

TITLE CERTIFICATION

SUBDIVISION NAME: **FIORE**

LEGAL DESCRIPTION: Attached as **Exhibit "A"**

I, **Kimberly D. Ashton**, Attorney-at-Law, hereby confirm that apparent record title to the land described in the above and shown on the **FIORE** plat is in the name of **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**, a Florida limited liability company, the organization executing the offer of dedication appearing on the above plat, by virtue of that certain Special Warranty Deed recorded in Official Records Instrument No. 2021045192, of the Public Records of Sarasota County, Florida. All property taxes due and payable for tax year 2020 have been paid on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

MORTGAGEES:

OFFICIAL RECORD BOOK AND PAGE (S):

None

LIENS:

None

WITNESS my hand and official seal at Manatee County, Florida, this 24th day of June, 2021

Signature:



Kimberly D. Ashton, Esq.
Vogler Ashton, PLLC
705 10TH Avenue West, Ste. 103
Palmetto, Florida, 34221
(941)304-3400
FL. Bar No. 0485039

EXHIBIT "A"
FIORE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2014028405 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°19'26" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 12.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF LAUREL ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT # 2019041854 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°19'26" WEST A DISTANCE OF 1,120.11 FEET TO THE NORTH LINE OF ARIA ACCORDING TO PLAT BOOK 52, PAGE 428 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°30'30" WEST, A DISTANCE OF 389.84 FEET; (2) SOUTH 00°08'44" WEST, A DISTANCE OF 26.40 FEET; (3) NORTH 89°30'15" WEST, A DISTANCE OF 963.59 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 34; THENCE NORTH 00°01'38" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,150.18 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF LAUREL ROAD; THENCE SOUTH 89°21'08" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, SAME BEING A LINE 12.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,359.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.519 ACRES.