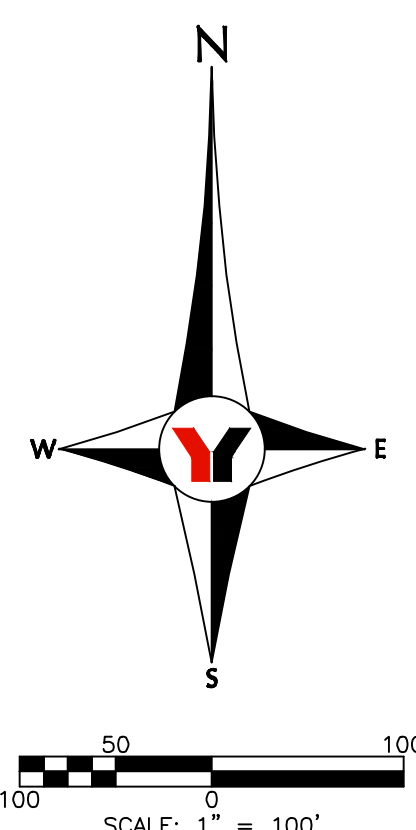
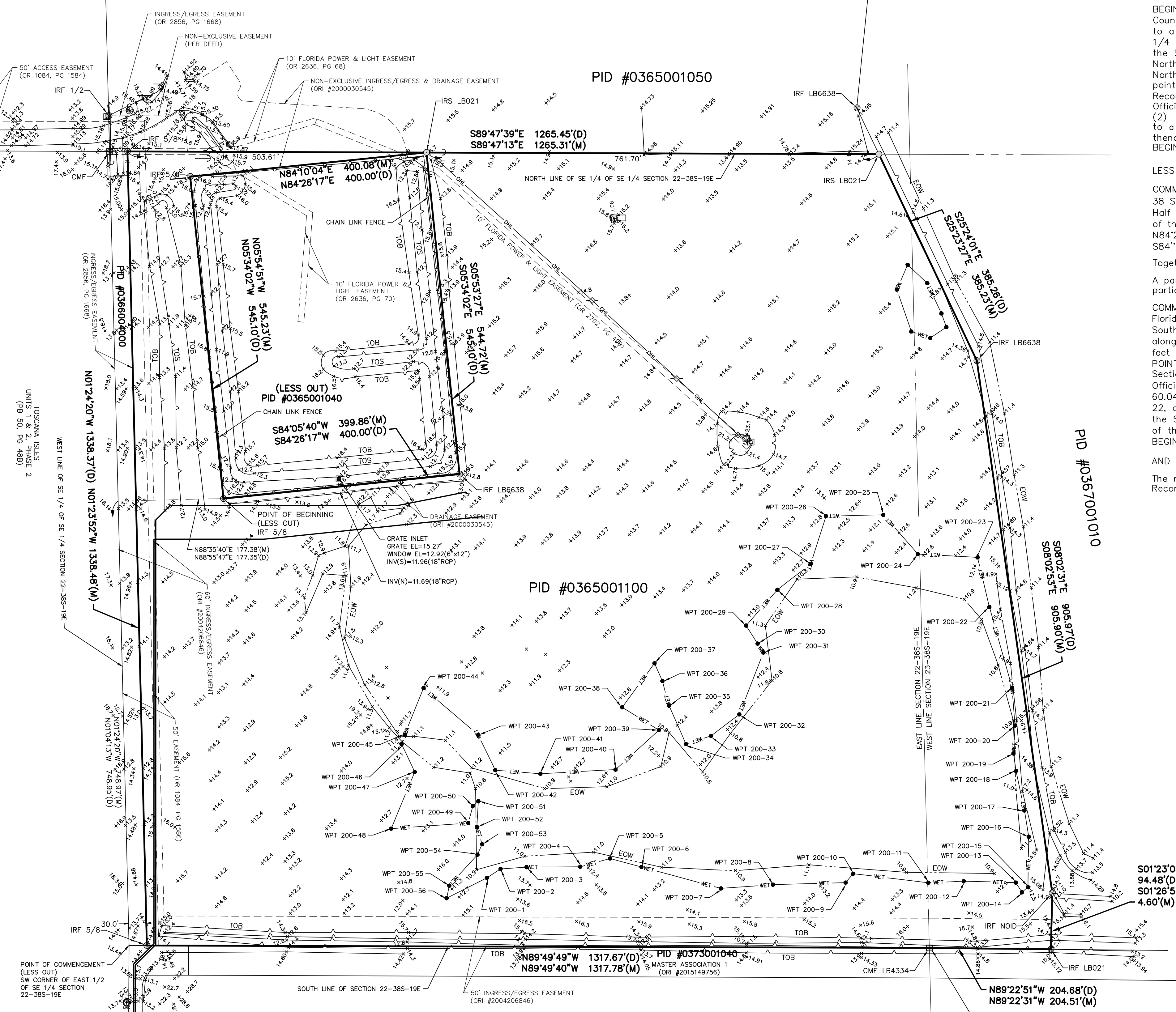


KNIGHTS TRAIL ROAD
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

GENE GREEN ROAD
(60' PUBLIC RIGHT-OF-WAY)



TOSCANA ISLES
UNITS 1 & 2, PHASE 2
(P&S PG. 488)



DESCRIPTION

A parcel of land lying in Section 22 & 23, Township 38 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

BEGIN at the Southeast corner of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida; thence N89°49'49"W along the South line of said Section 22, a distance of 1317.67 feet to a point on a line lying 30.00 feet easterly of the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 22; thence N01°24'20"W, along said line lying 30.00 feet easterly of the West line of the Southeast 1/4 of the Southeast 1/4 of Section 22, a distance of 1338.37 feet to a point on the North line of said Southeast 1/4 of the Southeast 1/4 of Section 22; thence N89°47'39"E, along said North line of the Southeast 1/4 of the Southeast 1/4 of Section 22, a distance of 1265.45 feet to a point on the boundary line of lands described in Official Records instrument #2004206843 of the Public Records of Sarasota County, Florida; thence S25°24'01"E, along said boundary line of lands described in Official Records instrument #2004206843, the following three (3) courses: (1) a distance of 385.26 feet; (2) thence S08°02'31"E, a distance of 905.97 feet; (3) thence S.01°23'05"W, a distance of 94.48 feet to a point on the South line of Section 23, Township 38 South, Range 19 East, Sarasota County, Florida; thence N89°22'51"W along said South line of Section 23, a distance of 204.68 feet to the POINT OF BEGINNING.

LESS THEREFROM:

COMMENCE at the Southwest corner of the East half of the Southeast 1/4 of 22, Township 38 South, Range 19 East, Sarasota County, Florida; thence N01°04'13"W, along the West line of said East Half a distance of 748.95 feet; thence N.8°55'47"E, a distance of 177.35 feet for a POINT OF BEGINNING of the herein described Parcel of land; thence N05°34'02"W, a distance of 545.10 feet; thence N84°26'17"W, a distance of 400.00 feet; thence S05°34'02"E, a distance of 545.10 feet; thence S84°26'17"W, a distance of 400.00 feet to the POINT OF BEGINNING.

Together with that certain Non-Exclusive Easement over the following described real property:

A parcel of land lying in Section 22, Township 38 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida; thence N89°49'49"W, along the South line of said Section 22, a distance of 1347.68 feet to the Southwest corner of the Southeast 1/4 of said Section 22; thence N01°24'20"W, along the West line of the East Half of the Southeast 1/4 of said Section 22, a distance of 1338.39 feet to the Northwest Corner of the Southeast 1/4 of said Section 22 for the POINT OF BEGINNING; thence N01°24'20"W, along said West line of the East Half of the Southeast 1/4 of Section 22 and the easterly Terminus of Gene Green Road and its northerly extension as described in Official Records Book 1084, Page 1584, Of the Public Records of Sarasota County, Florida, a distance of 60.04 feet; thence N89°09'12"E, leaving said West line of the East Half of the Southeast 1/4 of Section 22, a distance of 126.36 feet; thence S05°54'09"E, a distance of 62.69 feet to a point on North line of the Southeast 1/4 of the Southeast 1/4 of said Section 22; thence N89°47'39"W, along said North line of the Southeast 1/4 of the Southeast 1/4 of Section 22, a distance of 131.32 feet to the POINT OF BEGINNING.

AND TOGETHER WITH:

The right to use the Non-Exclusive Easement described in Official Records Book 1084, Page 1584, Public Records of Sarasota County, Florida.

SURVEYOR'S REPORT

- This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
- There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records.
- This map is intended to be displayed at a scale of 1" = 100' or smaller.
- The printed dimensions shown on this survey supersede any scaled dimensions; there may be items drawn out of scale to graphically show their location.
- "Certification" is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
- This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of George F. Young, Inc. and the undersigned Professional Surveyor and Mapper.
- Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of George F. Young, Inc. and the undersigned Professional Surveyor and Mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This survey is valid as to the last date of field survey and not the signature date (if any).
- This survey map and report (if applicable) or the copies thereof are not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.
- Bearings shown on this map are based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment and are shown in u.s. survey feet; control for this survey was established using real time Kinematic-Global Positioning System (RTK GPS).
- This survey prepared with the review of a Chicago Title Insurance Company's commitment order No. 5583724 with an effective date as revised February 19, 2016.
- No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
- This survey shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon.
- Gross land area is 1,931,395± square feet or 44.34± acres more or less.
- Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown are not to be used for construction and do not necessarily indicate availability.
- As per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12115C0245F, effective date of November 04, 2016, the above described property appears to be in Zones "X". The Base Flood Elevation should be verified by the local building department before any design or construction begins.
- Elevations shown on this survey are based on National Geodetic Survey (NGS) Bench Mark Designation: G 727, PID: DM5044, which has a published elevation of 12.24 Feet, North American Vertical Datum of 1988 (NAVD88).
- George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations and/or agreements.

LEGEND

○ IRS-IRON ROD AND CAP SET (LN021)	□ CONTROL JUNCTION BOX
⊙ IRF-IRON ROD FOUND	▭ GRATE INLET
⊕ CMF-CONCRETE MONUMENT FOUND	→ GUY ANCHOR
(M)-MEASURED	⊞ METER ELECTRIC
(D)-DEED	⊞ TRANSFORMER
OR-OFFICIAL RECORDS BOOK	◇ POWER POLE - WOOD
PG-PAGE	○ OHL-OVERHEAD UTILITY LINE
PID-PROPERTY IDENTIFICATION	+14.1 SPOT ELEVATION
LB-LICENSED BUSINESS	INV-INVERT
R/W-RIGHT-OF-WAY	EL-ELEVATION
NOID-NO IDENTIFICATION	DB-DEED BOOK
EOW-EDGE OF WATER	
TOB-TOP OF BANK	
TOS-TOP OF SLOPE	
ORI-OFFICIAL RECORDS INSTRUMENT	

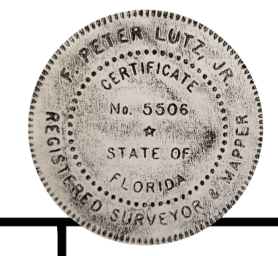
NO.	BY	DATE	DESCRIPTION
1	P.L.	4/08/21	Revise job name
2			
3			
4			
5			

NO.	BY	DATE	DESCRIPTION	INITIALS	DATE
6			CREW CHIEF	DH	02/10/20
7			DRAWN	PVR	02/14/20
8			CHECKED	PL	02/14/20
9			FIELD BOOK		406/74
10			FIELD DATE		02/10/2020

PREPARED FOR:
CITY OF VENICE

George F. Young, Inc.
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 PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA
 Since 1919

DocuSigned by:
F. Peter Luty, Jr.
 DEB86CE20228433
 F. PETER LUTY, JR., PLS LS 5506
 DATE: 4/8/2021



CITY OF VENICE WATER UTILITY BOOSTER STATION PROPERTY 0365001100
BOUNDARY & TOPOGRAPHIC SURVEY
 SECTIONS 22&23 TOWNSHIP 38 S., RANGE 19 E.

JOB NO. **19003300LC**
 SHEET NO. **S1 OF S1**