

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**COMMENCING** AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SECTION 34, SOUTH 00°16'06" WEST, 68.01 FEET; THENCE SOUTH 89°21'08" EAST, 1094.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 89°21'08" EAST, 936.59 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID EAST LINE, SOUTH 00°13'38" WEST, 1094.18 FEET TO THE NORTHERLY LINE OF AN EASEMENT, BEING 170.00 FEET IN WIDTH, AS DESCRIBED IN OFFICIAL RECORD BOOK 1023, PAGE 989 OF THE SARASOTA COUNTY RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID EASEMENT NORTH 89°29'36" WEST 1179.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 722.30 FEET AND WHOSE CHORD BEARS NORTH 10°34'14" EAST 22.87 FEET; THENCE NORTHERLY 22.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'52" TO A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 361.71 FEET AND WHOSE CHORD BEARS NORTH 18°25'52" EAST, 73.17 FEET; THENCE NORTHERLY ALONG SAID CURVE 73.29 FEET THROUGH A CENTRAL ANGLE OF 11°36'55"; THENCE NORTH 26°13'44" EAST, 8.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 139.14 FEET AND WHOSE CHORD BEARS NORTH 05°46'25" WEST, 139.73 FEET; THENCE NORTHERLY 146.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°18'58" TO A REVERSE COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 232.00 FEET AND WHOSE CHORD BEARS NORTH 15°04'03" WEST, 165.13 FEET; THENCE NORTHERLY 168.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°41'42" TO A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1017.81 FEET AND WHOSE CHORD BEARS NORTH 06°19'05" EAST, 19.12 FEET; THENCE NORTHERLY 19.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°04'34" TO A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET AND WHOSE CHORD BEARS NORTH 52°46'46" EAST, 24.43 FEET; THENCE NORTHEASTERLY 27.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'48"; THENCE NORTH 09°12'22" EAST, 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET AND WHOSE CHORD BEARS NORTH 35°06'07" WEST, 24.54 FEET; THENCE NORTHWESTERLY 27.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°23'27" TO A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1017.81 FEET AND WHOSE CHORD BEARS NORTH 13°07'31" EAST, 72.17 FEET; THENCE NORTHERLY 72.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'48" TO A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 651.59 FEET AND WHOSE CHORD BEARS NORTH 26°50'16" EAST, 250.41 FEET; THENCE NORTHEASTERLY 251.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'24" TO A REVERSE COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 598.12 FEET AND WHOSE CHORD BEARS NORTH 37°35'34" EAST, 14.83 FEET; THENCE NORTHEASTERLY 14.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'13" TO A REVERSE COMPOUND CURVE TO THE RIGHT HAVING A RADIUS 17.00 FEET AND WHOSE CHORD BEARS NORTH 79°59'27" EAST, 23.23 FEET; THENCE EASTERLY 25.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°13'01"; THENCE SOUTH 56°54'02" EAST, 0.43 FEET; THENCE NORTH 33°05'58" EAST, 40.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET AND WHOSE CHORD BEARS NORTH 13°27'27" WEST, 23.38 FEET; THENCE NORTHWESTERLY 25.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°53'10" TO A REVERSE COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 598.12 FEET AND WHOSE CHORD BEARS NORTH 17°57'41" EAST, 249.21 FEET; THENCE NORTHERLY 251.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°02'54" TO THE POINT OF BEGINNING.  
 CONTAINING 1,215,683 SQUARE FEET OR 27.908 ACRES, MORE OR LESS.

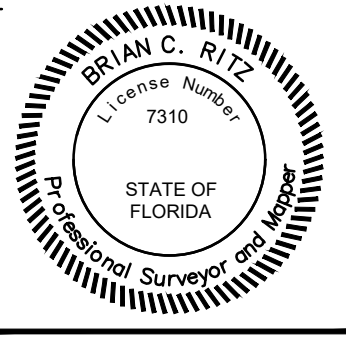
**SURVEYOR'S CERTIFICATE** (DATE OF LAST FIELD SURVEY: 07/22/2021)

I HEREBY CERTIFY TO: BORDER ROAD INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER WITH MYARRA PROPERTY;  
 JOINT VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY;  
 WOOLDRIDGE INVESTMENT-FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY;  
 LEO LAUREL, LLC, A FLORIDA LIMITED LIABILITY COMPANY;  
 FIRST AMERICAN TITLE INSURANCE COMPANY;  
 NRP HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THAT: I AM A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, HOLDING LICENSE NO. 7310, AND THAT I AM ACTING ON BEHALF OF A M ENGINEERING, LLC, A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 4334; THAT THIS SURVEY OF WAS ACTUALLY MADE UPON THE GROUND AND REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION OF THE LAND AS SHOWN AND DESCRIBED HEREON ("SUBJECT PROPERTY"), AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021 AND INCLUDES OPTIONAL ITEMS 1, 3, 4, 5, 8, 11(b), 16, 17, AND 18 OF TABLE "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

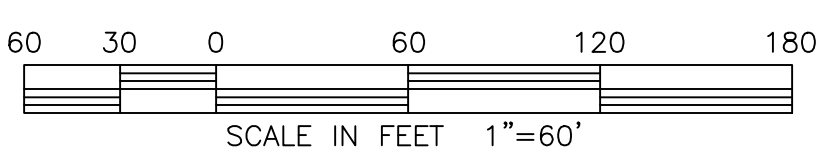
A M ENGINEERING, LLC.

BY: BRIAN C. RITZ, P.S.M., VICE PRESIDENT  
 REGISTERED PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. 7310  
 (NOT VALID WITHOUT AN ELECTRONIC SIGNATURE AND/OR EMBOSSED SEAL)



**SURVEYOR'S REPORT**

\* THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1062-542384, REVISION NO. 1 REV 6-21-2021, EFFECTIVE DATE JUNE 11, 2021 AT 8:00 A.M. AND FURNISHED TO AM ENGINEERING, LLC.  
 \* THE FOLLOWING ITEMS LISTED IN SCHEDULE B-SECTION II OF ABOVE SAID TITLE REPORT AFFECT THE SUBJECT PROPERTY AND ARE AS SUCH AND ARE SHOWN HEREON, UNLESS OTHERWISE NOTED HEREIN; ANY ITEMS NOT LISTED DO NOT AFFECT AND/OR ARE NOT SURVEY RELATED ITEMS:  
 ITEM #17- GRANT OF NON-EXCLUSIVE UTILITY EASEMENT IN FAVOR OF PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION SET FORTH IN INSTRUMENT NO. 2009052330, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
 ITEMS #18- RESERVATIONS OF VENICE LAND COMPANY IN AND TO THE RIGHTS TO 2/3 OF THE OIL AND MINERALS TOGETHER WITH RIGHTS TO EXPLORE AND TAKE OIL AND MINERALS AND RESERVATION OF RIGHTS TO 1/2 AND 2/3 OF THE REALTY RENTS, RESPECTFULLY, ALL AS CONTAINED IN THOSE CERTAIN WARRANTY DEEDS RECORDED IN DEED BOOK 315, PAGE 431 AND DEED BOOK 350, PAGE 49, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WITHOUT RIGHT OF ENTRY.  
 \* THE LOCATION OF TREES, UTILITIES, UNDERGROUND AND/OR NON-VISIBLE STRUCTURES INCLUDED BUT NOT LIMITED TO FOUNDATIONS, MANHOLES, VAULTS AND DRAINPILES, ETC. OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS SHOWN; UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATES IN RESPONSE TO 811 LOCATE REQUEST.  
 \* THIS SURVEY WAS BASED ON A BOUNDARY SURVEY BY KING ENGINEERING ASSOCIATES, INC. JOB NUMBER 8854-023-000 DATED 7/28/2017 AND FURNISHED TO AM ENGINEERING, LLC. BY CLIENT.  
 \* BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34. A BEARING OF NORTH 89°21'08" WEST WAS USED AS SHOWN HEREON.  
 \* UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM A REDUNDANCY OF FIELD MEASUREMENTS USING ELECTRONIC MEASURING SYSTEMS AND COMPUTER MAPPING TECHNOLOGY.  
 \* AS OBSERVED IN THE FIELD ALL UTILITIES SHOWN HEREON SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC AND/OR PRIVATE DRAINAGE AND UTILITY EASEMENTS OF RECORD; THAT EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.  
 \* EXCEPT AS SHOWN OR AS NOTED HEREON, THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.  
 \* PROPERTY SITUATED IN FLOOD ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP 12115C0244F, EFFECTIVE NOVEMBER 04, 2016.  
 \* ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988. BENCH MARK USED WAS A NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "N 699" (PID DL2714), A FOUND ALUMINUM DISK STAMPED (N 699 2007), HAVING A PUBLISHED ELEVATION OF 13.37'.



CURVE TABLE				
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD
C1	722.30	1°48'52"	22.88	22.87
C2	361.71	11°36'55"	73.29	73.17
C3	139.14	60°18'58"	146.39	139.73
C4	232.00	41°41'42"	168.83	165.13
C5	1017.81	1°04'34"	19.12	19.12
C6	17.00	91°50'48"	27.25	24.43
C7	17.00	92°23'27"	27.41	24.54
C8	1017.81	4°03'48"	72.18	72.17

CURVE TABLE				
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD
C9	651.59	22°09'24"	251.97	250.41
C10	598.12	1°25'13"	14.83	14.83
C11	17.00	86°13'01"	25.58	23.23
C12	17.00	86°53'10"	25.78	23.38
C13	598.12	24°02'54"	251.04	249.21

**LEGEND**

- 5/8" IRON ROD WITH PLASTIC CAP STAMPED "AM ENG LB 4334" OR AS DESCRIBED.
- ⊕ GAS VALVE
- ⊕ WATER METER
- ⊕ WOOD UTILITY POLE
- ⊕ WATER VALVE
- ⊕ CABLE TV BOX
- ⊕ GAS RISER
- ⊕ WOOD FENCE
- + SPOT ELEVATION
- LB LICENSE BUSINESS
- (M) MEASURED
- (R) RECORD
- ⊕ 10" PALM (UNLESS OTHERWISE NOTED)
- ⊕ TREE (UNKNOWN TYPE)
- ⊕ CLEANOUT
- ⊕ UTILITY POLE
- OHW — OVERHEAD WIRES
- 5' CONTOUR
- 1' CONTOUR
- {X,XX} TITLE EXCEPTION NUMBER

REVISIONS		
BY:	DATE:	DESCRIPTION:

**BOUNDARY SURVEY**  
 IN SECTION 30, TOWNSHIP 37 SOUTH, RANGE 19 EAST  
 SARASOTA COUNTY, FLORIDA

THIS SURVEY IS CERTIFIED TO: NRP HOLDINGS, LLC  
 DRAWN BY: BCR DATE: 8/17/2021 BOOK: 408/21 REF: NHD0018 NRP0001\_ALTA\_DWG JOB: NRP0001

