

DESCRIPTION:

PARCEL 1:

Official Records Instrument 2024089782

BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, RUN WEST ALONG THE NORTH LINE 254 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF THE SAID NE 1/4 OF THE SW 1/4 OF THE NE 1/4 450 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 107 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF THE SAID NE 1/4 OF THE SW 1/4 OF THE NE 1/4, 409.55 FEET, MORE OR LESS TO THE WEST LINE OF THE SAID NE 1/4 OF THE SW 1/4 OF THE NE 1/4; THENCE NORTH ALONG THE SAID WEST LINE 107 FEET; THENCE EAST 409.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ALONG THE FOLLOWING-DESCRIBED PROPERTY:

BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 39, SOUTH, RANGE 19 EAST, RUN SOUTH 30 FEET; THENCE WEST 204 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 664.8 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION; THENCE WEST ALONG SAID SOUTH LINE 50 FEET; THENCE NORTH 664.8 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THE S 30 FEET OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 7 AND OVER THE N 30 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, ALL IN TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

PARCEL 2:

Official Records Instrument 2024089783

Begin at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 39 South, Range 19 East, Sarasota County, Florida; thence S 00°07'35" W, 30.00 feet, thence West 204.00 feet; thence S 00°07'35" W, 420.00 feet for a Point of Beginning; thence continue S 00°07'35" West, 214.96 feet, to the South line of the said Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4; being the North line of Leslie Park, Phase XII, a Condominium, as recorded in Condominium Book 29, Pages 16 and 16A, of the Public Records of Sarasota County, Florida; thence West along said line of Leslie Park, Phase XII, N 89°52'35" W, 291.02 feet to the Northwest corner of said Leslie Park, Phase XII, also being the Northeast corner of Leslie Park, Phase XI, a Condominium, as recorded in Condominium Book 26, Pages 36, 36A through 36C, of the Public Records of Sarasota County, Florida; thence along the North line of said Leslie Park, Phase XI, N 89°52'35" W, 168.37 feet, to the Northwest corner of said Leslie Park, Phase XI; thence N 00°14'31" E, 107.96 feet along the extension of the West line of said Leslie Park, Phase XI; thence S 89°52'35" E, 409.17 feet to a line parallel and 254 feet South of the East line of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 7; thence along said line N 00°07'35" E, 107.00 feet; thence S 89°52'35" E, 50.00 feet to the Point of Beginning.

TOGETHER WITH an Easement for ingress and egress over and across the following described property:

Begin at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 39 South, Range 19 East, thence South 30.00 feet, to the South right-of-way line of Substation Road (a public right-of-way, width varies); thence West along said right-of-way line, a distance of 204.00 feet for a Point of Beginning; thence leaving said right-of-way line, S 00°07'35" W, 420.00 feet; thence N 89°52'35" W, 50.00 feet; thence N 00°07'35" E, 420.00 feet, more or less, to the said South right-of-way line of Substation Road; thence East, along said right-of-way line, a distance of 50.00 feet, to the Point of Beginning.

SURVEYOR'S NOTES:

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the South line of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 39 South, Range 19 East, Sarasota County, Florida, having a Grid bearing of North 89°40'03" West. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- All dimensions, unless otherwise noted, are survey dimensions.
- The subject parcel lies in Flood Zones "X-Shaded" (0.2% Annual Chance Flood Hazard, etc.) and "AE", according to Flood Insurance Rate Map, Map No. 12115C0327G for the City of Venice, Community No. 125154, Sarasota County, Florida, dated March 27, 2024 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- Elevations shown hereon are based on the National Geodetic Survey Benchmark "25851 A", PID: "DP6046" having a published elevation of 12.64 feet, relative to the North American Vertical Datum of 1988 (NAVD 88).
- Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, a local Florida Water Management District, or the Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- It is unclear if Substation Road is a dedicated public right-of-way or if access is granted through road easements. Local deeds refer to both, but no document was found or provided that would clarify.
- Subject Parcel 2 is subject to A City of Venice Utility Easement blanket in nature over Subject Parcel 2 (non-plottable) according to Official Records Book 2467, Page 1893.
- There is an area under construction along the West boundary of Subject Parcel 1. The construction is being carried out by the Westery adjoiner and new improvements appear to encroach. Said improvements in this area are highlighted in Detail "A" and on Sheet 2.
- In the course of conducting the fieldwork two "sets" of conflicting boundary corners were found, resulting in an 8-9 foot shift between possible boundary determinations. One set being primarily boundary corners for (or apparently based off of) the surrounding condominiums; represented by corners bearing individual Surveyor license number "LS3979" or business Certificate of Authorization number "LB6638" (Randall Britt and Britt Surveying Inc., respectively). The other set being primarily boundary corners for the Subject Parcels, which appear to be more historical corners (i.e. possibly preexisting the surrounding condominiums). This second set is what was held for the boundary determination in this Survey, based on the following preponderance of the best available evidence:
 - The distances match better with the metes and bounds descriptions for surrounding/adjoining parcels.
 - The Found Iron Pipes (FIP) at the Southeast corner of Subject Parcel 1 and Southeast corner of Subject Parcel 2 match what was found in a Survey prepared by D.E. Alfrey, Land Surveyor, dated June 24, 1986 (pre-dating the surrounding condominiums), as shown in Official Records Book 2467, Page 1893.
- Occupation (improvements indicating perceived "times of possession", such as fences) fits significantly better. To further support the determination made in this Survey, additional field effort was conducted to locate off-site improvements which show how other parcels are/would be affected by the aforesaid 8-9 foot shift. See Sheet 3 for details of this occupation.
- According to Condominium Book 48, Pages 4-6, the "calculated position" for the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 was most recently represented by a "Nail & Disk L.S. 3979 Found" (Randall Britt). Instead what was found was a "Found Nail & Disk LB6638" (Britt Surveying Inc.) 6.75 feet West of the calculated position, which better fits with the historical "set" of boundary corners.

LEGEND

- (C) --- Calculated Dimension
- (D) --- Deed/Record Dimension
- (P) --- Plat Dimension
- FCM --- Found Concrete Monument
- FIP --- Found Iron Pipe
- FIR --- Found Iron Rod
- FND --- Found Nail & Disk
- ID --- Identification
- LB --- Licensed Business
- LS --- Licensed Surveyor
- NCFS --- No Corner Found or Set
- ORI --- Official Records Instrument
- (PD) --- Plat Description
- (PG) --- Plat Graphic
- PID --- Parcel Identification
- PSM --- Professional Surveyor and Mapper
- R/W --- Right of Way

Curve Data Table					Curve Data Table (P) - Phase I and/or XI					Curve Data Table - Phase XII							
No.	Radius	Arc	Δ	Bearing	Chord	No.	Radius	Arc	Δ	Bearing	Chord	No.	Radius	Arc	Δ	Bearing	Chord
C1	25.00'	39.26'	89°58'16"	S45°19'08"W	35.35'	C1	25.00'	39.26'	89°58'16"	S45°06'36"W	35.35'	C1	25.00'	39.27'	90°00'00" (PG)	S45°07'25"W	35.36'
C2(C)	67.00'	9.88'	8°27'04"	N59°03'00"W	9.87'	C2	67.00'	9.88'	8°27'04"	N59°15'32"W	9.87'	C2	67.00'	9.88'	8°27'04"	N59°13'32"W	9.87'
C3	74.01'	71.20'	55°07'25"	N27°13'45"W	68.49'	C3	74.01'	71.20'	55°07'25"	N27°26'17"W	68.49'	C3	74.01'	71.20'	55°07'25"	N27°26'17"W	68.49'

CREW #1 PARTY CHIEF:	Revisions	Surveyor's Certification
FIELD BOOK: FB87-24_PG850-03	DATE DESCRIPTION DRAWN P.CHEF	I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 6S-17.051, 6S-17.052, and 6S-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes.
DATA FILE: SUBSTATION RD-VE/ENCE/88/CG		
CREW #2 PARTY CHIEF: ---		
FIELD BOOK: ---		
DATA FILE: ---		
CREW #3 PARTY CHIEF: ---		FIELD SURVEY DATE: February 3, 2025
FIELD BOOK: ---		David W. Maxwell LS7311
DATA FILE: ---		FILE PATH: P:\SUBSTATION ROAD VE/ENCE/SURVEY/SUBSTATION-ROAD-VE/ENCE-BTS.DWG PLOTTED BY: JUSTIN WEAVER ON: 2/6/2025 12:37 PM LAST SAVED BY: JWEAVER ON: 2/6/2025 11:39 AM

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 6S-17.060 AND 6S-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

www.geopointsurvey.com
Licensed Business No.: LB 7768

North Florida
67 Joe Campbell Road
Freeport, Florida 32439
Phone: (850) 740-0650

Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

East Florida
4132 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

GeoPoint Surveying, Inc.

PREPARED FOR:
J.R. Evan Engineering
LOCATED IN:
Section 07, Township 39 S., Range 19 E., Sarasota County, Florida

Boundary and Topographic Survey

JOB #: 1002507-JRE 001
DRAWN BY: JMW DATE: 02/06/2025
LIDAR CREW: --- DATE: ---
SURFACE BY: JMW
H.DATUM: FL-West NAD(83)-2011
V.DATUM: NAVD (1988)
GFC CHECK: DWM/FLD CHECK: CG

SHEET: 01 of 03

IMAGE "A"
 GEOREFERENCED ORTHORECTIFIED AERIAL
 IMAGERY OBTAINED FROM FLORIDA DEPARTMENT
 OF TRANSPORTATION'S AERIAL PHOTO LOOKUP
 SYSTEM (APLUS).

IMAGE FILE NAME: SAR2023_489503.sid
 RESOLUTION: 0.50 FT
 ACQUISITION DATE: 01/16/2023

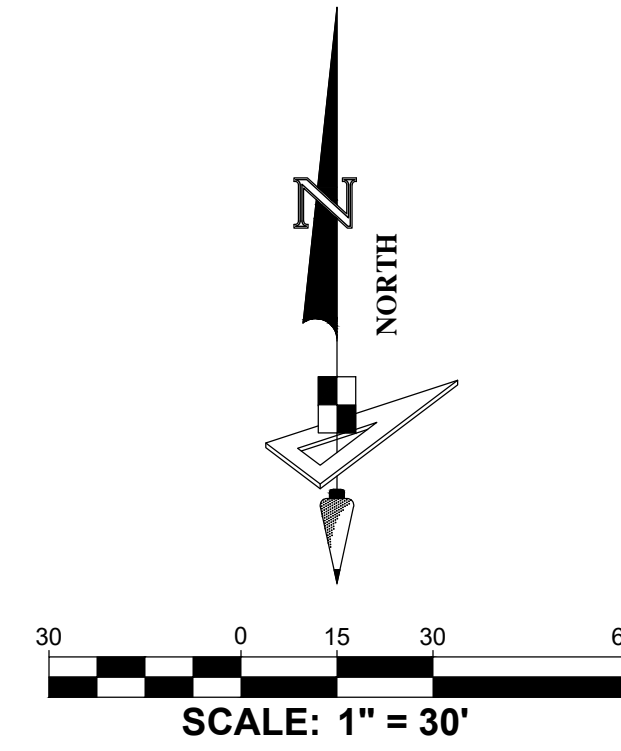
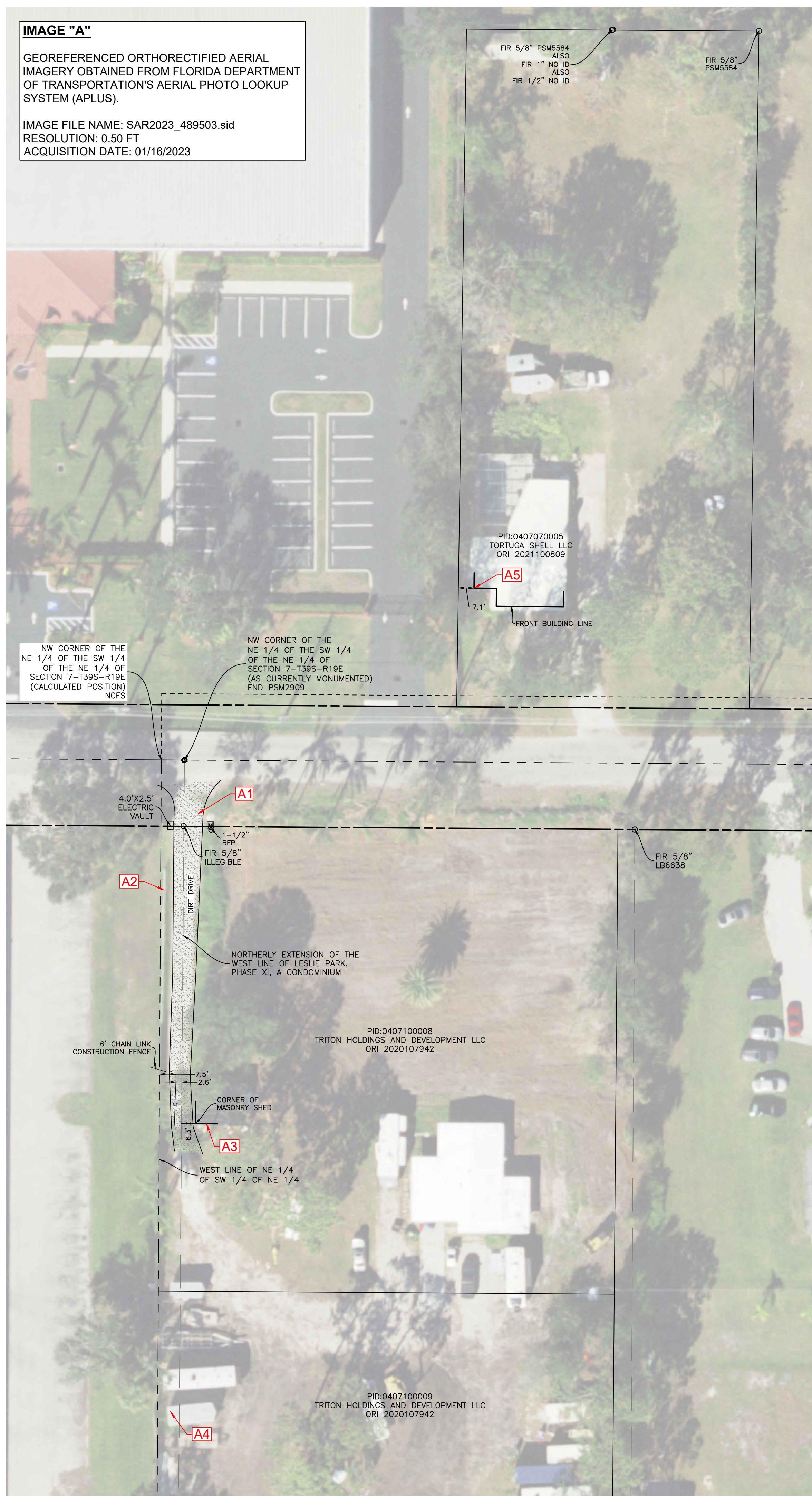


IMAGE "B"
 GEOREFERENCED ORTHORECTIFIED AERIAL
 IMAGERY OBTAINED FROM FLORIDA DEPARTMENT
 OF TRANSPORTATION'S AERIAL PHOTO LOOKUP
 SYSTEM (APLUS).

IMAGE FILE NAME: SAR2023_489503.sid
 RESOLUTION: 0.50 FT
 ACQUISITION DATE: 01/16/2023

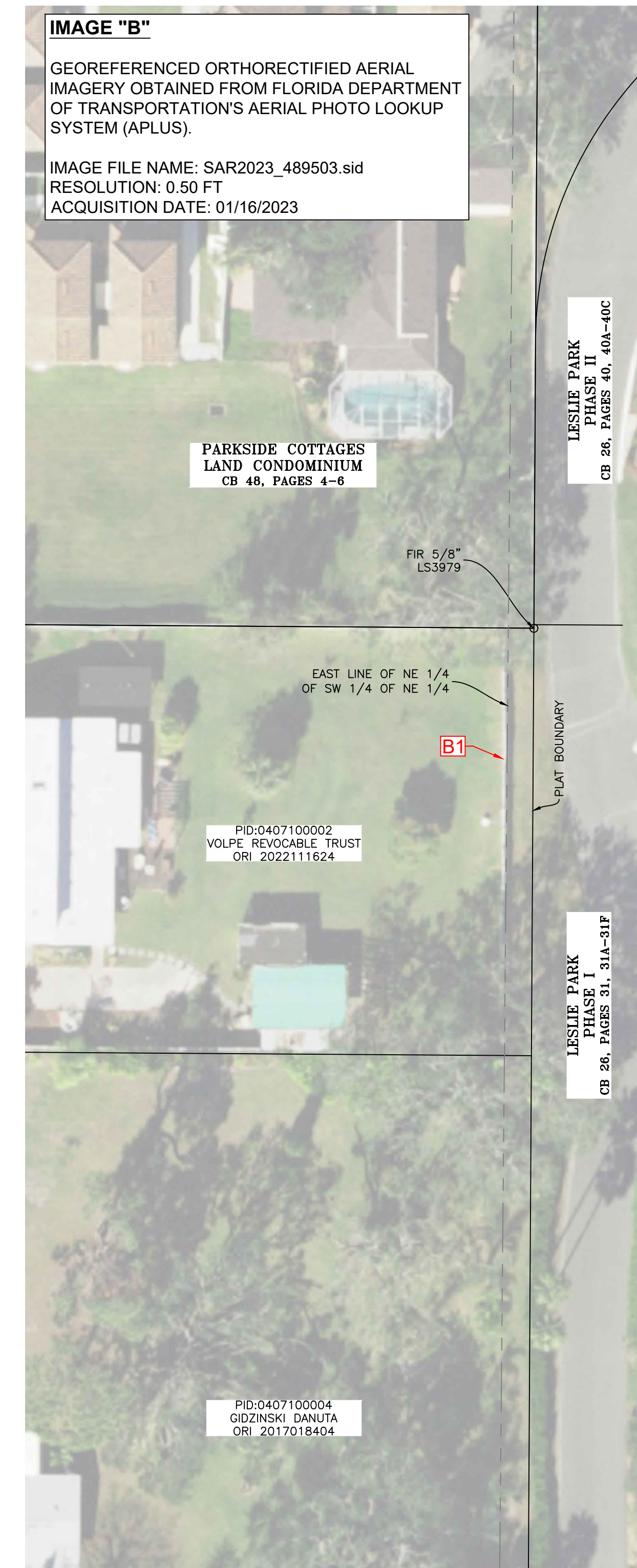
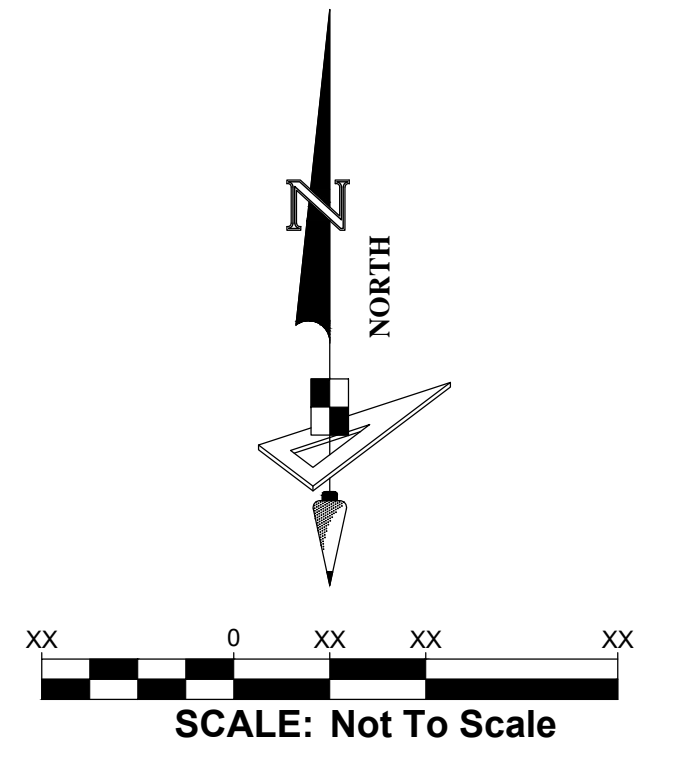
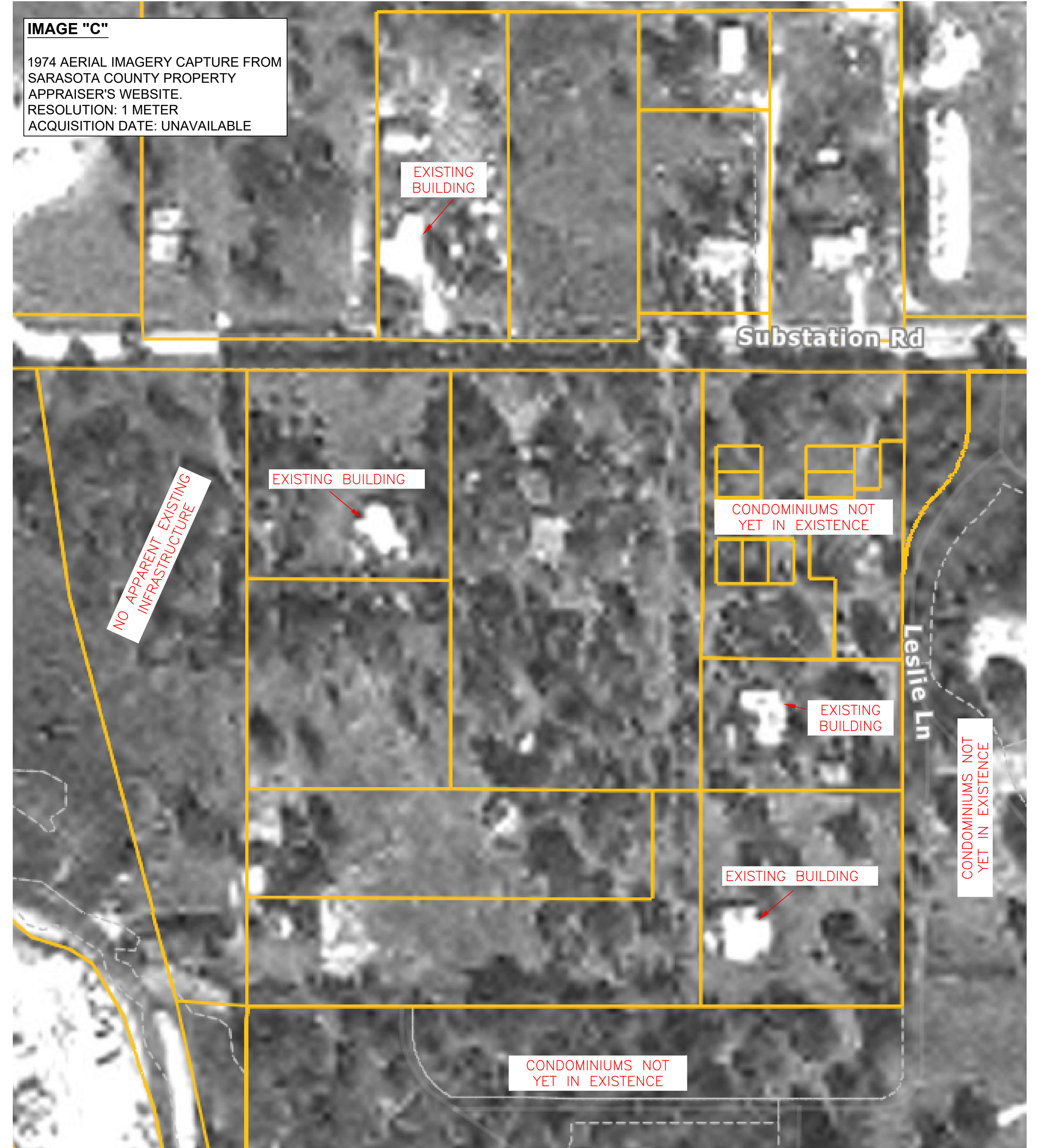


IMAGE "C"
 1974 AERIAL IMAGERY CAPTURE FROM
 SARASOTA COUNTY PROPERTY
 APPRAISER'S WEBSITE.
 RESOLUTION: 1 METER
 ACQUISITION DATE: UNAVAILABLE



SEE SHEETS 1 AND 2 FOR
 LEGEND AND ABBREVIATIONS

www.geopointsurvey.com
 Licensed Business No.: LB 7768

North Florida
 67 Joe Campbell Road
 Freeport, Florida 32439
 Phone: (850) 740-0650

Central Florida
 528 Northlake Blvd, Suite 1040
 Altamonte Springs, Florida 32701
 Phone: (321) 270-0440

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266

East Florida
 4152 West Blue Heron Blvd
 Suite 105
 Riviera Beach, Florida 33404
 Phone: (561) 444-2720

Boundary and Topographic Survey

PREPARED FOR:
 J.R. Evan Engineering
 LOCATED IN:
 Section 07, Township 39 S., Range 19 E., Sarasota County, Florida

See Sheet 1 for
 Certifications,
 Signature, & Revisions.
 Not valid without all Sheets

SHEET: 03 of 03