

SCALE: 1"= 100'

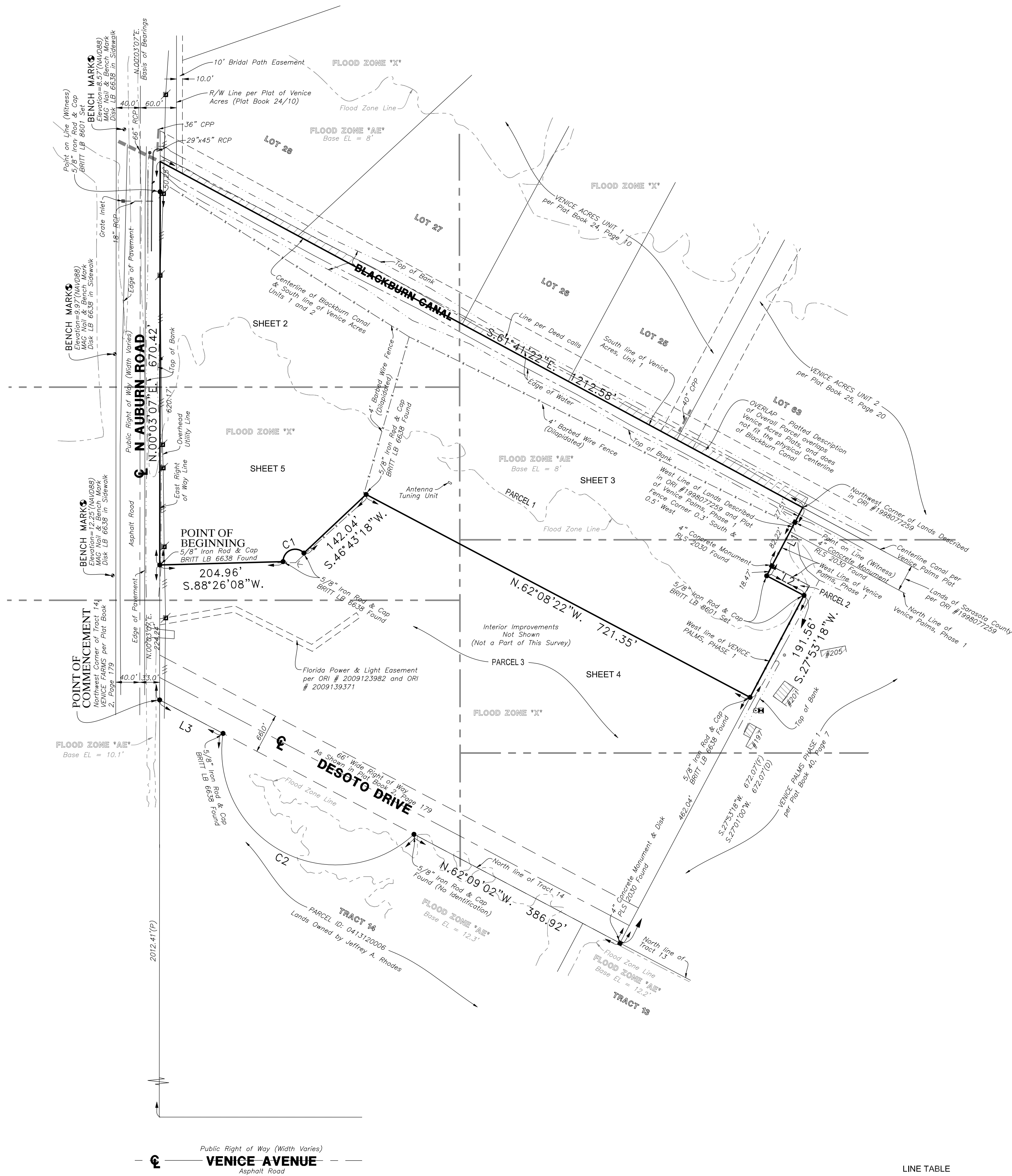
- LEGEND:
- Water Service
 - Phone Riser
 - Verizon Hand Hole
 - Concrete Power Pole
 - Guy Wire
 - Barbed Wire Fence

DESCRIPTION:

A parcel of land lying in Section 10, Township 39 South, Range 19 East, Sarasota County, Florida described as follows: COMMENCE at the Northwest Corner of Tract 14, VENICE FARMS, as shown in Plat Book 2, Page 179, of the Public Records of Sarasota County, Florida; thence N.00°03'07"E., along the East Right of Way line of N. Auburn Road (73.00 feet wide), a distance of 224.24 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638), which is the POINT OF BEGINNING; thence continue N.00°03'07"E., along said East Right of Way line, a distance of 670.42 feet to the centerline of Blackburn Canal; thence S.61°41'22"E., along said centerline of Blackburn Canal, same being the southerly line of VENICE ACRES, UNIT 1, as recorded in Plat Book 24, Page 10, of the Public Records of Sarasota County, Florida, and the southerly line of VENICE ACRES, UNIT 2, as recorded in Plat Book 25, Page 20, of the Public Records of Sarasota County, Florida, a distance of 1212.58 feet to the Northwest corner of lands of Sarasota County, described in Official Records Instrument #1998077259, of the Public Records of Sarasota County, Florida; thence S.27°51'36"W., along the West line of said lands described in Official Records Instrument #1998077259, the West line of VENICE PALMS, PHASE 1, recorded in Plat Book 40, Page 7, of the Public Records of Sarasota County, Florida, a distance of 128.20 feet to a certain 5/8" diameter iron rod & cap set (BRITT LB 8601); thence S.62°15'49"E., a distance of 70.02 feet, returning to said West line of VENICE PALMS, PHASE 1 at the location of a certain 5/8" diameter iron rod & cap set (BRITT LB 8601); thence S.27°53'18"W., along said West line of VENICE PALMS, PHASE 1, a distance of 191.56 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638); thence N.62°08'22"W., leaving said West line of VENICE PALMS, PHASE 1, a distance of 721.35 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638); thence S.46°43'18"W., a distance of 142.04 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638) located on a point on a curve to the left having a radius of 20.00 feet, a central angle of 138°17'42", a chord bearing of S.67°33'51"W., and a chord length of 37.38 feet; thence along the arc of said curve, an arc length of 48.27 feet to a certain 5/8" diameter iron rod & cap found (BRITT LB 6638); thence S.88°26'08"W., a distance of 204.96 feet to the POINT OF BEGINNING.

REPORT OF SURVEY:

- This plat represents a Boundary Survey showing elevations.
- Bearings shown hereon refer to the center line of N Auburn Road = N.00°03'07"E.
- There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
- Description shown hereon has been prepared for this plat.
- Subject to easements and rights of way of record, if any. No research has been made by Britt Surveying or the signing Surveyor for easements or rights of ways of record.
- This plat has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
- Parcel shown hereon is situated in Flood Zone "AE", base flood elevation = 8 feet, and Flood Zone "X", base flood elevation Not Determined, per Flood Insurance Rate Map 12115C0332G, Index Map dated March 27, 2024.
- 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.
- Elevations shown hereon refer to NAVD 88, based on NGS Bench Mark # M 726 published elevation =7.65 feet (NAVD 88).



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 27°51'36" W	128.20	
L2	S 62°15'49" E	70.02	
L3	N 62°09'02" W	119.09	

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	138°17'42"	S 67°33'51" W	37.38'
C2	190.00'	141°35'41"	N 62°09'02" W	358.86'

DATE OF SURVEY: JUNE 6, 2025

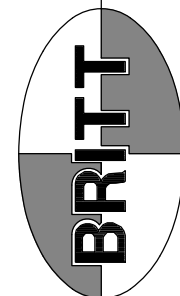
REVISIONS:

FIELD BOOK: 616 PAGE(S): 72-73
JOB NUMBER: 25-05-05G DRAWN BY: TMF

A BOUNDARY SURVEY A PART OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST N. AUBURN ROAD, VENICE, FL. 34292

CERTIFIED TO:

P3 LAF BFR JV LLC
P3 LAF CHALETS AT VENICE LP
LAFAYETTE RE MANAGEMENT LLC
IHEARTMEDIA + ENTERTAINMENT, INC., A NEVADA CORPORATION



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB. 8601
680 US 41 Bypass N., Suite #1, VENICE, FLORIDA, 34285
Telephone: (941) 493-1396
Email: bs@brittsurveying.com

SHEET
1 OF 7



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CERTIFICATE OF AUTHORIZATION NO. L.B. 8601

680 US 41 Bypass N., Suite #1, Venice, Florida, 34285

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BRITT

BRITT SURVEYING

A BOUNDARY SURVEY

A PART OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST

N. AUBURN ROAD, VENICE, FL 34292

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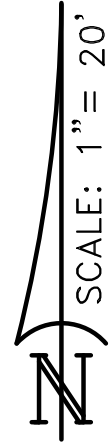
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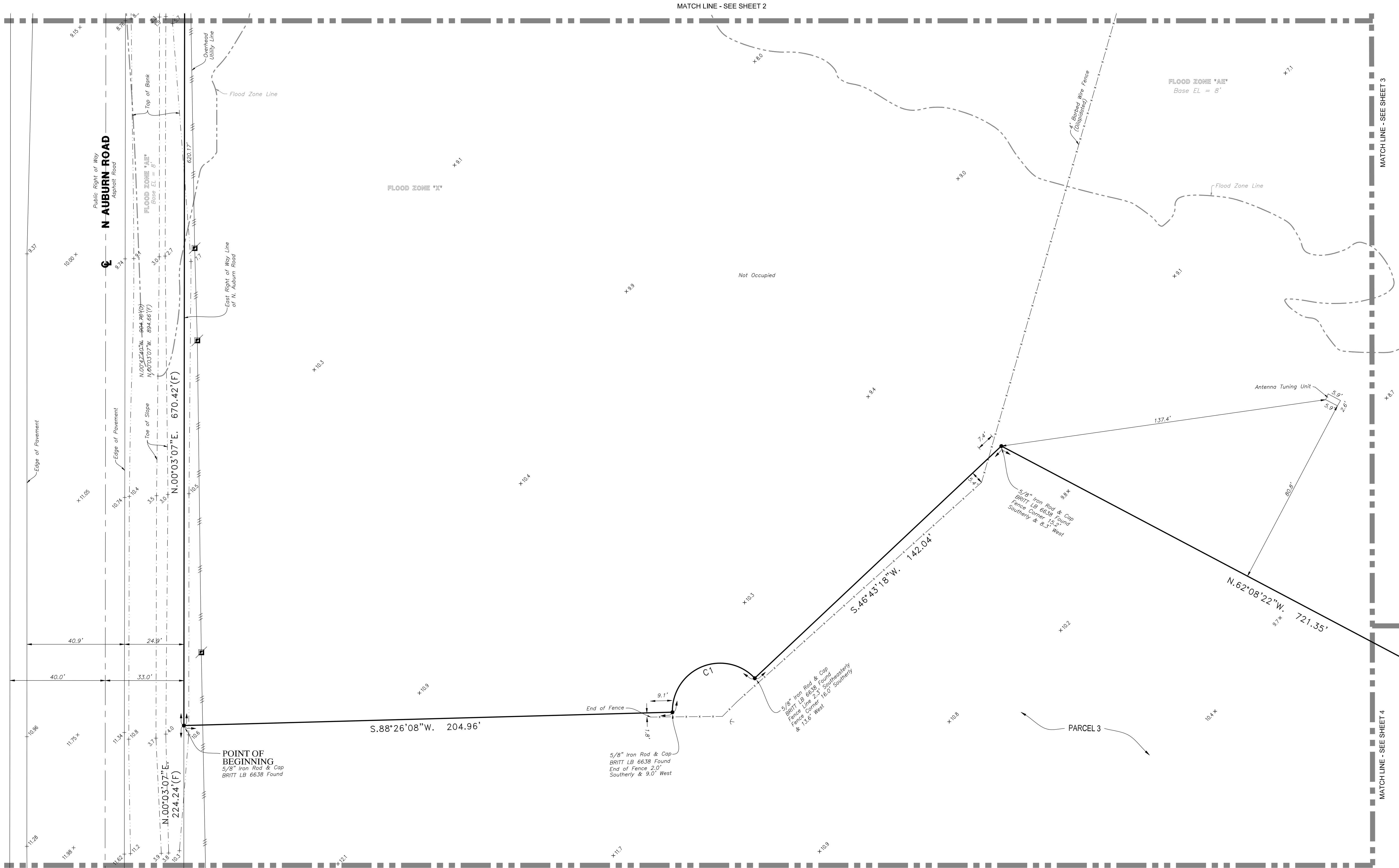
JOB NUMBER: 25-05-05C DRAWN BY: CBN

SHEET

3 OF 7



- LEGEND:
- Water Service
 - Phone Riser
 - Verizon Hand Hole
 - Concrete Power Pole
 - Guy Wire
 - Existing Elevation
 - Barbed Wire Fence

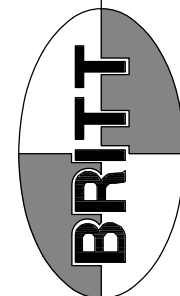


CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20.00'	138°17'42"	S 67°33'51" W	37.38'	48.27'

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PAGE(S): 72-73
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A BOUNDARY SURVEY
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N. AUBURN ROAD, VENICE, FL. 34292

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MATCH LINE - SEE SHEET 5



LEGEND:

- Water Service
- Phone Riser
- Verizon Hand Hole
- Concrete Power Pole
- Coy Wire
- Existing Elevation
- Barbed Wire Fence

N AUBURN ROAD

N.00°47'40"W. 904.78'(D)
N.00°03'07"W. 894.66'(F)

224.24'(F)

N.00°03'07"E.

Concrete Driveway

Florida Power & Light Easement per ORI
2009123982 and ORI # 2009139371

PARCEL 3

Interior Improvements
Not Shown
(Not a Part of This Survey)

POINT OF COMMENCEMENT
Northwest Corner of Tract #14
5/8" Iron Rod Found
(No Identification)
(No Identification)
1.06' North &
0.04' East

N.62°09'02"W. 119.09'(F)
N.62°39'00"W. 119.82'(D)

North line of Tract 14

5/8" Iron Rod & Cap
BRITT LB 66.38' Found

DESOTO DRIVE

66' Wide Right of Way
As Shown in Plat Book 2, Page 179

Flood Zone Line

FLOOD ZONE "AIE"
Base EL = 12.3'

5/8" Iron Rod & Cap
Found (No Identification)

N.62°09'02"W. 386.92'(F)
N.62°39'00"W. 387.59'(D)

North line of Tract 14

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C2(F)	190.00'	141°35'41"	N 62°09'02" W	358.86'	469.45'
C2(D)	190.00'	140°28'26"	N 43°13'12" W	358.86'	465.83'

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 6

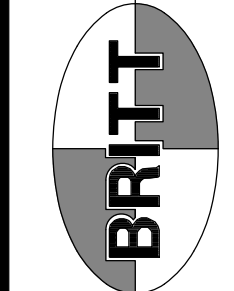
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N. AUBURN ROAD, VENICE, FL. 34292

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IHEARTMEDIA + ENTERTAINMENT, INC., A NEVADA CORPORATION



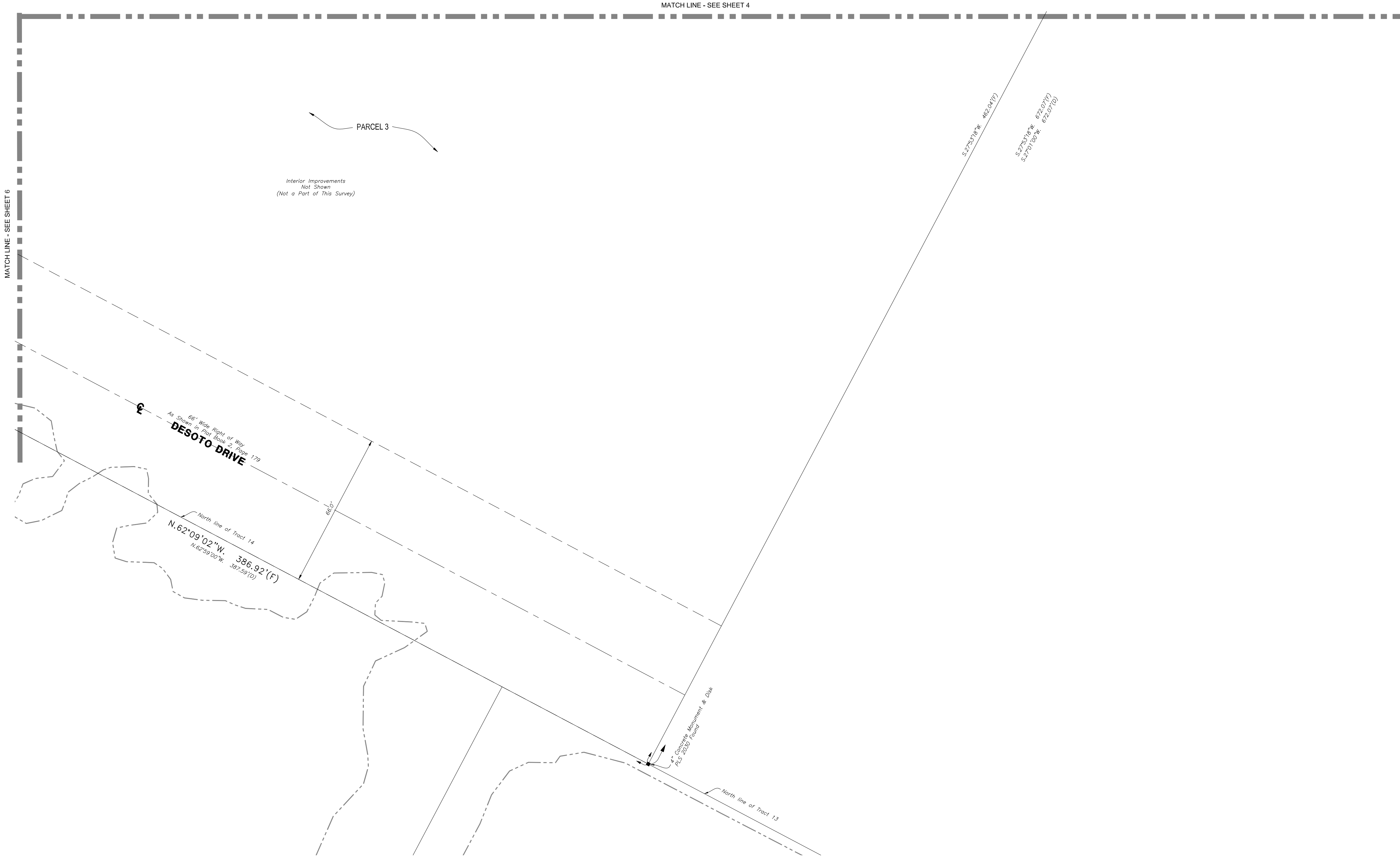
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SHEET
6 OF 7

SCALE: 1" = 20'

LEGEND:

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- Existing Elevation
- Barbed Wire Fence



CURVE TABLE

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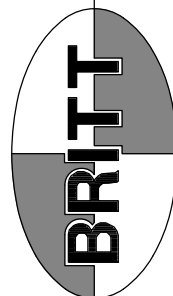
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