

LEGEND

- These standard symbols and abbreviations can be found herein.
- Benchmark, as denoted
 - ✕ "X" Cross Cut found
 - Corner set, 5/8" Iron Rod & Cap (LB7731)
 - Corner found, as denoted
 - Monument set, as denoted
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 - Wall Box
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 - Wood Sign Post
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 - Yard Drain
 - Storm Grate Inlet
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 - (NR) Non-Radial
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 - FDC Fire Department Connection
 - UGE Underground Electric
 - UGT Underground Telephone
 - UGTV Underground Television
 - OE Overhead Electric
 - UNK Unknown
 - Trees Not Included

MAP OF ALTA/NSPS LAND TITLE SURVEY

LYING IN SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

SHEET 5 OF 6
(Topographic Detail)

SHEET 4 OF 6
(Topographic Detail)

SHEET 2 OF 6
(Topographic Detail)

SHEET 3 OF 6
(Topographic Detail)

(prepared by this firm)

PARCEL DESCRIPTION

A parcel of land lying in Section 21, Township 38 South, Range 19 East, Sarasota County, Florida, described as the Southeast 1/4 of the Southeast 1/4, Less the North 334.5 feet thereof, and also Less the East 40 feet thereof, more particularly described as follows:

COMMENCE at a 4x6" Concrete Monument, FDEP CCR 086481 for the South 1/4 Corner of Section 21, Township 38 South, Range 19 East, Sarasota County, Florida, thence S.89°35'19"E., along the South line of said Section 21, a distance of 2672.33 feet to a 4" Concrete Monument, stamped PLS4661, at the Southwest Corner of the Southeast 1/4 of said Section 21, for the POINT OF BEGINNING; thence continue S.89°35'19"E., along said South line a distance of 1296.16 feet to the intersection with the West Right-of-Way line of KNIGHTS TRAIL ROAD, being an 80 feet wide Public Right-of-Way, as per Road Plat Book 3, Page 52, Public Records of Sarasota County, Florida; thence N.00°29'24"W., along said West Right-of-Way line, a distance of 1004.56 feet; thence N.89°32'01"W., a distance of 1293.13 feet to the intersection with the West line of said Southeast 1/4 of the Southeast 1/4, thence S.00°18'58"E., along said West line, a distance of 1005.76 feet to the POINT OF BEGINNING.

Parcel contains 1,301,180 Square Feet, or 29.8710 Acres more or less.

SURVEYOR'S REPORT

- SURVEY TYPE:** This map represents an ALTA/NSPS Land Title Survey (per Standards of Practice, Chapter 5J-17, FAC), 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, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (as to utilities, surface matters only), 13, 14, 16, 17, 18 and 19 of Table A thereof.
- DESCRIPTION:** The Parcel Description, as shown herein, has been prepared by this Firm and for the purpose of this survey.
- BEARING AND COORDINATE BASIS:** Coordinates and/or Bearings shown herein are based on Grid. Derived by GPS RTK observation, using FDOT Network Solution, State Plane System, Zone 17E, NAD 83 (2011). Reference line being the East line of the SE 1/4 of Section 21-38-19, with a Bearing of N.00°29'24"W.
- UTILITIES/UNDERGROUND LOCATIONS:** Underground improvements and/or utilities, those including, but not limited to: foundations, stem-walls, septic tanks, drainfields, wells, conduits, irrigation, and/or other utilities, which are not visible above ground and therefore have not been included as a part of this survey, unless as shown herein.
- ELEVATION REFERENCE:** The survey elevations shown herein reference the North American Vertical Datum of 1988 (NAVD). Reference Sarasota County/NGS NAVD Benchmark PID: DM5044, Stamped G 727, Published Elevation of 12.24' (NAVD).
- TITLE COMMITMENT:** Reference Old Republic National Title Insurance Company Commitment Number: 24035333 ACI, File Number 134-242101617, Effective: April 4, at 8:00am. Those paragraphs found within the Schedule B-11 Exceptions, and found affecting the parcels described herein, have been noted as follows:
SCHEDULE B - SECTION II
EXCEPTIONS

Paragraph Items intentionally omitted: 1, 2, 3, 4, 5, 6, and 12.
(Surveyor's Response)

- 7.)** Easement to Florida Power & Light Company recorded in O.R. Book 1356, Page 211, Public Records of Sarasota County, Florida. (Easement does appear to affect the subject parcel and has been graphically plotted on the survey.)
- 8.)** Notice of Stipulations and Limitations recorded in Official Records Book 2005, Page 657. (Stipulations notice does appear to affect the subject parcel, and is blanket in nature.)
- 9.)** Perpetual Drainage Easement contained in Order of Taking for Parcel 03-HR recorded in O.R. Book 2089, Page 2446, Public Records of Sarasota County, Florida. (Easement does appear to affect the subject parcel and has been graphically plotted on the survey.)
- 10.)** Pre-Petition for Annexation, Annexation Ordinance 2003-23, and Annexation Agreement with the City of Venice recorded in Instrument Number 2003184410, Public Records of Sarasota County, Florida. (Pre-Petition for Annexation does appear to affect the subject parcel and is blanket in nature.)
- 11.)** Notice of Environmental Resource Permit recorded in Official Records Instrument No. 2022028072 (Notice does appear to affect the subject parcel and is blanket in nature.)
- 13.)** Temporary Construction Easement Agreement recorded in Official Records Instrument No. 2022053593 (Easement does appear to affect the subject parcel and has been graphically plotted on the survey map.)

6. FLOOD ZONE: The parcel described herein appears situated in Flood Zone X and Flood Zone AE (Other Areas of Flood Hazard), and Flood Zone AE (BFE EL=8.0), per FIRM 121502244C, Map Revised Date March 27, 2024. Information shown herein is subject to topographic verification and has been scaled from said map. The Approximate Flood Zone Line is a horizontal extrapolation based on planimetric features and graphic plotting and not hydraulic or topographic information, therefore it is only approximate.

7. SURVEY ACCURACY STANDARD: The survey shown herein has a classified expected use of "COMMERCIAL/HIGH RISK" (per Standards of Practice, Chapter 5J-17,FAC). The minimum relative distance error for this classification of survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

8. RIGHT-OF-WAYS REFERENCE: Right-of-Ways shown herein reference Right-of-Way Map of Knight's Trail Road, as recorded in Road Plat Book 3, Page 52, Public Records of Sarasota County, Florida.

9. JURISDICTIONAL LANDS: There may or may not exist other, if any, wetlands and/or environmentally protected lands over or across the parcel described herein, which have not been identified or delineated as a part of this survey.

10. WETLAND DELINEATION: Wetland identification and field demarkation provided by ECO CONSULTANTS, INC.

11. APPROXIMATE EDGE OF WATER: The edge of water, as shown herein, has been horizontally located for graphic representation purposes only. A Mean/Median or Normal High Water study was not performed by this firm as a part of this survey, therefore said line is only approximate and as of the Field Survey Date shown herein.

12. SURVEY VALIDITY NOTICE: Not valid without the original signature and embossed seal of a Professional Land Surveyor. Reuse of this survey for any purpose other than intended, without written authorization of the undersigned Professional Land Surveyor, will be solely at the risk of the user without liability to the undersigned. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.

SURVEYOR'S CERTIFICATE

To: DHIC, LLC:

This is to certify that this map or plat and the survey which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (as to utilities, surface matters only), 13, 14, 16, 17, 18 and 19 of Table A thereof.

April 20, 2017
Field Survey Date

Harold E. Noon, Jr.
Professional Surveyor and Mapper: LS 6991

Map of ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO:
DHIC, LLC, a Delaware limited liability company
Generations at Venice, LLC
DHI Title Agency
Old Republic National Title Insurance Company
Kinley-Horn & Associates, Inc.

SITUS ADDRESS:
2201 KNIGHT'S TRAIL ROAD,
NOKOMIS, FLORIDA 34275

DATE: 4/20/2017 FR: -- PG: --
PROJECT NO. 170010
SEC. 21 TWP. 38 S. RGE. 19 E
PARCEL ID: 0364-09-0002

REVISION
1. Revised wetland boundary per Consultant markers DC 8/2/17
2. Update Survey, add Grand Tree locations DC 8/10/20
3. Update Survey, Tree locations DC 8/24/20
4. Update Survey, Knight's Trail Right-of-Way Topographic DC 10/15/20
5. Add Certifications DC 5/24/21

GEOSURV 5707 19th Street W.
SURVEYING & MAPPING Bradenton, Florida 34207
Tel. 877.407.3734
Fax 866.624.5163
www.geosurveygroup.com L.B. 7731 info@geosurveygroup.com

MAP OF ALTA/NSPS LAND TITLE SURVEY

LYING IN SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

SEE SHEET 1 OF 6 FOR PARCEL DESCRIPTION AND REPORT
NOT VALID UNLESS CONTAINS ALL SHEETS

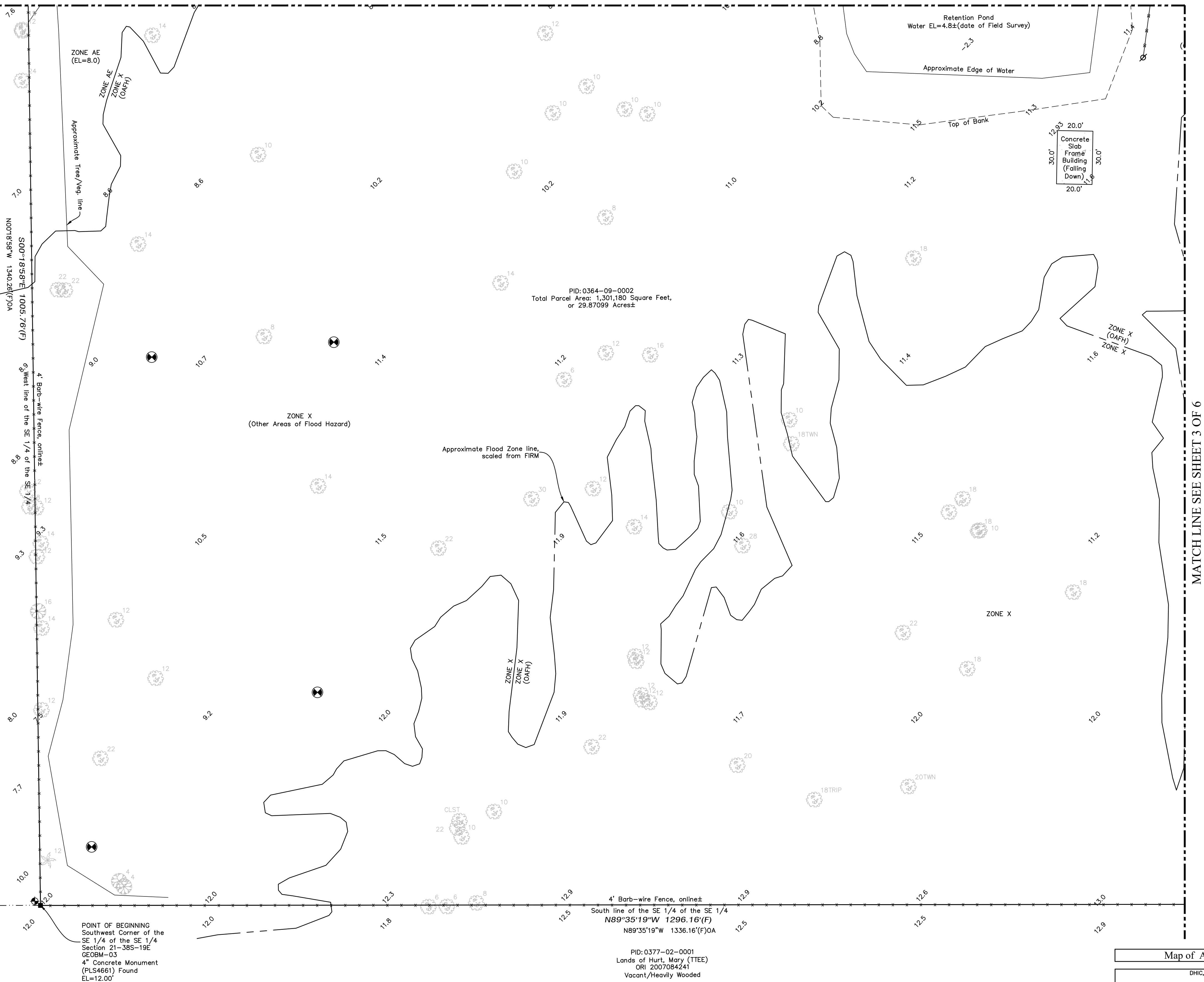
SHEET NO. 2 of 6

LEGEND

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- FDC Fire Department Connection
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- UGTV Underground Television
- OE Overhead Electric
- UNK Unknown
- Trees Not Included

PID: 0364-10-0001
Lands of Hurt, Mary (TTEE)
ORI 2007084241
Vacant/Heavily Wooded



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Kinley-Horn & Associates, Inc.

SITES ADDRESS:

2201 KNIGHT'S TRAIL ROAD,
NOKOMIS, FLORIDA 34275

DATE: 4/20/2017 FB: -- PG: --
PROJECT NO. 170010
SEC. 21 TWP. 38 S. RGE. 19 E
PARCEL ID: 0364-09-0002

REP
DC
DRAW
DC
CHECK
HN

L:\Geosurv Company\Company Work Drive\Projects\170010\170010_BTS.dwg

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4. Update Survey, Knight's Trail Right-of-Way Topographic	DC	10/15/20
5. Add Certifications	DC	5/24/21
7. Update Boundary Survey	DC	4/22/24
8. Update Boundary Survey	DC	11/02/22

GEOSURV 5707 19th Street W.
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www.geosurveygroup.com L.B. 7731 info@geosurveygroup.com

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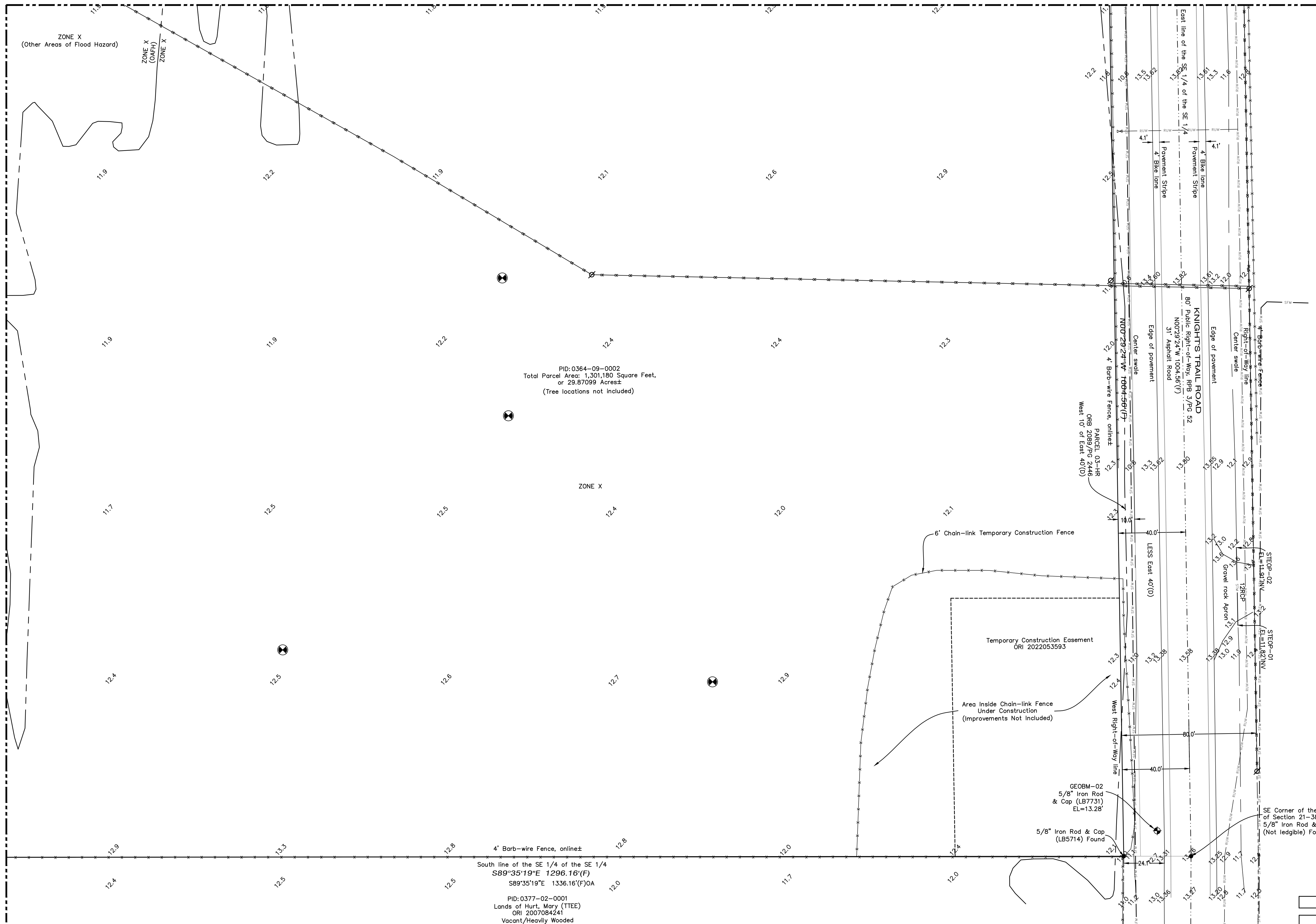
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MATCH LINE SEE SHEET 2 OF 6



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or 29.87099 Acres±
(Tree locations not included)

South line of the SE 1/4 of the SE 1/4
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SEC: 21	TWP: 38 S	RGE: 19 E	CHECK: HN
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- OE Overhead Electric
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LINE	BEARING	DISTANCE
L1	N89°32'01\"	24.17'
L2	S58°49'35\"	35.97'
L3	S51°43'43\"	14.03'
L4	S86°14'23\"	17.79'
L5	S47°17'13\"	19.88'
L6	S06°26'30\"	24.58'
L7	S88°35'16\"	1.85'
L8	S49°15'17\"	8.65'
L9	S30°52'43\"	15.18'
L10	N71°02'44\"	31.63'
L11	S69°20'56\"	24.32'
L12	S54°08'14\"	45.60'
L13	N59°00'02\"	27.59'
L14	S87°53'55\"	38.22'
L15	S88°49'49\"	35.53'
L16	N82°02'35\"	84.57'
L17	S76°01'10\"	47.25'
L18	S88°47'04\"	39.88'
L19	S57°06'13\"	27.70'
L20	N56°06'40\"	54.00'
L21	S83°31'27\"	41.53'
L22	N62°42'44\"	32.40'
L23	S76°09'09\"	44.43'
L24	N24°48'13\"	32.78'
L25	N72°38'35\"	34.43'
L26	N89°06'44\"	18.76'
L27	S27°42'02\"	19.47'
L28	N22°11'18\"	34.92'
L29	N65°49'34\"	34.04'
L30	N78°27'24\"	31.92'
L31	N39°38'52\"	35.58'
L32	N29°26'39\"	35.40'
L33	S83°53'33\"	22.08'
L34	S11°28'44\"	28.69'
L35	S11°28'44\"	32.54'
L36	N61°17'47\"	67.52'
L37	S89°32'01\"	57.01'
L38	S14°57'59\"	48.24'
L39	S29°34'11\"	51.66'
L40	S58°16'50\"	45.13'
L41	S55°56'07\"	39.77'
L42	S83°26'00\"	17.61'
L43	S56°26'52\"	11.01'
L44	N02°33'04\"	16.68'
L45	N38°25'52\"	57.47'
L46	N22°15'17\"	30.55'
L47	N22°09'36\"	27.64'
L48	N19°25'34\"	34.99'
L49	N89°32'01\"	42.22'
L50	S09°05'39\"	84.54'
L51	S41°15'31\"	127.50'
L52	S30°38'35\"	51.72'
L53	S29°12'28\"	54.78'
L54	S17°10'26\"	49.30'
L55	S25°12'41\"	51.36'
L56	S41°15'57\"	31.11'
L57	S00°18'58\"	64.99'
L58	N23°26'47\"	12.98'
L59	N23°26'09\"	58.54'
L60	N24°51'12\"	97.10'
L61	N37°49'55\"	60.07'
L62	N12°38'51\"	7.51'
L63	N32°05'27\"	50.69'
L64	N78°19'27\"	40.38'
L65	S32°53'27\"	58.34'
L66	N88°22'27\"	36.28'
L67	N08°37'47\"	35.69'
L68	N06°21'07\"	71.71'
L69	S48°34'06\"	64.11'
L70	S43°00'25\"	59.07'
L71	S26°52'12\"	29.61'
L72	N42°19'02\"	17.12'
L73	N64°10'22\"	18.73'
L74	S82°49'27\"	42.45'
L75	N62°47'32\"	47.32'
L76	S65°53'49\"	51.92'
L77	N71°45'51\"	40.59'
L78	S27°29'35\"	37.61'
L79	S57°44'11\"	29.74'
L80	N77°22'15\"	39.06'
L81	S17°16'02\"	29.96'
L82	S72°58'59\"	25.66'
L83	N72°56'28\"	34.87'
L84	S79°26'02\"	38.69'
L85	S70°22'37\"	15.55'
L86	S40°02'01\"	10.08'
L87	N85°01'45\"	33.18'
L88	S68°19'04\"	39.87'
L89	N82°57'49\"	54.80'
L90	S80°53'42\"	39.46'
L91	N45°30'47\"	18.49'
L92	S75°12'44\"	11.99'
L93	S6°41'10\"	19.24'
L94	S30°12'31\"	18.57'
L95	N43°14'42\"	49.25'
L96	N15°39'08\"	38.46'
L97	S86°55'56\"	38.52'
L98	N83°12'40\"	28.90'
L99	N84°21'35\"	45.67'
L100	N40°38'41\"	18.57'
L101	N15°37'31\"	46.45'
L102	S61°44'31\"	35.93'
L103	N53°19'14\"	22.72'
L104	N03°27'40\"	36.00'
L105	N41°24'36\"	6.45'
L106	N31°17'19\"	14.83'
L107	N84°17'34\"	26.30'
L108	N76°49'43\"	27.98'
L109	N45°20'22\"	26.29'
L110	N00°29'24\"	20.04'
L111	N29°26'39\"	40.58'
L112	N89°32'01\"	45.07'
L113	S11°28'44\"	32.54'
L114	S53°58'25\"	23.19'

Map of ALTA/NSPS LAND TITLE SURVEY			
CERTIFIED TO:			
DHIC, LLC, a Delaware limited liability company Generations at Venice, LLC DHI Title Agency Old Republic National Title Insurance Company Kinley-Horn & Associates, Inc.			
SITUS ADDRESS:			
2201 KNIGHT'S TRAIL ROAD, NOKOMIS, FLORIDA 34275		DATE: 4/20/2017	FR: --- PG: ---
PROJECT NO. 170010		DATE: 8/2/17	DC
SEC. 21 TWP. 38 S. RGE. 19 E		DATE: 8/10/20	DC
PARCEL ID: 0364-09-0002		DATE: 8/24/20	DC
DATE: 10/15/20		DATE: 5/24/21	DC

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info@geosurveygroup.com

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REVISION	DRAWN	DATE
1. Revised wetland boundary per Consultant markers	DC	8/2/17
2. Update Survey, add Grand Tree locations	DC	8/10/20
3. Update Survey, Tree locations	DC	8/24/20
4. Update Survey, Knight's Trail Right-of-Way Topographic	DC	10/15/20
5. Add Certifications	DC	5/24/21

7. Update Boundary Survey	DC	4/22/24
6. Update Boundary Survey	DC	11/02/22

MAP OF ALTA/NSPS LAND TITLE SURVEY

LYING IN SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

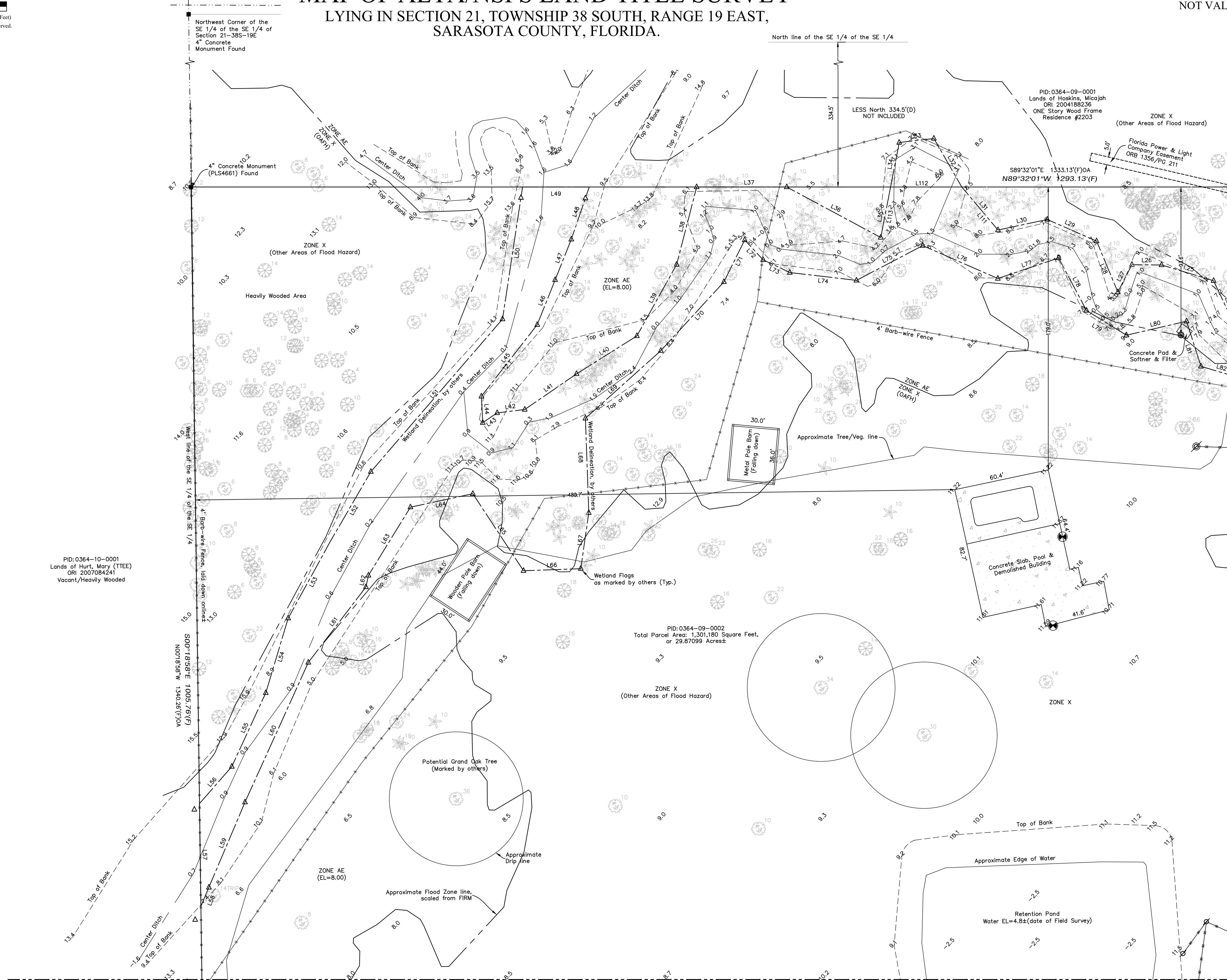
SEE SHEET 1 OF 6 FOR PARCEL DESCRIPTION AND REPORT
NOT VALID UNLESS CONTAINS ALL SHEETS

LEGEND

These standard symbols and abbreviations can be found herein.

- Benchmark, as denoted
- "X" Cross Cut found
- Corner set, 5/8" Iron Rod & Cap (L87731)
- Corner found, as denoted
- Monument set, as denoted
- Monument found, as denoted
- Mail Box
- Ballard Post, as denoted
- Wood Sign Post
- Metal Sign Post
- Yard Drain
- Storm Gutter Inlet
- Underground Cleanout
- Sanitary Sewer Cleanout
- Backflow preventer
- Water Meter
- Reuse Water Meter
- Irrigation Control Valve
- Well
- Septic Tank Lid
- Fire Hydrant
- Gate Valve, as denoted
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Electric Manhole
- Utility Manhole
- Unknown Manhole
- Wood Power Pole
- Concrete Power Pole
- Metal Power Pole
- Metal Light Pole
- Wood Light Pole
- Plastic Light Pole
- Concrete Light Pole
- Guy Wire Anchor
- Cross-walk Signal Post
- Power Transformer pad
- Utility Pull Box
- Utility Hand Hole
- Utility Riser
- Utility Cabinet
- Copper Tortoise Hole Location (flagged by others)
- Gas Valve
- Gas line marker
- Palm Tree
- Oak Tree
- Pine Tree
- Citrus Tree
- Banyan Tree
- Spot Elevation
- Radial
- Non-Radial
- Dead
- Plot
- Field
- Calculated
- Chord Bearing
- Chord Distance
- Arc Distance
- Delta
- L Line
- C Curve
- Overall
- N: Northing
- E: Easting
- STA Station
- OS Offset
- R Right Offset
- L Left Offset
- WT Witness Corner
- POL Point on-line
- POP Permanent Control Point
- PRM Permanent Reference Monument
- PID Parcel Identification Number
- ORB Official Records Book
- OR Official Records Instrument
- PG Page
- FB Field Book
- FB Flat Book
- DB Deed Book
- COR Certified Corner Record
- NOS National Geodetic Survey
- FDEP Dept. of Environmental Protection
- FDOT Dept. of Transportation
- FIRM Flood Insurance Rate Map
- BFE Base Flood Elevation
- NAD North American Datum
- NAVD North American Vertical Datum
- NOVD National Geodetic Vertical Datum
- LS Licensed Surveyor
- LB Licensed Business
- PLS Professional Land Surveyor
- RLS Registered Land Surveyor
- PSM Professional Surveyor & Mapper
- MIS Minimum Technical Standards
- A/C Air Conditioner
- FF Finish Floor Elevation
- GF Garage Floor Elevation
- WN Weir Invert
- INV Pipe Invert
- MES Metered End Section
- EOP End of Pipe
- GAS Gas Main
- STM Storm Drain
- SAN Sanitary Main
- SFM Sanitary Force Main
- RW Reuse Water Main
- IRR Irrigation Line
- W Water Main
- FS Fire Service
- FDC Fire Department Connection
- UGC Underground Electric
- UGT Underground Telephone
- UGTV Underground Television
- OE Overhead Electric
- UNK Unknown
- Trees Not Included

PID: 0364-10-0001
Lands of Hurt, Mary (TTEE)
ORI 2007084241
Vacant/Heavily Wooded



MATCH LINE SEE SHEET 2 OF 6

MATCH LINE SEE SHEET 4 OF 6

LINE	BEARING	DISTANCE
L1	N89°32'01"W	24.17'
L2	S58°49'35"W	35.97'
L3	S51°43'43"W	14.05'
L4	S86°14'23"W	17.79'
L5	S47°17'13"W	19.88'
L6	S05°26'30"E	24.58'
L7	S88°35'16"E	1.85'
L8	S49°15'17"E	8.65'
L9	S30°52'43"W	15.18'
L10	N71°02'44"W	31.63'
L11	S69°20'56"W	24.32'
L12	S54°08'14"W	45.60'
L13	N59°00'02"W	27.59'
L14	S87°53'55"W	38.22'
L15	S88°49'49"W	35.53'
L16	N82°02'35"W	84.57'
L17	S76°01'10"W	47.25'
L18	S88°47'04"W	39.88'
L19	S57°06'13"W	27.70'
L20	N56°06'40"W	54.00'
L21	S83°31'27"W	41.53'
L22	N62°43'44"W	32.40'
L23	S78°09'09"W	44.43'
L24	N24°48'13"W	32.78'
L25	N72°38'35"W	34.43'
L26	N89°06'44"W	18.76'
L27	S27°42'02"W	19.47'
L28	N22°11'18"W	34.92'
L29	N65°49'34"W	34.04'
L30	N78°27'24"E	31.92'
L31	N39°38'52"W	35.58'
L32	N29°26'39"W	35.40'
L33	S83°53'33"W	22.08'
L34	S11°28'44"W	28.69'
L35	S11°28'44"W	32.54'
L36	N61°17'47"W	67.52'
L37	S89°32'01"E	57.01'
L38	S14°51'59"W	48.24'
L39	S29°34'11"W	51.86'
L40	S58°16'50"W	45.13'
L41	S55°56'07"W	39.77'
L42	S83°26'00"W	17.61'
L43	S56°26'52"W	11.01'
L44	N02°33'04"W	16.68'
L45	N38°25'52"E	57.47'
L46	N22°15'17"E	30.55'
L47	N22°09'36"E	27.64'
L48	N19°25'34"E	34.99'
L49	N89°32'01"W	42.22'
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L60	N24°51'12"E	97.10'
L61	N37°49'55"E	60.07'
L62	N12°38'51"E	7.51'
L63	N32°03'27"E	50.69'
L64	N78°19'27"E	40.38'
L65	S32°53'27"E	58.34'
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Map of ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO:

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Generations at Venice, LLC
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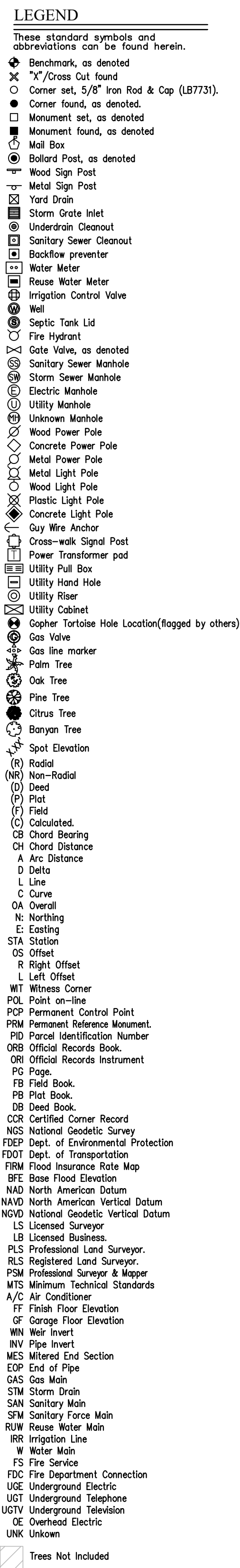
SITUS ADDRESS:

2201 KNIGHT'S TRAIL ROAD,
NOKOMIS, FLORIDA 34275

DATE: 4/20/2017 FR: --- PG: ---
PROJECT NO: 170010
SEC: 21 TWP: 38 S. RGE: 19 E
PARCEL ID: 0364-09-0002

GEOSURV 5707 19th Street W.
SURVEYING & MAPPING Bradenton, Florida 34207
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Fax 866.624.5163
info@geosurveygroup.com

REVISION	DRAWN	DATE
1. Revised wetland boundary per Consultant markers	DC	8/2/17
2. Update Survey, add Grand Tree locations	DC	8/10/20
3. Update Survey, Tree locations	DC	8/24/20
4. Update Survey, Knight's Trail Right-of-Way Topographic	DC	10/15/20
5. Add Certifications	DC	5/24/21



SEE SHEET 1 OF 6 FOR PARCEL DESCRIPTION AND REPORT
NOT VALID UNLESS CONTAINS ALL SHEETS



L:\Geosurv Company\Company Work Drive\Projects\170010\170010_BTS.dwg			PARCEL 17	
REVISION		DRAWN	DATE	
1.	Revised wetland boundary per Consultant markers	DC	8/2/17	 5707 19th Street W. Bradenton, Florida 34207 Tel. 877.407.3734 Fax 866.624.5163 info@geosurveygroup.com
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