

SITE INFORMATION

N/F: LAUREL ROAD DEVELOPMENT LLC
401 & 405 SERANO WAY, VENICE CITY, FLORIDA 34275
APN: 0376130006 & 0376130007
103,045 ± SQUARE FEET, OR 2.366 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #1962611 A2, DATED OCTOBER 16, 2024 AT 11:00 PM.

SCHEDULE A DESCRIPTION

LOTS 11 AND 12, MIRASOL TOWN CENTER, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH EASEMENT OVER MIRASOL BOULEVARD AS SHOWN ON THE PLAT OF MIRASOL TOWN CENTER, PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

4 — ALL MATTERS CONTAINED ON THE PLAT OF MIRASOL TOWN CENTER, PHASE 2, AS RECORDED IN [PLAT BOOK 57, PAGE 54](#), AS AFFECTED BY SURVEYOR'S AFFIDAVIT CORRECTING PLAT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2023055491](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)

5 — COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIONS FOR MIRASOL TOWN CENTER RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2020097544](#), AS AMENDED BY INSTRUMENTS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBERS [2021226709](#), [2021226832](#), [2022048963](#), [2022145108](#), [2022170444](#), AND [2023014202](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. (AFFECTS, BLANKET IN NATURE)

6 — ALL MATTERS CONTAINED ON THE PLAT OF MIRASOL TOWN CENTER, AS RECORDED IN [PLAT BOOK 54, PAGE 162](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (INTENTIONALLY DELETED) (AFFECTS, PLOTTED AS SHOWN)

7 — ALL MATTERS CONTAINED ON THE PLAT OF LAUREL ROAD PROPERTY, AS RECORDED IN [PLAT BOOK 48, PAGE 37](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (INTENTIONALLY DELETED) (AFFECTS, CONTAINS NO PERTINENT EASEMENT ITEMS)

8 — NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE AS RECORDED IN OFFICIAL RECORDS [BOOK 1974, PAGE 2019](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (INTENTIONALLY DELETED) (AFFECTS, BLANKET IN NATURE)

9 — ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTY DESCRIBED IN SCHEDULE A HEREIN AND THE LIMITED ACCESS RIGHT OF WAY LINE DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS [BOOK 2432, PAGE 1354](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (DOES NOT AFFECT, PLOTTED AS SHOWN)

10 — DEVELOPER AGREEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2014036892](#), AND AS RE-RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2014057875](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)

11 — ORDINANCE NO. 2014-12 OF THE CITY OF VENICE, FLORIDA, RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2014061460](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)

12 — WASTEWATER FORCE MAIN EASEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2015009746](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)

13 — DEVELOPMENT AGREEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2017151839](#), AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2020094361](#), AND ESTOPPEL LETTER RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2020118475](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING RESTRICTIONS, A RIGHT OF FIRST REFUSAL, AND EASEMENTS. (DOES NOT AFFECT, EFFECTS LIE NORTH OF THE SUBJECT PROPERTY)

14 — CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2017151840](#), AND FIRST AMENDMENT TO CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2023054147](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)

15 — UTILITY EASEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2017151842](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (INTENTIONALLY DELETED) (DOES NOT AFFECT, EFFECTS LIE WITHIN LOT 13 OF PLAT BOOK 54, PAGE 162)

16 — UTILITY EASEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2018083925](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)

17 — UNDERGROUND EASEMENTS (BUSINESS) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBERS [2018137639](#) AND [2018137640](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)

18 — UNDERGROUND EASEMENT (BUSINESS) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2018140241](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (DOES NOT AFFECT, EFFECTS LIE WEST OF THE SUBJECT PROPERTY)

19 — EXCLUSIVE RIGHTS AND RESTRICTED USE PROVISIONS OF THE MEMORANDUM OF GROUND LEASE DATED OCTOBER 28, 2019 BETWEEN LAUREL ROAD DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (LANDLORD) AND 7-ELEVEN, INC., A TEXAS CORPORATION (TENANT), RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2021080786](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (DOES NOT AFFECT, EFFECTS LOT 4 OF PLAT BOOK 54, PAGE 162)

20 — DEVELOPMENT AGREEMENT BETWEEN LAUREL ROAD DEVELOPMENT, LLC AND TI INVESTORS OF REVELLO APARTMENTS, LLC RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER [2022170441](#), PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)

PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT THE TIME OF ALTA/NSPS SURVEY.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12115C0244G, WHICH BEARS AN EFFECTIVE DATE OF 03/27/2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF LAUREL ROAD EAST. THE BEARING IS DENOTED AS N 89°14'11" W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, WEST ZONE NAD83. LATITUDE = 27°08'17.3287" LONGITUDE = -82°23'45.0943" CONVERGENCE ANGLE = -00°10'50.0473"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW & ASSOCIATES ON SEPTEMBER 28, 2024, AND FLORIDA 811 DIG UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 271402286

COMPANY:	CONTACT:
CITY OF VENICE UTILITIES DEPT.	941-892-7311
COMCAST (USIC DISPATCH)	800-778-9140
CROWN CASTLE NG	801-364-1063
FLORIDA POWER & LIGHT - SARASOTA (USIC DISPATCH)	800-778-9140
FRONTIER COMMUNICATIONS (USIC DISPATCH)	800-778-9140
HOTWIRE COMMUNICATIONS	561-703-4965
MCI	800-624-9675
PEACE RIVER MANASOTA REGIONAL WATER AUTHORITY	863-993-4565
SARASOTA COUNTY UTILITIES	786-346-0988
TECO PEOPLES GAS - SARASOTA	813-743-7807
UNITI FIBER	877-652-2321

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		VACANT LAND
MIN. SETBACKS FRONT		N/A
MIN. SETBACKS SIDE		N/A
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		N/A
MIN. LOT AREA		103,045 SQ. FEET±
MIN. LOT WIDTH		628.23'
MAX. BLDG COVERAGE		N/A
PARKING REGULAR		N/A
PARKING HANDICAP		N/A
PARKING TOTAL		N/A

PARKING INFORMATION:

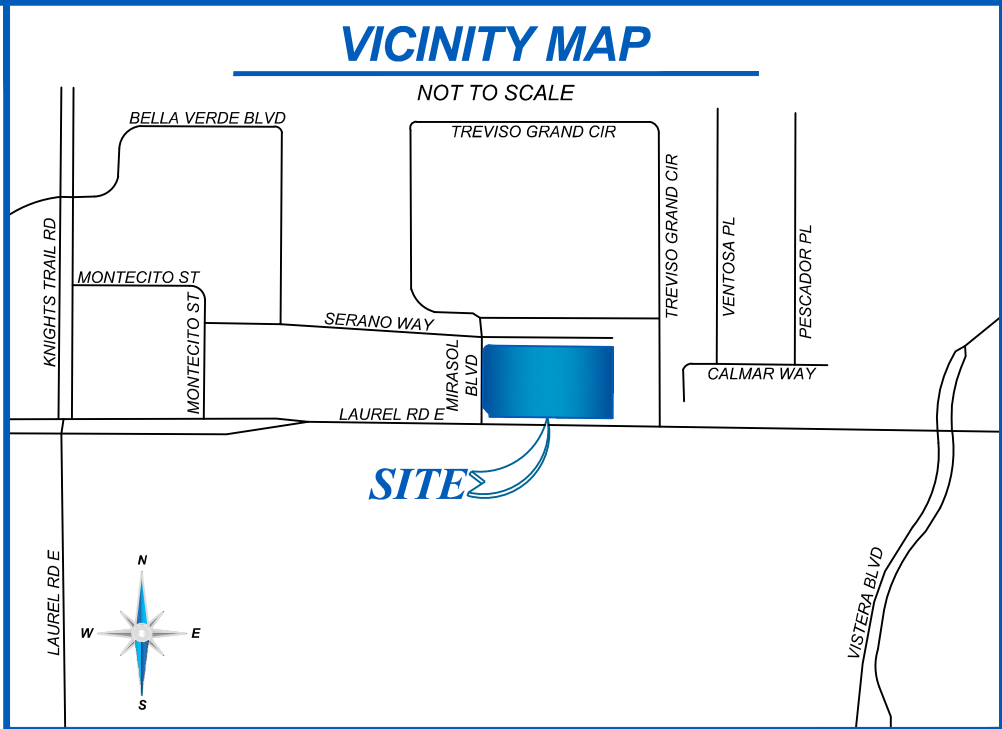
ALTA/NSPS LAND TITLE SURVEY

401 & 405 SERANO WAY

LOCATED IN: SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST

VENICE CITY, SARASOTA COUNTY, FLORIDA 34275

SEE SHEET 2 OF 2 FOR SURVEY DEPICTION



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS SEPTEMBER 25, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF MIRASOL BOULEVARD AND LAUREL ROAD EAST, WHICH ABUTS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS INDIRECT ACCESS VIA A PRIVATE ACCESS EASEMENT OVER SERANO WAY RECORDED IN PLAT BOOK 57, PAGE 54 TO MIRASOL BOULEVARD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-1 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM SARASOTA COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- A PRIVATE UTILITY LOCATE WAS PERFORMED BY BLEW & ASSOCIATES ON SEPTEMBER 25, 2024.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK PID DR9212, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET. CONTOURS SHOWN ARE AT 1 FOOT INTERVALS. BENCHMARK ID: PID DR9212 PUBLISHED ELEVATION: 13.29' MONUMENT DESCRIPTION: FLANGE-ENCASED STEEL ROD STAMPED "5917 D 2023"

SURVEYOR'S CERTIFICATE

TO: AGFL VENICE LAUREL RE HOLDINGS, LLC; LAUREL ROAD DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE 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 2, 3, 4, 5, 6(A), 6(B), 7(B)(1), 7(C), 8, 9, 10, 11(B), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 09/29/2024.

DATE OF PLAT OR MAP: 09/30/2024



PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB8173

BLEW

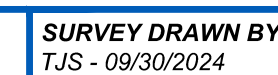
Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-6429	SURVEY DRAWN BY: TJS - 09/30/2024
SURVEY REVIEWED BY: KLR	SHEET: 1 OF 2

DATE	REVISION HISTORY	BY
10/25/2024	CLIENT COMMENTS	TJS
10/29/2024	CLIENT COMMENTS	TJS
11/07/2024	CLIENT COMMENTS	TJS
01/08/2025	CERTIFIED PARTIES	AJ

VENICE CITY, SARASOTA COUNTY, FLORIDA 34275



DMH-4
RIM ELEVATION: 14.22'
FULL OF WATER
SUMP ELEVATION: 6.7'