

SARASOTA COUNTY VICINITY MAP
NOT TO SCALE

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" = 40' 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 hereon are based on the State of Florida State Plane Coordinate System, Florida West Zone having a bearing of S 00°41'43" W along the West right-of-way line of Knights Trail Road.
- 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.
- Parcel 1 gross land area is 267,773± square feet or 6.15± acres more or less and Parcel 2 gross land area is 40,928± square feet or 0.99± 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 hereon are not to be used for construction and do not necessarily indicate availability.
- (Parcel 1) Lot 7-A, less the West 150' thereof, and all of lots 8-A and 8-B, Laurel Interchange Business Center were prepared with Title Commitment Number 1180687, by Old Republic National Title Insurance Company, with an effective date of November 12, 2021 at 11:00 PM.
- (Parcel 2) Lot 7-B was prepared with Title Commitment Number 1201256, by Old Republic National Title Insurance Company, with an effective date of December 29, 2021 at 11:00 PM.
- As per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12115C0244F, effective date of November 04, 2016, the above described property appears to be in Zone "X". The Base Flood Elevation should be verified by the local building department before any design or construction begins.
- (Parcel 1) contains 338 parking spaces, including 14 handicap spaces and (Parcel 2) has non-designated parking.
- There was no evidence of street right-of-way changes at the time of field survey.
- The underground Utility Lines shown were taken from a Survey prepared by Brigham Surveying, Inc., Job No. 6696-C, dated: 04/30/07.

LEGAL DESCRIPTION

(PARCEL 1)
LOT 7-A, LESS THE WEST 150' THEREOF, AND ALL OF LOTS 8-A AND 8-B, LAUREL INTERCHANGE BUSINESS CENTER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37 AT PAGES 16, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

SUBJECT TO LOT LINE EASEMENTS OF: 10' FRONT & 6' SIDES.

TITLE EXCEPTIONS:

- (PARCEL 1) Lot 7-A, less the West 150' thereof, and all of lots 8-A and 8-B, Laurel Interchange Business Center
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. NOT A SURVEY MATTER
 - General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
 - Rights or claims of parties in possession not recorded in the Public Records.
 - Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - Easements or claims of easements not recorded in the Public Records.
 - Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. NOT A SURVEY MATTER
 - Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. NOT A SURVEY MATTER
 - All matters contained on the Plat of LAUREL INTERCHANGE BUSINESS CENTER, as recorded in Plat Book 37, Page 16, Public Records of Sarasota County, Florida. SHOWN ON SURVEY
 - Covenants, conditions, and restrictions contained in the Declaration of Maintenance and Land Use Provisions for Laurel Interchange Business Center recorded in Official Records Book 2715, Page 2489, Public Records of Sarasota County, Florida, which contain provisions creating easements and/or assessments. NOT A SURVEY MATTER
 - City of Venice Ordinance No. 93-23 recorded in Official Records Book 2530, Page 1731, Public Records of Sarasota County, Florida. NOT A SURVEY MATTER
 - Pre-Annexation Agreement with the City of Venice recorded in Official Records Book 2530, Page 1737, re-recorded in Official Records Book 2534, Page 1544, Public Records of Sarasota County, Florida. NOT A SURVEY MATTER
 - Easement to the City of Venice recorded in Official Records Book 2759, Page 744, Public Records of Sarasota County, Florida. BLANKET EASEMENT, NOT PLOTTABLE
 - Easement in favor of Florida Power & Light Company recorded in Official Records Book 2936, Page 144, Public Records of Sarasota County, Florida. SHOWN ON SURVEY
 - Easement in favor of Florida Power & Light Company recorded in Official Records Book 2936, Page 146, Public Records of Sarasota County, Florida. SHOWN ON SURVEY
 - Lease in favor of Nielsen Media Research, Inc. evidenced by the Tenant Estoppel and Subordination, Non-Disturbance and Attornment Agreement recorded in the Official Records as Instrument Number 2007085985, Public Records of Sarasota County, Florida. NOT A SURVEY MATTER
 - Affidavit and Memorandum of Tenants in Common Agreement Containing Rights Regarding Real Property recorded in the Official Records as Instrument Number 20090123806, and Consent to Substitute Tenant-In-Common recorded in the Official Records as Instrument Number 2009154986, Public Records of Sarasota County, Florida. NOT A SURVEY MATTER
 - Permanent Drainage Easement in favor of Sarasota County recorded in the Official Records as Instrument Number 2007148345, Public Records of Sarasota County, Florida. SHOWN ON SURVEY
 - Rights of the lessees under unrecorded leases. NOT A SURVEY MATTER

LEGAL DESCRIPTION

(PARCEL 2)

A PARCEL OF LAND BEING A PORTION OF LOT 7-B, ACCORDING TO THE PLAT OF LAUREL INTERCHANGE BUSINESS CENTER AS RECORDED IN PLAT BOOK 37 AT PAGES 16, 16A AND 16B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 7-B; THENCE N 89 DEG 27'34"W. ALONG THE SOUTHERLY LINE OF SAID LOT 7-B AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF TECHNOLOGY DRIVE, AN 80' WIDE PUBLIC RIGHT OF WAY AS SHOWN ON THE SAID PLAT OF "LAUREL INTERCHANGE BUSINESS CENTER" A DISTANCE OF 240.54 FEET TO THE POINT OF BEGINNING; THENCE N. 89 DEG 27'34"W., CONTINUE ALONG THE SAID SOUTHERLY LINE OF LOT 7-B AND THE SAID NORTHERLY RIGHT OF WAY LINE OF TECHNOLOGY DRIVE A DISTANCE OF 134.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG 10'15", A CHORD BEARING OF N. 44 DEG 22'27"W. AND A CHORD LENGTH OF 35.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 00 DEG 42'41"E., ALONG THE WESTERLY LINE OF SAID LOT 7-B AND ALONG THE EASTERLY RIGHT OF WAY LINE OF ENTERPRISE COURT (TRACT "E") AS SHOWN ON THE SAID PLAT OF "LAUREL INTERCHANGE BUSINESS CENTER" A DISTANCE OF 119.93 FEET; THENCE S. 89 DEG 27'34"E., A DISTANCE OF 130.25 FEET; THENCE N. 00 DEG 32'26"E., A DISTANCE OF 16.93 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 7-B AND THE SOUTHERLY LINE OF TRACT "F" AS SHOWN ON THE SAID PLAT OF "LAUREL INTERCHANGE BUSINESS CENTER"; THENCE S. 77 DEG 47'33"E., ALONG THE SAID LINES FOR THE NEXT TWO (2) CALLS A DISTANCE OF 38.68 FEET; THENCE S. 25 DEG 12'49"W., A DISTANCE OF 21.81 FEET; THENCE S.00 DEG 32'26"W., A DISTANCE OF 134.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE LANDS CONVEYED BY QUIT CLAIM DEED RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2015142823, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 7-B, ACCORDING TO THE PLAT OF "LAUREL INTERCHANGE BUSINESS CENTER" AS RECORDED IN PLAT BOOK 37 AT PAGES 16, 16A AND 16B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7-B THENCE S.89 DEG 17'19"E. ALONG THE NORTHERLY LINE OF SAID LOT 7-B A DISTANCE OF 110.93 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF TRACT "F" AS SHOWN ON THE SAID PLAT OF "LAUREL INTERCHANGE BUSINESS CENTER"; THENCE S.58 DEG 07'40"W., ALONG SAID WESTERLY LINE OF SAID TRACT "F" FOR THE NEXT FIVE (5) CALLS A DISTANCE OF 12.54 FEET; THENCE S. 41 DEG 13'29"W., A DISTANCE OF 50.15 FEET; THENCE S. 75 DEG 27'27"W., A DISTANCE OF 25.53 FEET; THENCE S. 08 DEG 06'30" W., A DISTANCE OF 70.33 FEET; THENCE S. 42 DEG 46'03" E., A DISTANCE OF 37.94 FEET; THENCE S. 00 DEG 32'26" W., A DISTANCE OF 16.93 FEET; THENCE N. 89 DEG 27'34" W., ALONG A LINE THAT IS 145.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 7-B A DISTANCE OF 130.25 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 7-B AND THE EASTERLY RIGHT OF WAY LINE OF ENTERPRISE COURT (TRACT E); AS SHOWN ON THE SAID PLAT OF "LAUREL INTERCHANGE BUSINESS CENTER", THENCE N. 00DEG 42'41" E. ALONG THE SAID WESTERLY LINE OF SAID LOT 7-B AND THE SAID EASTERLY RIGHT OF WAY LINE OF ENTERPRISE COURT FOR THE NEXT THREE (3) CALLS A DISTANCE OF 83.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 79 DEG 49'57", A CHORD BEARING OF N. 40 DEG 37'40" E. AND A CHORD LENGTH OF 32.08 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 79 DEG 07'16", A CHORD BEARING OF N. 40 DEG 59'00" E. AND A CHORD LENGTH OF 76.43 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 82.86 FEET TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS:

- (PARCEL 2) Lot 7-B, Laurel Interchange Business Center
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. NOT A SURVEY MATTER
 - General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
 - Rights or claims of parties in possession not recorded in the Public Records.
 - Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
 - Easements or claims of easements not recorded in the Public Records.
 - Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. NOT A SURVEY MATTER
 - Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. NOT A SURVEY MATTER
 - Lease in favor of Nielsen Media Research, Inc. referenced in the Warranty Deed recorded in the Official Records as Instrument Number 2010145888, Public Records of Sarasota County, Florida. NOT A SURVEY MATTER
 - All matters contained on the Plat of LAUREL INTERCHANGE BUSINESS CENTER, as recorded in Plat Book 37, Page 16, Public Records of Sarasota County, Florida. SHOWN ON SURVEY
 - Covenants, conditions, and restrictions contained in the Declaration of Maintenance and Land Use Provisions for Laurel Interchange Business Center recorded in Official Records Book 2715, Page 2489, Public Records of Sarasota County, Florida, which contain provisions creating easements and/or assessments. NOT A SURVEY MATTER
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 - Pre-Annexation Agreement with the City of Venice recorded in Official Records Book 2530, Page 1737, re-recorded in Official Records Book 2534, Page 1544, Public Records of Sarasota County, Florida. NOT A SURVEY MATTER
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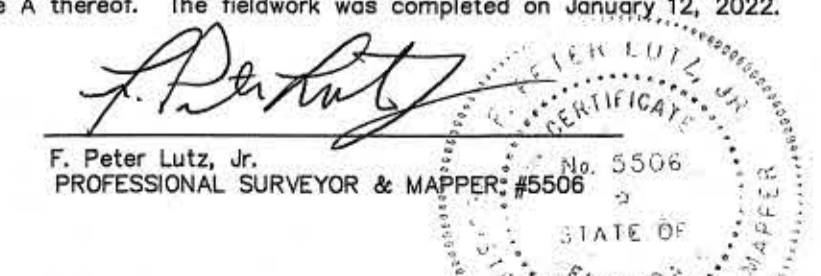
SURVEYOR'S CERTIFICATE

To Community Health Corporation, a Florida not for profit corporation; Sarasota Memorial Healthcare System, Williams Parker and Old Republic National Title 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 1, 2, 3, 4, 7(a)(c), 8, 9, 10(A), 10(B), 11, 15, 16, 17 and 18 of Table A thereof. The fieldwork was completed on January 12, 2022.

Date of Plat or Map: JANUARY 17, 2022.

GEORGE F. YOUNG, INC.
LICENSED BUSINESS #021
10540 PORTAL CROSSING, SUITE 105
BRADENTON, FL 34211
(941)747-2981 LUTZ@GEORGEFYOUNG.COM



NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION
1				6	DRH	01/12/22	CREW CHIEF
2				7		1/12/22	DRAWN
3				8	PL	1/12/22	CHECKED
4				9			FIELD BOOK
5				10		1/12/22	FIELD DATE

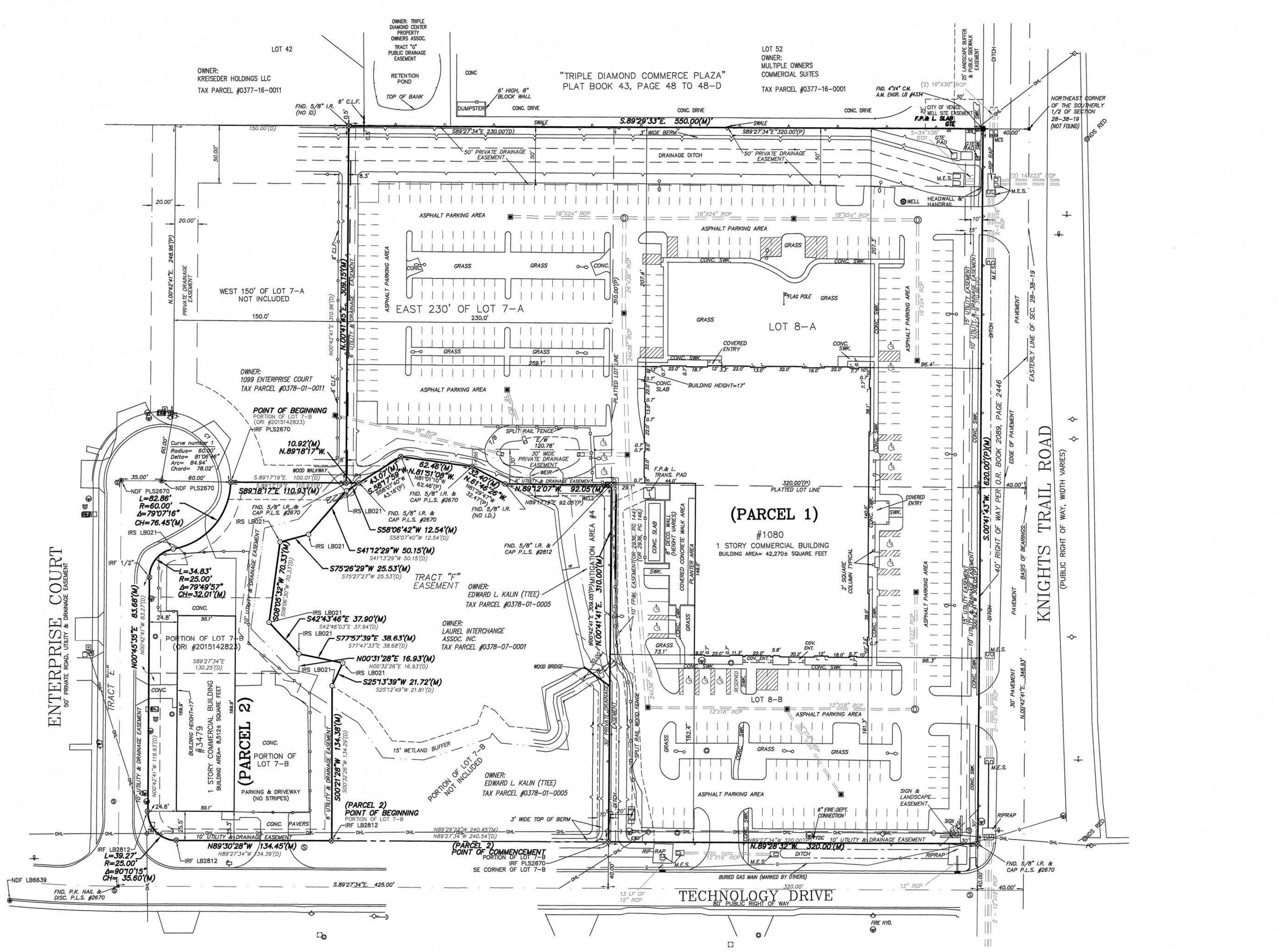
PREPARED FOR:
Sarasota Memorial Health Care

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PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

F. Peter Lutz, Jr. PSM LS 5506
DATE

SRQ Parcel #0378010007
ALTA/NSPS Land Title Survey
SECTION 28, TOWNSHIP 38S., RANGE 19E.

JOB NO. 21012000LS
SHEET NO. 1 OF 2



- SYMBOL LEGEND**
- - CAPPED IRON ROD FOUND (CR)
 - - CONCRETE MONUMENT FOUND (4"x4")
 - - CONCRETE UTILITY POLE
 - - SANITARY CLEAN-OUT
 - ⊙ - CAPPED IRON ROD FOUND (IRF)
 - ⊖ - CAPPED IRON ROD SET (IRS LB 021)
 - ⊕ - NAIL & DISK FOUND (NDF)
 - ⊞ - NUMBER OF PARKING SPACES IN ROW
 - ⊠ - GRATE INLET
 - ⊡ - FIRE HYDRANT
 - ⊣ - WATER VALVE
 - ⊤ - SANITARY MANHOLE
 - ⊥ - DRAINAGE MANHOLE
 - ⊦ - WELL
 - ⊧ - TRANSFORMER
 - ⊨ - GUY ANCHOR
 - ⊩ - WITNESS POST - GAS
 - ⊪ - WITNESS POST - TELEPHONE
 - ⊫ - WIRE PULL BOX
 - ⊬ - WATER METER
 - ⊭ - WATER METER

- ABBREVIATION LEGEND**
- (C) = CALCULATED
 - (D) = DEED
 - (M) = MEASURED
 - (P) = PLAT
 - (R) = RADIAL LINE
 - A = ARC
 - AC = ACRES
 - ALUM. = ALUMINUM
 - BLDG. = BUILDING
 - C.B.S. = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK
 - C.L.F. = CHAIN LINK FENCE
 - C.M. = CONCRETE MONUMENT
 - C.M.P. = CORRUGATED METAL PIPE
 - CATV. = CABLE TELEVISION BOX
 - CH. = CHORD
 - CONC. = CONCRETE
 - COR. = CORNER
 - D.F. = DRAIN FIELD
 - ESMT. = EASEMENT
 - E.S. = ELECTRIC SERVICE
 - E/P = EDGE OF PAVING
 - E/W = EDGE OF WATER
 - F.H. = FIRE HYDRANT
 - F.P.L. = FLORIDA POWER & LIGHT COMPANY
 - FND. = FOUND
 - FT. = FEET
 - G.T.E. = GENERAL TELEPHONE CABLE BOX
 - G.V. = GATE VALVE
 - GUY. = GUY ANCHOR
 - H.H. = HANDHOLE
 - H.W. = HEADWALL
 - I.P. = IRON PIPE
 - I.R. = IRON ROD OR RE-BAR
 - INV. = INVERT
 - L.S. = LAND SURVEYORS BOARD LICENSE NUMBER
 - L. = LENGTH
 - O.H.L. = OVERHEAD UTILITY LINES
 - P.C.P. = PERMANENT CONTROL POINT
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - PAVT. = PAVEMENT
 - R.C.P. = REINFORCED CONCRETE PIPE
 - R.L.S. = REGISTERED LAND SURVEYOR
 - R.R. SPIKE = RAILROAD SPIKE
 - R/W = RIGHT OF WAY
 - RES. = RESIDENCE
 - RET. = RETAINING
 - SG. = SQUARE
 - SWK. = SIDEWALK
 - TELE. = TELEPHONE
 - T/B = TOP OF BANK
 - T/S = TOP OF SLOPE
 - U.C. = UNDERGROUND
 - W.M. = WATER METER
 - PG. = PAGE
 - STY. = STORY
 - MES. = MITERED END SECTION

NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			

NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

INITIALS	DATE
CREW CHIEF	DRH 01/12/22
DRAWN	PL 1/12/22
CHECKED	PL 1/12/22
FIELD BOOK	
FIELD DATE	1/12/22

PREPARED FOR:
Sarasota Memorial Health Care

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F. Peter Lutz, Jr. PSM LS 5506
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SRQ Parcel #0378010007
 ALTA/NSPS Land Title Survey
 SECTION 28, TOWNSHIP 38S., RANGE 19E.

JOB NO. 21012000LS
 SHEET NO. 2 OF 2