



REVISIONS:

- 11/5/18, JLB, REVISED CERTS
- 11/1/18, JLB, REVISED NOTE #3, TO REFLECT NEW TITLE COMMITMENT WITH NEW LEGAL DESCRIPTION
- 12-14-17, JLB, REVISED LEGAL FROM CLIENT COMMENTS
- 11-28-17, JLB, REVISED TO REFLECT NEW LEGAL DESCRIPTION
- 01-26-22, BAP, UPDATE SURVEY USING PRIOR TITLE COMMITMENT
- 05-16-22, PJA, REVISE SURVEY PER NEW TITLE COMMITMENT
- 11-17-23, RECERTIFY SURVEY
- 04-03-24, RECERTIFY SURVEY (NO CHANGES)

DESCRIPTION: PER TITLE COMMITMENT 18110249 DATED OCTOBER 2, 2018

ALL THAT PART OF TRACTS 226, 227, 228, 230, 231 AND 232, NORTH VENICE FARMS, AS RECORDED IN PLAT BOOK, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PRACTICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NORTH AUBURN ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF BORDER ROAD, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF BORDER ROAD THE FOLLOWING THREE COURSES, SOUTH 89 DEGREES 53 MINUTE 34 SECONDS EAST, A DISTANCE OF 348.70 FEET; THENCE SOUTH 77 DEGREES 47 MINUTES 53 SECONDS EAST, A DISTANCE OF 286.36 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 383.11 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75, ALSO KNOWN AS STATE ROAD 93, AS NOW ESTABLISHED; THENCE SOUTH 40 DEGREES 53 MINUTES 29 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 952.06 FEET TO THE NORTHERLY CORNER OF OFFICIAL RECORDS INSTRUMENT NUMBER 2008036086, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 09 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS INSTRUMENT NUMBER 2008036086, A DISTANCE OF 453.46 FEET TO THE SOUTH LINE OF SAID TRACTS 230, 231 AND 232; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1644.18 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 230; THENCE NORTH 00 DEGREES 22 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF TRACTS 230 AND 226, A DISTANCE OF 1231.24 FEET TO THE POINT OF BEGINNING, CONTAINING 39.63 ACRES, MORE OR LESS.

DESCRIPTION: PER TITLE COMMITMENT NCS-712278C-ATL DATED MAY 2, 2022

TRACT 226, LESS AND EXCEPT THE NORTH 27 FEET OF THE WEST 167 FEET, AND TRACTS 227, 228, 230, 231, 232, 233, NORTH VENICE FARMS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION CONVEYED BY DOUGLAS R. MURPHY AND KATHERINE N. MURPHY, HUSBAND AND WIFE TO VENICE HIGH SCHOOL FOUNDATION, INC BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2574 PAGE 2898, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1202, PAGE 1127, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY SARASOTA COUNTY, FLORIDA BY INSTRUMENT RECORDED UNDER CN 2004242187 AND CN 2006186450, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS AND EXCEPT THAT CERTAIN PARCEL CONVEYED BY ROLAND G. CALDWELL, JR., PRESIDENT OF CALDWELL TRUST COMPANY, AS SUCCESSOR TRUSTEE OF THE DOUGLAS R. MURPHY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED MAY 9, 1983 TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED UNDER CN 2008036086, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS AND EXCEPT THAT CERTAIN PARCEL CONVEYED BY ROLAND G. CALDWELL, JR., PRESIDENT OF CALDWELL TRUST COMPANY, AS SUCCESSOR TRUSTEE OF THE DOUGLAS R. MURPHY REVOCABLE LIVING TRUST UNDER AGREEMENT DATED MAY 9, 1983 TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED UNDER CN 2008036088, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
- NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS PLAT. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER NCS-712278C-ATL, WITH A COMMITMENT DATE OF MAY 2, 2022 AT 7:30AM. NEITHER BRIGHAM/ALLEN LAND SURVEYING, NOR THIS SURVEYOR, HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
- GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
- BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTH LINE OF THE NW1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST AS BEING S 89°52'42" E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
- THIS SURVEY IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.
- ELEVATIONS SHOWN HEREON ARE BASED FROM A NGS (NATIONAL GEODETIC SURVEY) BENCHMARK "175 R 19" WITH A PUBLISHED ELEVATION OF 39.53 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THERE ARE NO OTHER MATTERS WITHIN SCHEDULE B-11 THAT ARE PLOTTABLE ITEMS.
- LESS AND EXCEPT ORI# CN NO. 2004242187, 2006186450 & 2008036088 OF EXHIBIT A OF THE TITLE COMMITMENT DO NOT AFFECT SUBJECT PROPERTY.

ABBREVIATIONS:

- (P) = PLATTED DISTANCE, BEARING OR INFORMATION
- (M) = MEASURED DISTANCE, BEARING OR ANGLE
- (C) = CALCULATED DISTANCE, BEARING OR ANGLE
- CI = CURVE NUMBER (REFER TO CURVE TABLE)
- PLS = PROFESSIONAL LAND SURVEYOR
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- € = CENTER LINE
- CONC = CONCRETE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- ou = OVER HEAD UTILITY LINE
- ORI = OFFICIAL RECORDS INSTRUMENT
- PB = PLAT BOOK
- PG = PAGE

LEGEND:

- ⊕ = UTILITY POLE
- ⊙ = GUY ANCHOR
- ⊙ = TELECOMMUNICATION (PHONE, CABLE, ETC.)
- o—o— = OVERHEAD UTILITY
- x-x- = BARBED WIRE FENCE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON, AND THAT THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

By: *Michael Patten Ebling* SEE REVISION DATES DATE OF SURVEY: 9/02/2017

Professional Surveyor License No. 6822

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BOUNDARY SURVEY

TITLE: _____

PREPARED FOR: SEE CERTIFIED TO

CERTIFIED TO: (SEE ABOVE)

SKETCH NO.: 896096 1"=100'

SCALE: _____

DRAWN BY: PJA CHECKED BY: MPA

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