
Exacta Land Surveyors, LLC | LBR 8291



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133 West Broadway Street, Suite 1031, Orlando, FL 32805
OR: 866.735.1916 | F: 866.744.2882



AFFILIATE MEMBERS

2406.2991
BOUNDARY SURVEY
SARASOTA COUNTY



SURVEY CLOSURE LINES:
1 5035811 E 174.27'

LINE TABLE:

- L1 NORTH 115.00' (D)
- L1 NORTH 115.00' (D)
- L1 N 0°37'18" E 115.00' (M)
- L2 WEST 10.00' (D)
- L2 WEST 10.00' (D)
- L2 N 89°22'24" W 10.00' (M)
- L3 WEST 120.00' (D)
- L3 WEST 120.00' (D)
- L3 N 89°22'24" W 120.12' (M)
- L4 NORTH 178.00' (D)
- L4 NORTH 178.00' (D)
- L4 N 0°48'39" E 177.81' (M)
- L5 S 0°15'33" E 664.90' (D)
- L5 S 0°15'33" E 664.90' (D)
- L6 S 0°15'33" E 515.50' (D)
- L6 S 0°15'33" E 515.50' (D)
- L7 S 0°15'33" E 515.45' (M)
- L7 S 0°15'33" E 515.45' (M)

SURVEYORS NOTES:
FENCE OPERS NOT DETERMINED.
THE PROPERTY LOCATIONS, PROPERTY DOES NOT ABUT A DEDICATED ROAD, STREET OR HIGHWAY AND IS WITHOUT A PRIVATE ASSESSMENT.



PARCEL # 0408010091



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:

252, VENICE, FLORIDA 34285

SURVEY NUMBER: 2406.2571

CERTIFIED TO:
CITY OF VENICE;

DATE SIGNED: 07/15/24

BUYER: CITY OF VENICE

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO.:

LEGAL DESCRIPTION:
COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 EAST, 19 SOUTH, SARASOTA COUNTY, FLORIDA; THENCE S09°00'00" E ALONG THE WEST LINE OF HATCH CREEK, THENCE EASTERLY ALONG NORTH LINE OF HATCH CREEK TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE WEST TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION:
IN ACCORDANCE WITH THE LOCAL GOVERNING MUNICIPALITY OF VENICE, FLORIDA, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8). THIS PROPERTY WAS FOUND IN CITY OF VENICE, COMMUNITY NUMBER 125154, PANEL NUMBER 0331 DATED 3/24/2024.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT).

GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES	ABBREVIATIONS
Boundary Line	(C) - Calculated
Center Line	(D) - Deed
Chain Link or Wire Fence	(F) - Field
Edge of Water	(M) - Measured
Iron Fence	(P) - Plat
Overhead Lines	(R) - Record
Structure	(S) - Survey
Survey Tie Line	AE - Access Easement
Vinyl Fence	A/C - Air Conditioning
Wall or Party Wall	ANE - Anchor Easement
Wood Fence	ASBL - Accessory Setback Line Easement
	B/W - Bay/Box Window
	BC - Block Corner
	BFP - Backflow Preventer
	BLDG - Building
	BLK - Block
	BM - Benchmark
	BR - Bearing Reference
	BRL - Building Restriction Line
	BSMT - Basement
	C - Curve
	C/L - Center Line
	CIP - Covered Porch
	C/S - Concrete Slab
	CATV - Cable TV Riser
	CB - Concrete Block
	CH - Chord Bearing
	CHIM - Chimney
	CLF - Chain Link Fence
	CME - Canal Maintenance Easement
	CO - Clean Out
	CONC - Concrete
	COR - Corner
	CS/W - Concrete Sidewalk
	CUE - Concrete Utility Easement
	CVG - Concrete Valley Gutter
	D/W - Driveway
	DE - Drainage Easement
	DF - Drain Field
	DH - Drill Hole
	DUE - Drainage & Utility Easement
	ELEV - Elevation
	EM - Electric Meter
	ENCL - Enclosure
	ENT - Entrance
	EOP - Edge of Pavement
	EW - Edge of Water
	ESMT - Easement
	EUB - Electric Utility Box
	F/DH - Found Drill Hole
	FCM - Found Concrete Monument
	FF - Finished Floor

FIP - Found Iron Pipe	Surveyor
FIR - Found Iron Rod	PLT - Planter
FIRC - Found Iron Rod & Cap	POB - Point of Beginning
FN - Found Nail	POC - Point of Commencement
FN&D - Found Nail & Disc	PRC - Point of Reverse Curvature
FRMSPK - Found Rail Road Spike	PRM - Permanent Reference Monument
GAR - Garage	PSM - Professional Surveyor & Mapper
GM - Gas Meter	PT - Point of Tangency
ID - Identification	PUE - Public Utility Easement
IE/E - Ingress/Egress	R - Radius or Radial
ILL - Illegible	R/W - Right of Way
INT - Instrument	RES - Residential
IRRE - Irrigation Easement	RGE - Range
L - Length	ROE - Roof Overhang Easement
LAE - Limited Access Easement	RP - Radius Point
LB# - License No. (Business)	S/W - Sidewalk
LBE - Limited Buffer Easement	SBL - Setback Line
LME - Lake/Landscape	SCL - Survey Closure Line
MA - Maintenance Easement	SCR - Screen
LS# - License No. (Surveyor)	SEC - Section
MB - Map Book	SEP - Septic Tank
ME - Maintenance Easement	SEW - Sewer
MES - Mitered End Section	SET - Set Iron Rod & Cap
MF - Metal Fence	SMWE - Storm Water Management Easement
MH - Manhole	SN&D - Set Nail and Disc
MHWL - Mean High Water Line	SQFT - Square Feet
NR - Non-Radial	STL - Survey Tie Line
NTS - Not to Scale	STY - Story
NAV988 - North American Vertical Datum 1988	SVE - Sidewalk Easement
NGVD29 - National Geodetic Vertical Datum 1929	TRM - Temporary Bench Mark
OG - On Ground	TEL - Telephone Facilities
OB - On Bank	TOB - Top of Bank
ORB - Official Records Book	TUE - Technological Utility Easement
O/A - Overall	TWP - Township
O/S - Offset	TX - Transformer
OFF - Outside Subject Property	TYP - Typical
OH - Overhang	UE - Utility Easement
OHL - Overhead Utility Lines	UG - Underground
OHWL - Ordinary High Water Line	UP - Utility Pole
ON - Inside Subject Property	UR - Utility Riser
OP - Pool Equipment	VF - Vinyl Fence
PB - Plat Book	W/C - Witness Corner
PC - Point of Curvature	W/F - Water Filter
PCC - Point of Compound Curvature	W/W - Water Meter/Valve Box
PCP - Permanent Control Point	WW - Water valve
PI - Point of Intersection	
PLS - Professional Land	



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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
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