SCALE: 1" = 40'

LEGEND:

- 2" PVC Rised
- Wood Power Pole
- Guy Wire
- Well
- Verizon Hand Hole
- MES Mitered End Section
- LP Gas Marker
- Storm Sewer Manhole
- EOP Edge of Pavement
- 19.0+ Existing Elevation
- Water Valve
- Sewer Service
- Grate Inlet
- Mailbox
- Concrete Colum
- Sanitary Manhole
- Fire Hydrant
- Storm Sewer Service

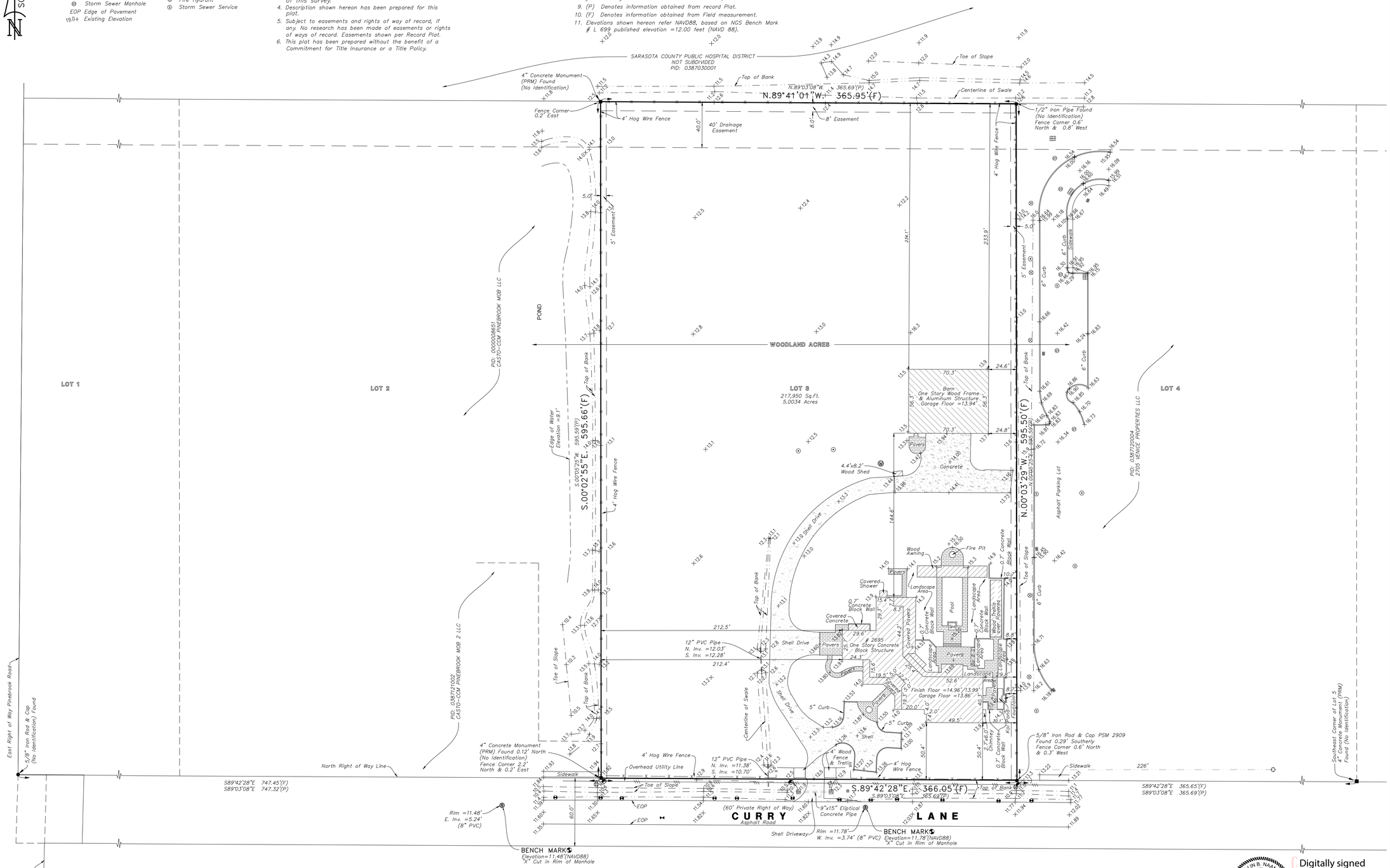
REPORT OF SURVEY:

1. This plat represents a Boundary Survey showing visible improvements.
2. Bearings shown hereon refer to an assumed meridian, record plat bearing for north Right of Way line of Curry Road = S.89°42'28"E.
3. There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
4. Description shown hereon has been prepared for this plat.
5. Subject to easements and rights of way of record, if any. No research has been made of easements or rights of ways of record. Easements shown per Record Plat.
6. This plat has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
7. Parcel shown hereon is situated in Flood Zone "X", base flood elevation Not Determined, per Flood Insurance Rate Map 12051440243G, Index Map dated March 27, 2024.
8. Accuracy: The expected use of the land is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
9. (P) Denotes information obtained from record Plat.
10. (F) Denotes information obtained from Field measurement.
11. Elevations shown hereon refer NAVD88, based on NGS Bench Mark # L 699 published elevation =12.00 feet (NAVD 88).

DESCRIPTION:

Lot 3, WOODLAND ACRES, as recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.

Being in Section 33, Township 38 South, Range 19 East, Sarasota County, Florida.



COLLIN B. NAAMAN
License Number 7527
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Collin B Naaman
Date: 2025.07.25 11:25:09 -04'00'

COLLIN B. NAAMAN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 7527
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL
OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON PORTABLE DOCUMENT FILE

BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB. 8601
680 US 41 Bypass N., Suite #1, VENICE, FLORIDA, 34285
Telephone: (941) 493-1396
Email: bsi@brittsurveying.com

A BOUNDARY SURVEY

LOT 3, WOODLAND ACRES
2695 CURRY LANE, NOKOMIS, FL. 34275

CERTIFIED TO:

Flagship Healthcare Properties, LLC

DATE OF SURVEY: MAY 3, 2025
REVISIONS: 07/10/25 BOUNDARY UPDATE (DGR)

FIELD BOOK: 614 PAGE(S): 56
JOB NUMBER: 23-04-46 DRAWN BY: CBN

SHEET 1 OF 1