

RUSTIC ROAD

Sections 20, 21, and 29, Township 38 S., Range 19 E., Sarasota County, Florida

LEGAL TAKEN FROM TITLE COMMITMENT NO. 9368371:

Parcel 1 (Sarasota County PID No. 0362001002)

PARCEL 1A: (FEE ESTATE)

A PARCEL OF LAND BEING AND LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1154, PAGES 1217 AND 1218 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°56'36" EAST, 2607.11 FEET TO A CONCRETE MONUMENT, BEING 1200 FEET WESTERLY OF THE CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 1271.54 FEET TO THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, (190 FEET RW); THENCE SOUTH 19°22'04" WEST ALONG THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1331.89 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF I-75 (S.R. 93), BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50°26'21" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 4°34'51"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), 1437.14 FEET, SAID POINT BEING 1200 FEET WESTERLY OF THE SAID COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 19°22'04" EAST PARALLEL WITH AND 1200 FEET WESTERLY OF THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 121.38 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM, THE FOLLOWING DESCRIBED PARCEL BEING A 80 FOOT ACCESS ROAD RIGHT-OF-WAY, COMMENCE AT THE AFOREMENTIONED POINT OF BEGINNING; THENCE SOUTH 89°56'36" EAST, 1107.31 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 63.57 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL; THENCE SOUTH 19°22'04" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1089.10 FEET; THENCE SOUTH 17°20'47" EAST, 210.33 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), ALSO BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50°30'55" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 0°30'09"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, 157.89 FEET; THENCE NORTH 19°22'04" EAST PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1183.22 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE NORTHERLY 497.33 FEET THEREOF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF.

PARCEL 2B: (EASEMENT ESTATE)

TOGETHER WITH A NON-EXCLUSIVE EASEMENT SIXTY (60.0) FEET IN WIDTH FOR ROAD, STREET AND UTILITY PURPOSES FROM MISSION VALLEY BOULEVARD OVER THE PRESENT ROAD OR TRAIL TO THE BRIDGE OVER THE SARASOTA WEST COAST WATERSHED CANAL TO THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LIVING EAST OF SAID WEST COAST WATERSHED CANAL, THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 797, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 3C: (EASEMENT ESTATE)

TOGETHER WITH A NON-EXCLUSIVE EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, BOUNDED ON THE WEST BY CENTERLINE OF FOX CREEK AND ON THE EAST BY A LINE THAT IS 1200 FEET WEST OF AND PARALLEL TO CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL, LESS THE SOUTH 1050 FEET, SUBJECT TO AN EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET FOR EGRESS AND INGRESS.

SAID EASEMENT SHALL BE FOR ROAD, STREET AND UTILITY PURPOSES AND USES, THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 985, PAGE 681, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 2 (SARASOTA COUNTY PID NO. 0362001007)

THE NORTHERLY 497.33 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, AS MEASURED AT RIGHT ANGLES WITH NORTH LINE THEREOF:

A PARCEL OF LAND BEING AND LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1154, PAGES 1217 AND 1218 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°56'36" EAST, 2607.11 FEET TO A CONCRETE MONUMENT, BEING 1200 FEET WESTERLY OF THE CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 1271.54 FEET TO THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, (190 FEET RW); THENCE SOUTH 19°22'04" WEST ALONG THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1331.89 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF I-75 (S.R. 93), BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50°26'21" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 4°34'51"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), 1437.14 FEET, SAID POINT BEING 1200 FEET WESTERLY OF THE SAID CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 19°22'04" EAST PARALLEL WITH AND 1200 FEET WESTERLY OF THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 121.38 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM, THE FOLLOWING DESCRIBED PARCEL BEING A 80 FOOT ACCESS ROAD RIGHT-OF-WAY, COMMENCE AT THE AFOREMENTIONED POINT OF BEGINNING; THENCE SOUTH 89°56'36" EAST, 1107.31 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 63.57 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL; THENCE SOUTH 19°22'04" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1089.10 FEET; THENCE SOUTH 17°20'47" EAST, 210.33 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), ALSO BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50°30'55" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 0°30'09"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, 157.89 FEET; THENCE NORTH 19°22'04" EAST PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1183.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT SIXTY (60.0) FEET IN WIDTH FOR ROAD, STREET AND UTILITY PURPOSES FROM MISSION VALLEY BOULEVARD OVER THE PRESENT ROAD OR TRAIL TO THE BRIDGE OVER THE SARASOTA WEST COAST WATERSHED CANAL TO THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LIVING EAST OF SAID WEST COAST WATERSHED CANAL, THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 797, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, BOUNDED ON THE WEST BY CENTERLINE OF FOX CREEK AND ON THE EAST BY A LINE THAT IS 1200 FEET WEST OF AND PARALLEL TO CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL, LESS THE SOUTH 1050 FEET, SUBJECT TO AN EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET FOR EGRESS AND INGRESS.

SAID EASEMENT SHALL BE FOR ROAD, STREET AND UTILITY PURPOSES AND USES, THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 985, PAGE 681, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

SBA TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 20 (FOUND 4' X 4' CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE ON AN ASSUMED BEARING OF S 89°56'36" E, A DISTANCE OF 2487.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (LIMITED ACCESS PUBLIC RIGHT-OF-WAY) (FOUND 4' X 4' CONCRETE MONUMENT WITH DISK - NO I.D.); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 119.80 FEET TO A POINT ON A LINE 1200.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF RIGHT-OF-WAY FOR COWPEN SLOUGH DRAINAGE CANAL, (190 FOOT WIDE CANAL RIGHT-OF-WAY) (FOUND 4' X 4' CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 146.00 FEET; THENCE S 00°03'24" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°03'24" W, A DISTANCE OF 100.00 FEET; THENCE N 89°56'36" W, A DISTANCE OF 100.00 FEET; THENCE N 00°03'24" E, A DISTANCE OF 100.00 FEET; THENCE S 89°56'36" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND SITUATE WITHIN SARASOTA COUNTY, FLORIDA.

NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 20 (FOUND 4' X 4' CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE ON AN ASSUMED BEARING OF S 89°56'36" E, A DISTANCE OF 2487.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (LIMITED ACCESS PUBLIC RIGHT-OF-WAY) (FOUND 4' X 4' CONCRETE MONUMENT WITH DISK - NO I.D.); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 119.80 FEET TO A POINT ON A LINE 1200.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF RIGHT-OF-WAY FOR COWPEN SLOUGH DRAINAGE CANAL, (190 FOOT WIDE CANAL RIGHT-OF-WAY) (FOUND 4' X 4' CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 146.00 FEET; THENCE S 00°03'24" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'36" E, A DISTANCE OF 234.73 FEET; THENCE N 81°16'00" E, A DISTANCE OF 103.82 FEET; THENCE S 89°56'36" E, A DISTANCE OF 635.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RUSTIC ROAD (80 FOOT WIDE PUBLIC RIGHT-OF-WAY) (FOUND 4' X 4' CONCRETE MONUMENT WITH NAIL - NO I.D.); THENCE S 19°22'04" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 42.38 FEET; THENCE N 89°56'36" W, A DISTANCE OF 611.31 FEET; THENCE S 81°16'00" W, A DISTANCE OF 103.82 FEET; THENCE N 89°56'36" W, A DISTANCE OF 220.00 FEET; THENCE S 45°03'24" W, A DISTANCE OF 7.07 FEET; THENCE S 00°03'24" W, A DISTANCE OF 50.00 FEET; THENCE N 89°56'36" W, A DISTANCE OF 20.00 FEET; THENCE N 00°03'24" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND SITUATE WITHIN SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 3 (SARASOTA COUNTY PID NO. 0361001001, 0361001003, AND 0361001004)

PARCEL 1A: (FEE ESTATE)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE N 86°52'16" W, (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 2003.63 FEET TO THE POINT OF BEGINNING; THENCE S. 03°07'44" W., A DISTANCE OF 1075.00 FEET; THENCE S. 86°52'16" E., A DISTANCE OF 1087.91 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE S. 19°13'36" W., ALONG THE SAID CENTERLINE, A DISTANCE OF 1705.00 FEET; THENCE N. 89°52'16" W., ALONG A LINE THAT IS 1200.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 2049.47 FEET; THENCE N. 03°07'44" E., A DISTANCE OF 1200.00 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 20; THENCE S. 86°52'16" E., ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 997.63 FEET TO THE POINT OF BEGINNING.

PARCEL 2B: (FEE ESTATE)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE N. 86°52'16" W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 3001.26 FEET; THENCE S. 03°07'44" W., A DISTANCE OF 701.81 FEET TO THE POINT OF BEGINNING; THENCE S. 03°07'44" W., A DISTANCE OF 468.19 FEET; THENCE S. 86°52'16" E., A DISTANCE OF 2048.47 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE S. 19°13'36" W., ALONG THE SAID CENTERLINE, A DISTANCE OF 898.93 FEET; THENCE N. 89°52'16" W., A DISTANCE OF 2023.58 FEET TO THE INTERSECTION WITH A LINE THAT IS 75.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF I-75 TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 17900.40 FEET, A CENTRAL ANGLE OF 02°32'32". A CHORD BEARING OF N. 30°39'52" W., AND A CHORD LENGTH OF 794.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 794.24 FEET TO THE END OF SAID CURVE; THENCE S. 89°52'16" E., A DISTANCE OF 78.08 FEET; THENCE N. 03°07'44" E., A DISTANCE OF 355.83 FEET TO THE INTERSECTION WITH A LINE THAT IS 75.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF I-75 TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 17900.40 FEET, A CENTRAL ANGLE OF 02°32'32". A CHORD BEARING OF N. 30°39'52" W., AND A CHORD LENGTH OF 794.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 794.24 FEET TO THE END OF SAID CURVE; THENCE S. 89°52'16" E., A DISTANCE OF 16.86 FEET; THENCE N. 24°01'07" E., A DISTANCE OF 24.84 FEET; THENCE N. 02°18'48" W., A DISTANCE OF 23.12 FEET; THENCE N. 33°37'44" E., A DISTANCE OF 24.04 FEET; THENCE S. 89°52'16" E., A DISTANCE OF 28.42 FEET; THENCE N. 25°19'48" E., A DISTANCE OF 34.71 FEET; THENCE N. 14°42'29" W., A DISTANCE OF 33.21 FEET; THENCE N. 61°16'21" W., A DISTANCE OF 44.63 FEET; THENCE S. 86°52'16" E., LEAVING SAID CENTERLINE OF THE EXISTING CREEK A DISTANCE OF 491.08 FEET TO THE POINT OF BEGINNING.

PARCEL 3C: (FEE ESTATE)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE N. 86°52'16" W., ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 4368.45 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 75 (I-75) TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 17875.40 FEET, A CENTRAL ANGLE OF 04°22'59". A CHORD BEARING OF S. 27°01'43" E. AND A CHORD LENGTH OF 1387.88 FEET; THENCE ALONG THE SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF I-75 AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1388.20 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING; THENCE S. 86°52'16" E., A DISTANCE OF 88.87 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 17900.40 FEET, A CENTRAL ANGLE OF 02°32'32". A CHORD BEARING OF S. 30°39'52" W., AND A CHORD LENGTH OF 794.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 794.24 FEET TO THE END OF SAID CURVE; THENCE S. 89°52'16" E., A DISTANCE OF 2023.35 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT-OF-WAY (COW PEN SLOUGH CANAL); THENCE S. 19°13'36" W., ALONG THE SAID CENTERLINE, A DISTANCE OF 678.70 FEET; THENCE S. 89°55'53" W., A DISTANCE OF 1392.92 FEET TO THE INTERSECTION WITH THE SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF I-75 TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 17975.40 FEET, A CENTRAL ANGLE OF 05°24'53", A CHORD BEARING OF N. 31°56'55" W. AND A CHORD LENGTH OF 1698.17 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1698.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007155382, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 4D: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE ROAD, STREET AND UTILITY EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS AS SHOWN BY AND SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 797, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 5E: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2285, PAGE 1698, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 4 (SARASOTA COUNTY PID NO. 0361001002)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE N. 86°52'16" W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 363.83 FEET TO THE POINT OF BEGINNING; THENCE N. 86°52'16" W., CONTINUE ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 1640.00 FEET; THENCE S. 03°07'44" W., PERPENDICULAR TO THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 1075.00 FEET; THENCE S. 86°52'16" E., ALONG A LINE THAT IS 1075.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 1087.91 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE N. 19°13'36" E., ALONG THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL) FOR THE NEXT THREE (3) CALLS A DISTANCE OF 636.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 716.78 FEET, A CENTRAL ANGLE OF 36°40'00", A TANGENT LENGTH OF 237.52 FEET, A CHORD BEARING OF N. 37°33'36" W. AND A CHORD LENGTH OF 450.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 458.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 55°53'36" E., A DISTANCE OF 151.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 95 FOOT WIDE PERMANENT EASEMENT FOR COW PEN SLOUGH CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 418, PAGE 882 AND A 55 FOOT WIDE PERMANENT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 426, PAGE 96, AND 55 FOOT WIDE TEMPORARY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 418, PAGE 955, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH:

A 50.00 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20, THENCE N. 86°52'16" W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 363.83 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE S. 55°53'36" E., ALONG THE SAID CENTERLINE FOR THE NEXT THREE (3) CALLS A DISTANCE OF 151.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 716.78 FEET, A CENTRAL ANGLE OF 36°40'00", A TANGENT LENGTH OF 237.52 FEET, A CHORD BEARING OF S. 37°33'36" W. AND A CHORD LENGTH OF 450.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 458.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S. 19°13'36" W., A DISTANCE OF 636.28 FEET; THENCE N. 86°52'16" W., ALONG A LINE THAT IS 1075.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 46.83 FEET TO THE POINT OF BEGINNING; THENCE S. 19°13'48" W., ALONG A LINE THAT IS 45.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF COW PEN SLOUGH CANAL, A DISTANCE OF 1498.53 FEET; THENCE S. 89°55'52" W., A DISTANCE OF 52.98 FEET; THENCE N. 19°13'48" E., ALONG A LINE THAT IS 95.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF COW PEN SLOUGH CANAL, A DISTANCE OF 1501.61 FEET; THENCE S. 89°52'16" E., ALONG A LINE THAT IS 1075.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 52.04 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 5 (SARASOTA COUNTY PID NOS. 0362001010 AND 036400002)

PARCEL 1A:

THE W 1/2 OF SW 1/4 OF SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, IN SARASOTA COUNTY, FLORIDA.

PARCEL 2B:

ALL THAT PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, LYING EAST OF THE CANAL (COW PEN SLOUGH) AND EASTERLY OF INTERSTATE 75, ALSO, A PARCEL OF LAND LYING THE NE 1/4 OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 29, FOR A POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID SECTION 29, S 00°09'22" W., (ON AN ASSUMED BEARING) 598.21 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RW LINE OF INTERSTATE 75; THENCE ALONG THE NORTHEASTERLY RW LINE OF INTERSTATE 75, N 39°47'50" WEST, 794.56 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID SECTION 29, S 89°37'24" EAST, 510.35 FEET TO THE POINT OF BEGINNING; TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR ACCESS AS RECORDED IN OFFICIAL RECORDS BOOK 1317, PAGE 931, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 3C:

THE SOUTHERLY 200 FEET OF THE WESTERLY 100 FEET OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LYING EAST OF COW PEN SLOUGH.

LESS THAT PARCEL #112 AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2010068284, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 6 (SARASOTA COUNTY PID NO. 0364040001)

THE SOUTH 30 FEET OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

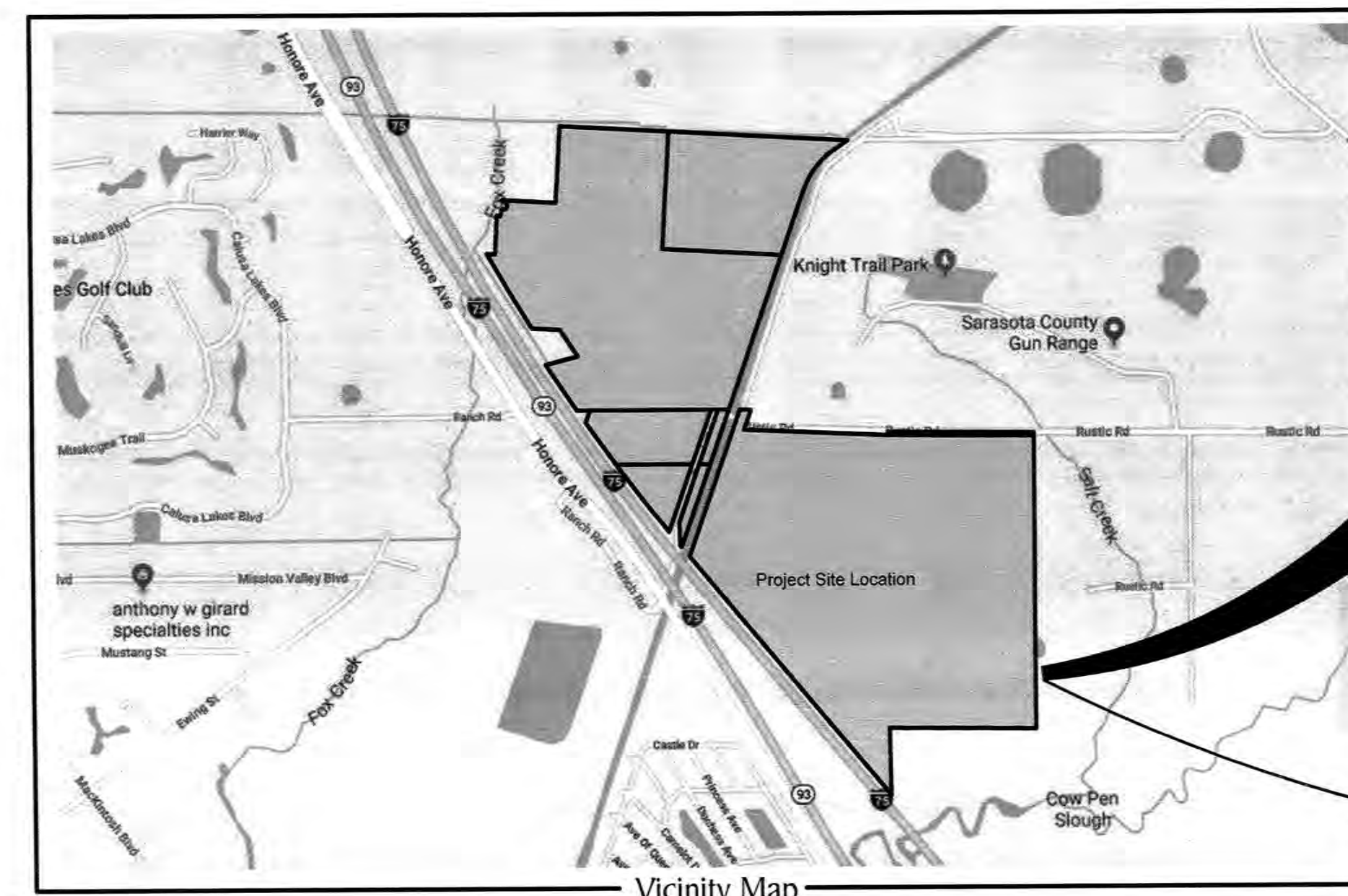
AND:

PARCEL 7

SBA TOWERS LEASE PARCEL (SARASOTA COUNTY PID NO. 0362001015)

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 20 (FOUND 4' X 4' CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE ON AN ASSUMED BEARING OF S 89°56'36" E, A DISTANCE OF 2487.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (LIMITED ACCESS PUBLIC RIGHT-OF-WAY) (FOUND 4' X 4' CONCRETE MONUMENT WITH DISK - NO I.D.); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 119.80 FEET TO A POINT ON A LINE 1200.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF RIGHT-OF-WAY FOR COWPEN SLOUGH DRAINAGE CANAL, (190 FOOT WIDE CANAL RIGHT-OF-WAY) (FOUND 4' X 4' CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 146.00 FEET; THENCE S 00°03'24" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°03'24" W, A DISTANCE OF 100.00 FEET; THENCE N 89°56'36" W, A DISTANCE OF 100.00 FEET; THENCE N 00°03'24" E, A DISTANCE OF 100.00 FEET; THENCE S 89°56'36" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND SITUATE WITHIN SARASOTA COUNTY, FLORIDA.

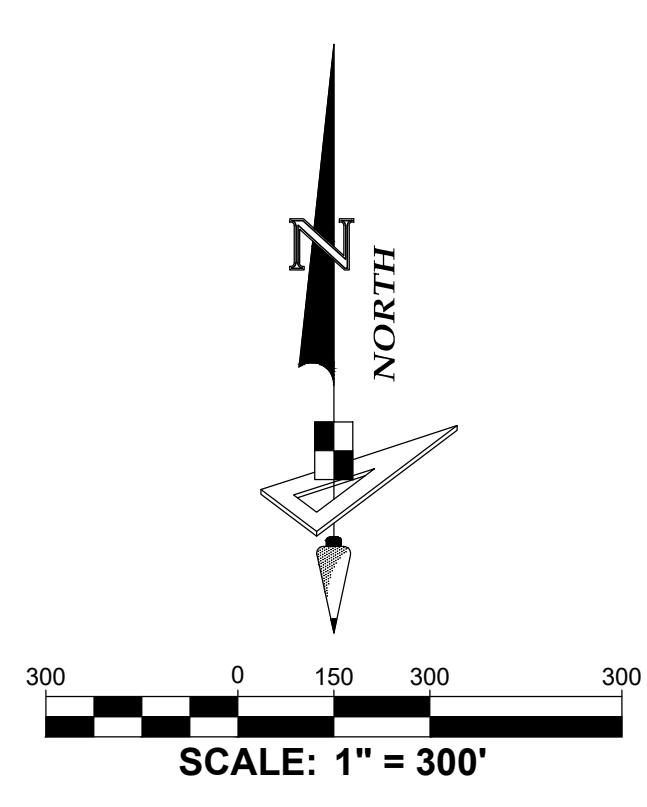
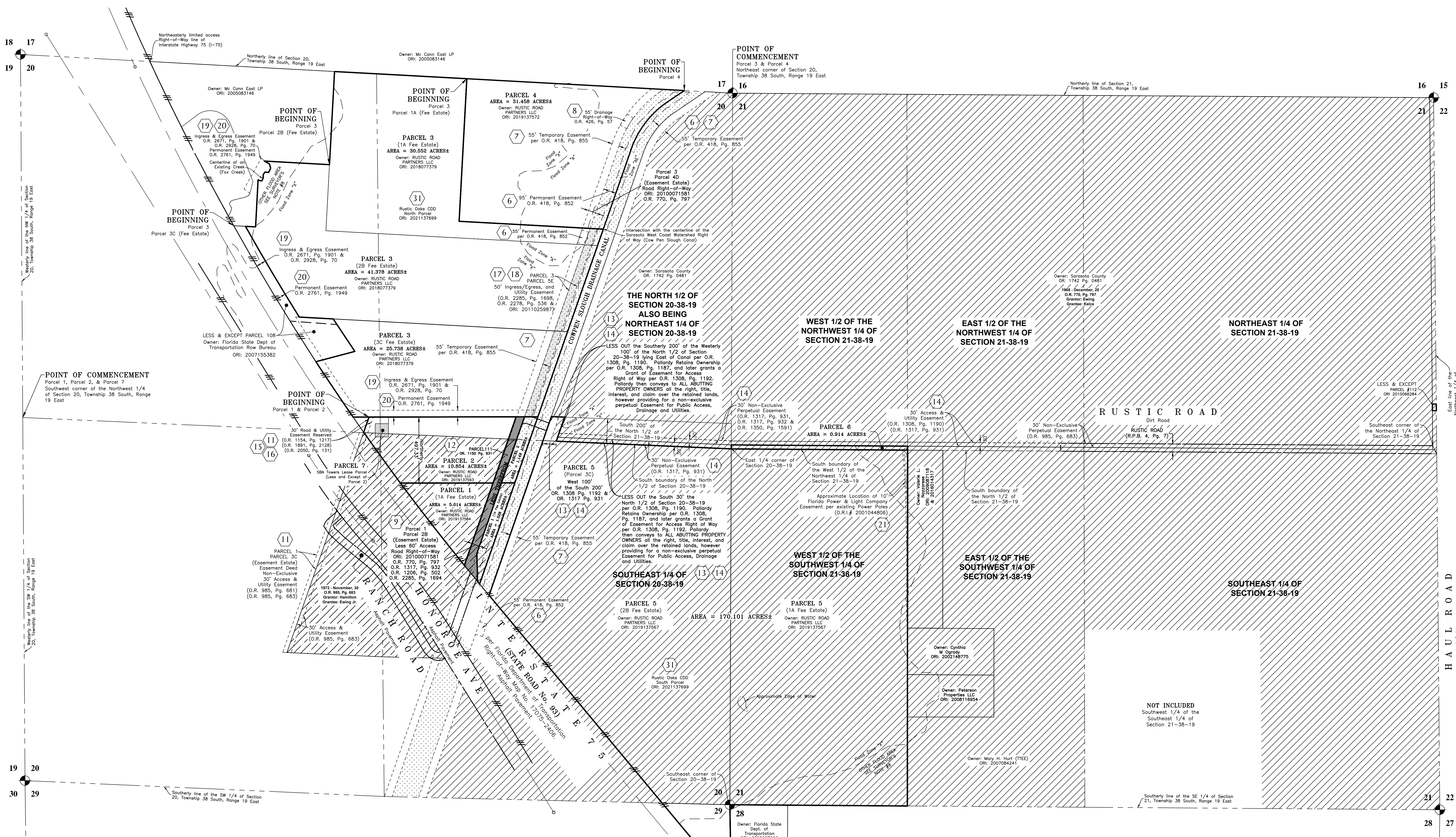


Vicinity Map (NOT TO SCALE)

Sheet Index	
SHEET 1	Cover Sheet, Certification, Vicinity Map, Key Sheet, Title Commitment, and Descriptions
SHEET 2	Overall Boundary
SHEET 3-7	Boundary Survey Occupation Details

SURVEYOR'S NOTES:

- Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Fidelity National Title Insurance Company Commitment for Title Insurance, Commitment Order Number: 9368371 - Revision No. 4, with a commitment date of November 15, 2021, and a Revision Date of November 27, 2021, issued by Godbold, Downing, Bill & Rentz, P.A.
- Bearings shown hereon are based on the Northern boundary of Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, having a Grid bearing of S 89°53'24" E. 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.
- This survey is intended to be displayed at 1" = 300' on Sheet 2 and 1" = 80' on Sheets 3 through 7.
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey maps or reports



LEGEND

(S) ----- Survey Dimension	ILL ----- Illegible
(D) ----- Deed Dimension	FFE ----- Finish Floor Elevation
□ ----- Service Power Pole	WT ----- Water tank
(C) ----- Calculated Dimension	CPP ----- Corrugated Plastic Pipe
⊙ ----- Utility Pole	RCP ----- Reinforced Concrete Pipe
O.R. ----- Official Records Book	Inv ----- Invert Elevation
Pg(s) ----- Page(s)	Elev ----- Elevation
R.P.B. ----- Road Plat Book	MES ----- Mitered End Section
F.D.O.T. ----- Florida Department of Transportation	A/C ----- Air Conditioner
SIR ----- Set 1/2" Iron Rod LB7768	⊕ ----- Storm Drainage Manhole
FIR ----- Found Iron Rod	→ ----- Guy Anchor
FCM ----- Found Concrete Monument	□ ----- Electric Pedestal
PRM ----- Permanent Reference Monument	⊠ ----- Telephone Pedestal
CMP ----- Corrugated Metal Pipe	FJB ----- Fiber Optic Junction Box
MTP ----- Metal Pipe	⚡ ----- Buried Fiber Optic Warning Marker
ORI ----- Official Record Instrument	BO ----- Water Blow-off Valve
FAD ----- Found Aluminum Disk	MW ----- Monitoring Well
RLS ----- Registered Licence Surveyor	OU ----- Overhead Utility Lines
▨ ----- Lands Described in O.R. 770, Page 797	▨ ----- Lands Described in O.R. 985, Page 683
	▨ ----- Cowpen Slough Canal Limits

NOTE:
SEE SHEET NO. 1 FOR TITLE COMMITMENT, SURVEYOR'S NOTES, CERTIFICATIONS, LEGAL, & KEY SHEET
SEE SHEET NO. 2 FOR OVERALL BOUNDARY
SEE SHEET NO. 3-7 FOR BOUNDARY SURVEY & OCCUPATION DETAILS

PROJECT: Rustic Road
 PHASE: OVERALL ALTA, NSPS LAND TITLE SURVEY
 DRAWN: JCM DATE: 06/30/20 CHECKED BY: MHC
 P.CHIEF: PB FIELD BOOK: 92-2019-Pages: 9 - 11
 DATA FILE: RYALS.LITTLE.GCP\US88\AN.txt

DATE	DESCRIPTION	ISSUED BY
11/13/20	Updated Title Commitment	JCM
06/17/21	Added Control Structure & 24" Cap	JCM
09/10/21	Updated Certification & Title Commitment	JCM
12/03/21	Updated Certification	LEV
12/13/21	Updated Title Commitment	JCM

DATE OF LAST FIELD SURVEY: June 10, 2021
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

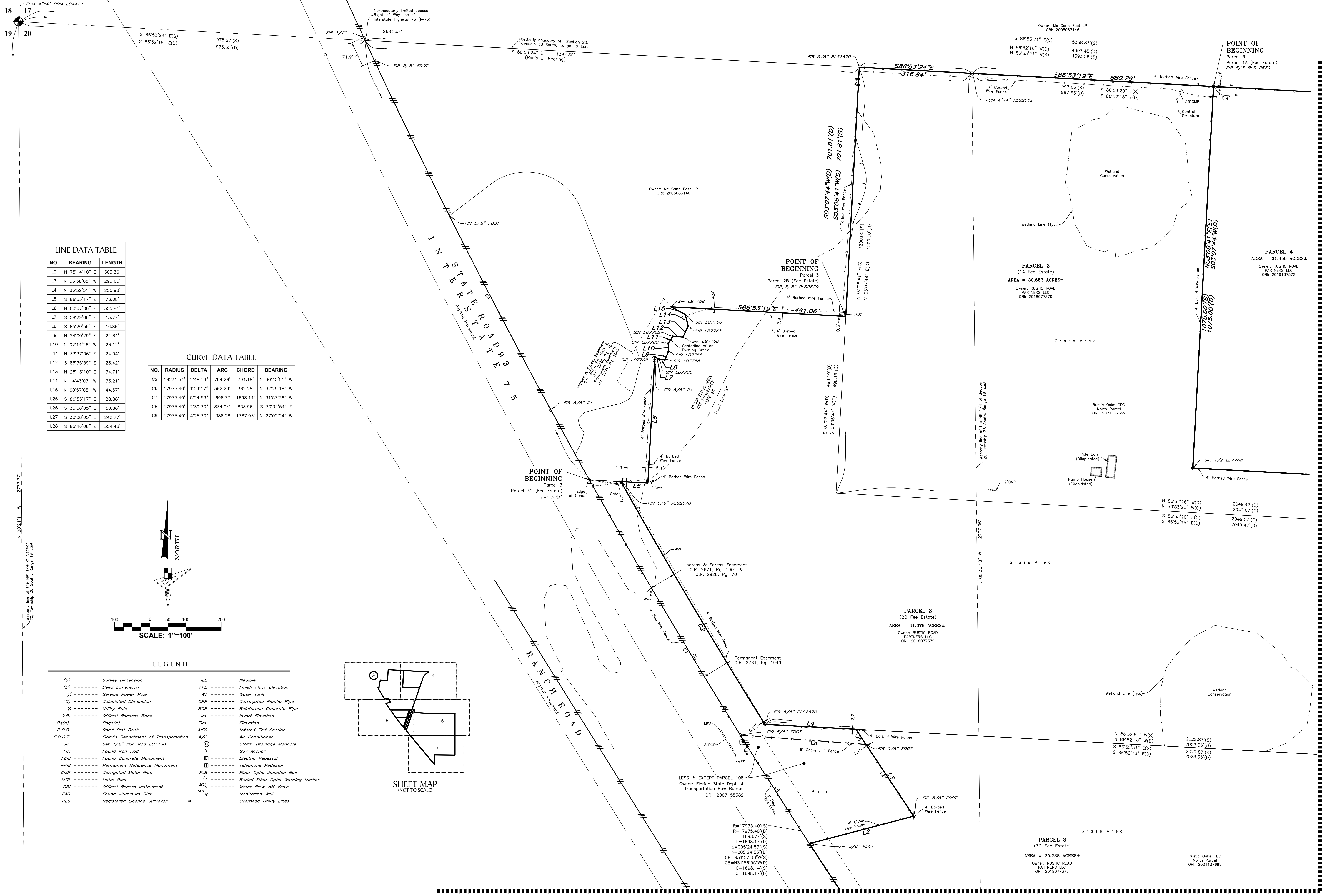
SEE SHEET 1 OF 7 FOR SURVEYOR'S CERTIFICATE

ALTA / NSPS LAND TITLE SURVEY BOUNDARY SURVEY
 PREPARED FOR:
MERITAGE HOMES CORPORATION
 LOCATED IN:
 Sections 20, 21 & 29, Township 38 S., Range 19 E.
 Sarasota County, Florida

GeoPoint
 Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business No. 187768

SHEET NUMBER: 02 of 07

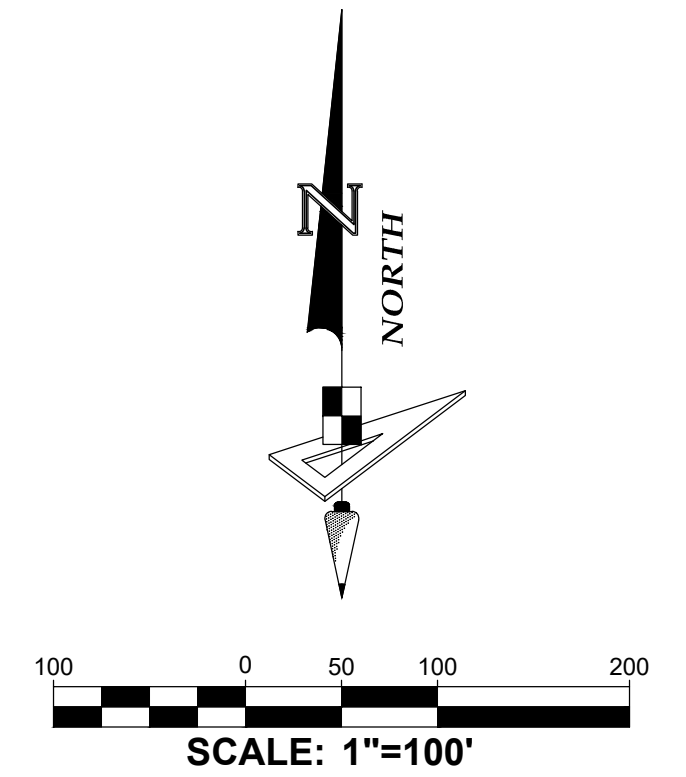


LINE DATA TABLE

NO.	BEARING	LENGTH
L2	N 75°14'10" E	303.36'
L3	N 33°38'05" W	293.63'
L4	N 86°52'51" W	255.98'
L5	S 86°53'17" E	76.08'
L6	N 03°07'06" E	355.81'
L7	S 58°29'06" E	13.77'
L8	S 85°20'56" E	16.86'
L9	N 24°00'29" E	24.84'
L10	N 02°14'26" W	23.12'
L11	N 33°37'06" E	24.04'
L12	S 85°35'59" E	28.42'
L13	N 25°13'10" E	34.71'
L14	N 14°43'07" W	33.21'
L15	N 60°57'05" W	44.57'
L25	S 86°53'17" E	88.88'
L26	S 33°38'05" E	50.86'
L27	S 33°38'05" E	242.77'
L28	S 85°46'08" E	354.43'

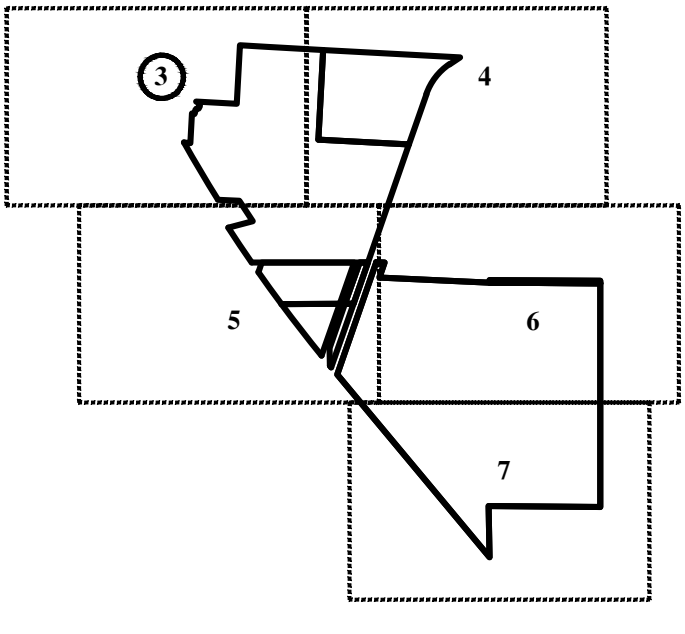
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C2	16231.54'	2°48'13"	794.26'	794.18'	N 30°40'51" W
C6	17975.40'	1°09'17"	362.29'	362.28'	N 32°29'18" W
C7	17975.40'	5°24'53"	1698.77'	1698.14'	N 31°57'36" W
C8	17975.40'	2°39'30"	834.04'	833.96'	S 30°34'54" E
C9	17975.40'	4°25'30"	1388.28'	1387.93'	N 27°02'24" W



LEGEND

- | | |
|---|---|
| (S) ----- Survey Dimension | ILL ----- Illigible |
| (D) ----- Dead Dimension | FFE ----- Finish Floor Elevation |
| SP ----- Service Power Pole | WT ----- Water tank |
| (C) ----- Calculated Dimension | CPP ----- Corrugated Plastic Pipe |
| U ----- Utility Pole | RCP ----- Reinforced Concrete Pipe |
| O.R. ----- Official Records Book | Inv ----- Invert Elevation |
| Page(s) ----- Page(s) | Elev ----- Elevation |
| R.P.B. ----- Road Plat Book | MES ----- Mitered End Section |
| F.D.O.T. ----- Florida Department of Transportation | A/C ----- Air Conditioner |
| SIR ----- Set 1/2" Iron Rod LB7768 | SDM ----- Storm Drainage Manhole |
| FCM ----- Found Iron Rod | GA ----- Guy Anchor |
| PRM ----- Permanent Reference Monument | EP ----- Electric Pedestal |
| CMP ----- Corrugated Metal Pipe | TP ----- Telephone Pedestal |
| MTP ----- Metal Pipe | FJB ----- Fiber Optic Junction Box |
| ORI ----- Official Record Instrument | BFB ----- Buried Fiber Optic Warning Marker |
| FAD ----- Found Aluminum Disk | BO ----- Water Blow-off Valve |
| RLS ----- Registered Licence Surveyor | MW ----- Monitoring Well |
| | OU ----- Overhead Utility Lines |



NOTE:
SEE SHEET NO. 1 FOR TITLE COMMITMENT, SURVEYOR'S NOTES, CERTIFICATIONS, LEGAL, & KEY SHEET
SEE SHEET NO. 2 FOR OVERALL BOUNDARY
SEE SHEET NO. 3-7 FOR BOUNDARY SURVEY & OCCUPATION DETAILS

PROJECT: Rustic Road
 PHASE: OVERALL ALTA NSPS LAND TITLE SURVEY
 DRAWN: JCM [DATE: 06/30/20] CHECKED BY: MHC
 P.CHIEF: PB FIELD BOOK: 92-2019-Pages: 9 - 11
 DATA FILE: RYALS.LITTLE-GCP\US88\AN.txt

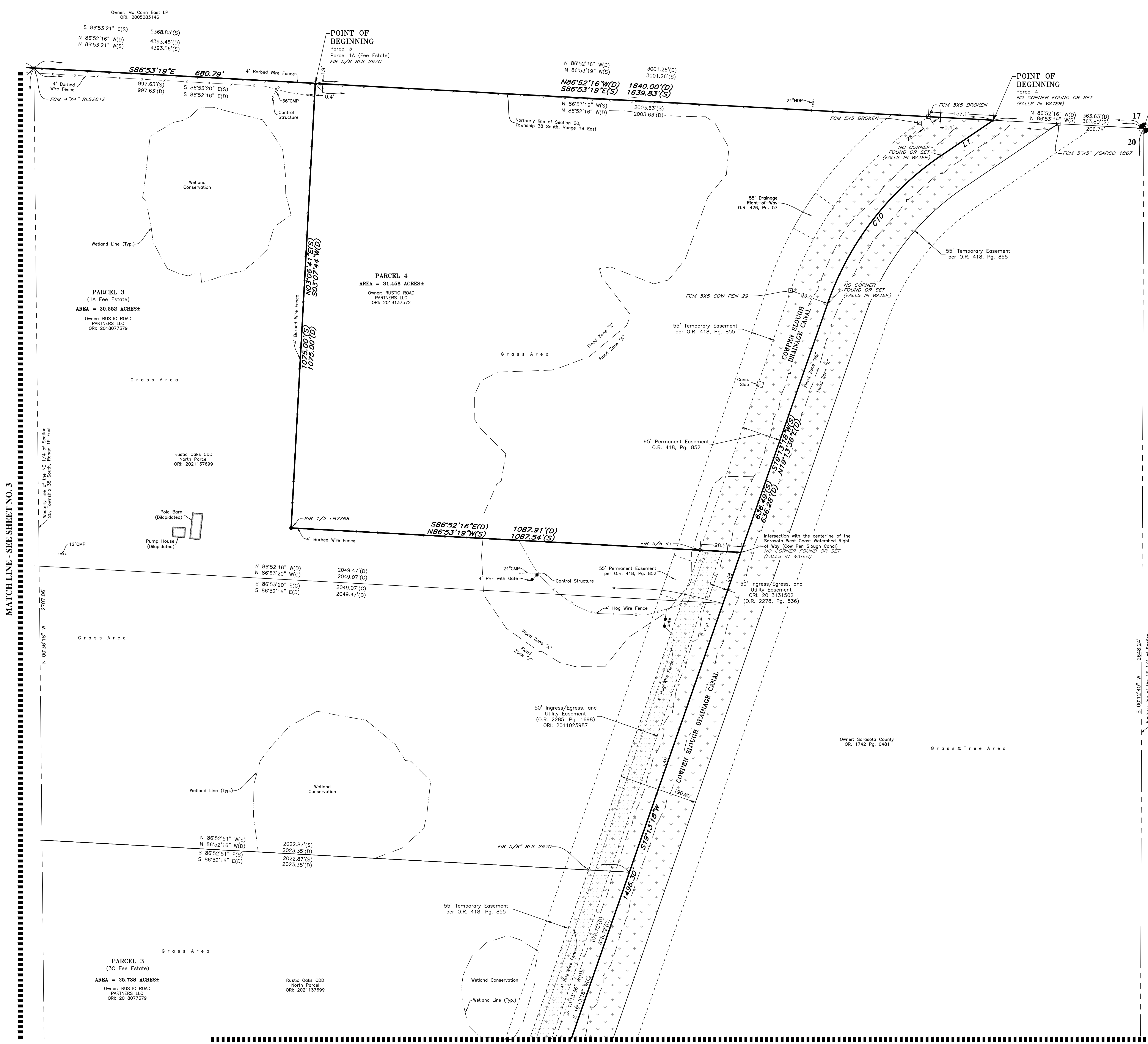
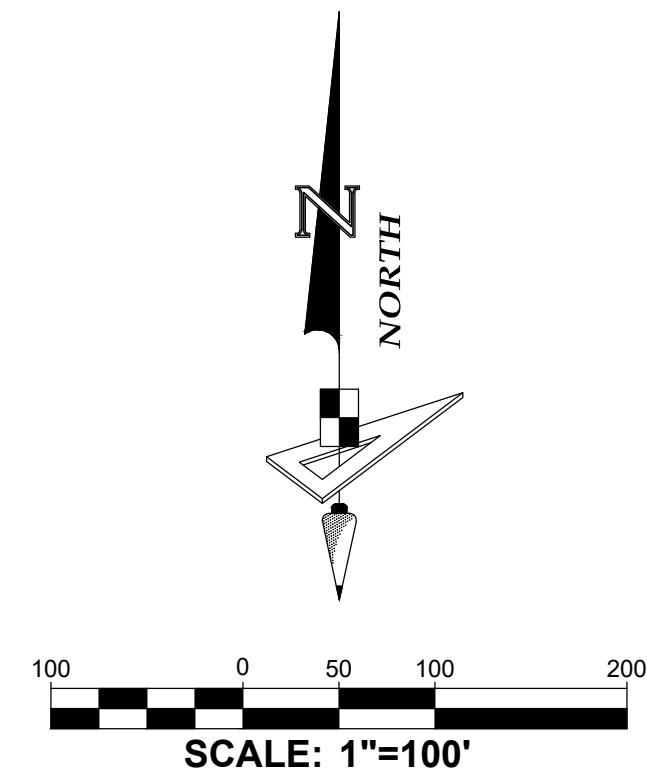
DATE	DESCRIPTION	ISSUED BY
11/13/20	Updated Title Commitment	JCM
06/17/21	Added Control Structure & 24" Cap	JCM
09/14/21	Updated Certification & Title Commitment	JCM
12/03/21	Updated Certification	LEV
12/13/21	Updated Title Commitment	JCM

DATE OF LAST FIELD SURVEY: June 10, 2021
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALTA / NSPS LAND TITLE SURVEY BOUNDARY SURVEY
 PREPARED FOR: MERITAGE HOMES CORPORATION
 LOCATED IN: Sections 20, 21 & 29, Township 38 S., Range 19 E., Sarasota County, Florida

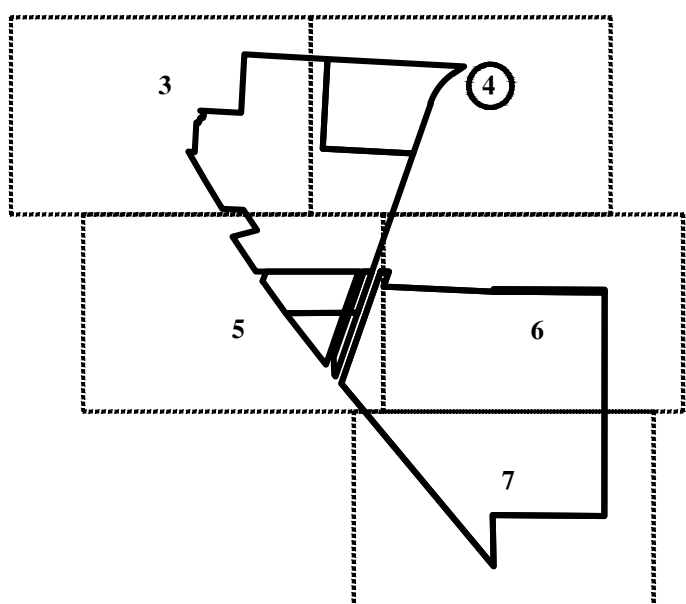
GeoPoint Surveying, Inc.
 1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurveying.com Licensed Business No.: 18-7748

SHEET NUMBER: 03 of 07



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 55°53'18\" W	151.49'
L48	S 19°13'18\" W	130.11'
L49	S 19°13'18\" W	687.47'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	716.78'	36°40'00\"	458.71'	450.92'	S 37°33'18\" W



SHEET MAP
(NOT TO SCALE)

LEGEND

(S) ----- Survey Dimension	ILL ----- Illegible
(D) ----- Dead Dimension	FEE ----- Finish Floor Elevation
(C) ----- Calculated Dimension	WT ----- Water Tank
Pg(s) ----- Page(s)	CPW ----- Corrugated Plastic Pipe
R.P.B. ----- Road Plat Book	RCP ----- Reinforced Concrete Pipe
F.D.O.T. ----- Florida Department of Transportation	Inv ----- Invert Elevation
SIR ----- Set 1/2\" Iron Rod LB7768	Elev ----- Elevation
FIR ----- Found Iron Rod	MES ----- Metered End Section
FCM ----- Found Concrete Monument	A/C ----- Air Conditioner
PRM ----- Permanent Reference Monument	⊕ ----- Storm Drainage Manhole
CMP ----- Corrugated Metal Pipe	⊙ ----- Guy Anchor
MTP ----- Metal Pipe	⊠ ----- Telephone Pedestal
ORI ----- Official Record Instrument	FJB ----- Fiber Optic Junction Box
FAD ----- Found Aluminum Disk	F _a ----- Buried Fiber Optic Warning Marker
RLS ----- Registered Licence Surveyor	BC _v ----- Water Blow-off Valve
	MW ----- Monitoring Well
	OU ----- Overhead Utility Lines

NOTE:
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SEE SHEET NO. 2 FOR OVERALL BOUNDARY
SEE SHEET NO. 3-7 FOR BOUNDARY SURVEY & OCCUPATION DETAILS

DATE	DESCRIPTION	BY
11/13/20	Updated Title Commitment	JCM
06/17/21	Added Control Structure & 24\" CMP	JCM
09/14/21	Updated Certification & Title Commitment	JCM
12/03/21	Updated Certification	LEV
12/13/21	Updated Title Commitment	JCM

PROJECT: Rustic Road
 PHASE: OVERALL ALTA / NSPS LAND TITLE SURVEY
 DRAWN: JCM | DATE: 06/30/20 | CHECKED BY: MHC
 P.CHIEF: PB | FIELD BOOK: 92-2019-Pages: 9 - 11
 DATA FILE: RYALS.LITTLE-GCP(US88)AN.txt

DATE OF LAST FIELD SURVEY: June 10, 2021

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 1 of 7 FOR SURVEYOR'S CERTIFICATE

ALTA / NSPS LAND TITLE SURVEY
 BOUNDARY SURVEY
 PREPARED FOR:
 MERITAGE HOMES CORPORATION
 LOCATED IN:
 Sections 20, 21 & 29, Township 38 S., Range 19 E.
 Sarasota County, Florida

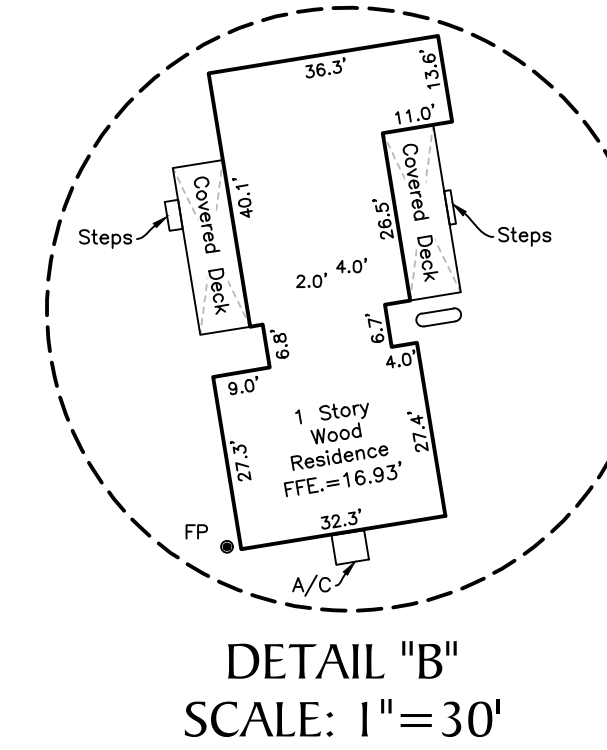
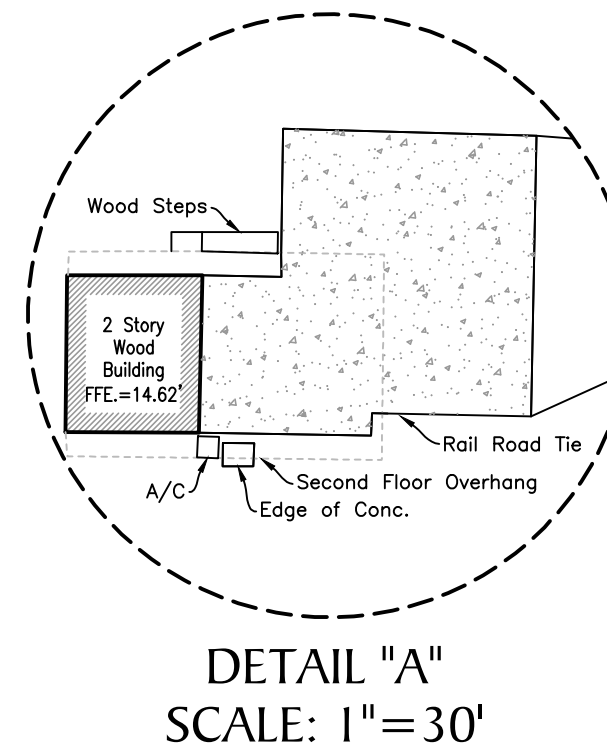
GeoPoint
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1403 E. 5th Avenue
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www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licenced Business No.: 1817748

SHEET NUMBER: 04 of 07

POINT OF COMMENCEMENT
Parcel 1 & Parcel 2
Southwest corner of the Northwest 1/4 of
Section 20, Township 38 South, Range 19 East
FCM 4'x4' LB2030



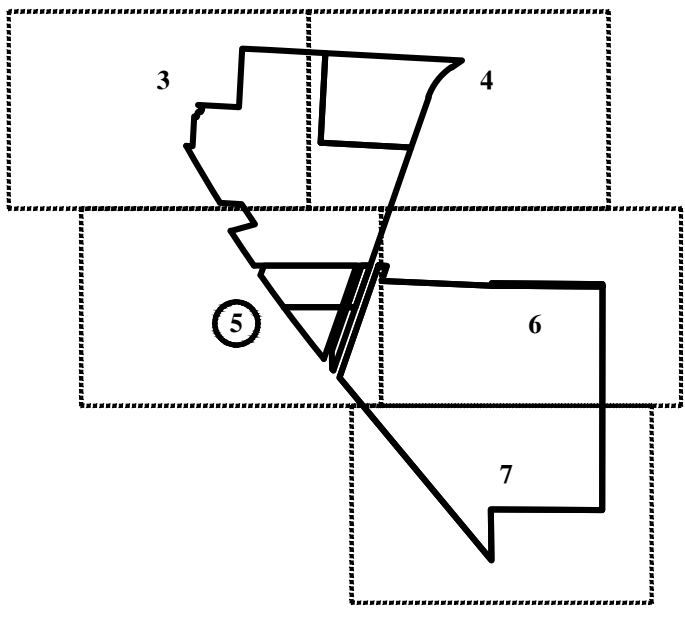
LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	N 75°14'10" E	303.36'
L16	N 89°55'13" E	100.66'
L17	S 89°55'13" W	100.66'
L18	N 89°55'13" E	100.66'
L19	N 01°26'19" W	210.60'
L24	S 01°26'19" W	210.60'
L29	N 19°13'53" E	121.60'
L30	N 89°55'13" E	146.00'
L31	S 00°04'47" E	50.00'
L32	N 00°04'47" W	100.00'
L33	N 89°55'13" E	100.00'
L34	S 00°04'47" E	100.00'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L35	S 89°55'13" W	100.00'
L36	N 89°54'47" E	234.73'
L37	N 61°07'49" E	103.76'
L38	S 89°55'13" W	611.04'
L39	S 19°13'17" W	42.34'
L40	S 61°07'49" W	103.82'
L41	N 89°55'13" W	220.00'
L42	S 44°55'13" W	7.07'
L43	S 00°04'47" E	55.00'
L44	N 89°48'25" W	20.00'
L45	N 00°04'47" W	100.00'
L46	N 89°55'13" E	635.36'

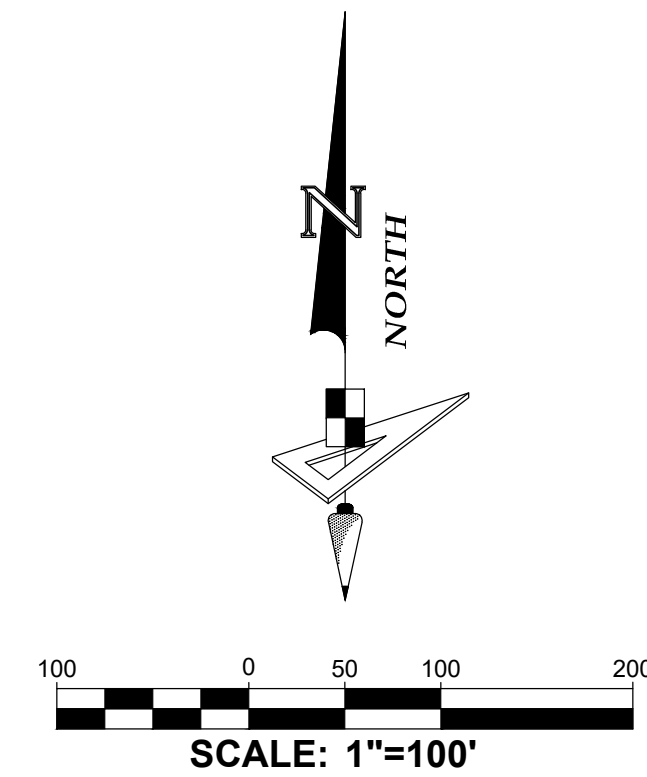
LINE DATA TABLE		
NO.	BEARING	LENGTH
L47	N 89°55'13" E	63.57'

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
C1	17975.40'	1°36'05"	502.45'	502.43'
C3	17975.40'	1°30'12"	471.61'	471.60'
C4	17975.40'	2°30'00"	784.30'	784.24'
C5	17975.42'	0°04'37"	24.17'	24.17'
C11	17975.40'	1°30'12"	471.61'	471.60'
C12	20801.33'	0°26'00"	157.37'	157.37'
C13	17975.40'	0°21'15"	111.14'	111.14'

LEGEND	
(S) ----- Survey Dimension	ILL ----- Ineligible
(D) ----- Diced Dimension	FEE ----- Finish Floor Elevation
(C) ----- Service Power Pole	WT ----- Water Tank
(C) ----- Calculated Dimension	CPP ----- Corrugated Plastic Pipe
Ø ----- Utility Pole	RCP ----- Reinforced Concrete Pipe
O.R. ----- Official Records Book	Inv ----- Invert Elevation
Pg(s) ----- Page(s)	Elev ----- Elevation
R.P.B. ----- Road Plat Book	MES ----- Metered End Section
F.D.O.T. ----- Florida Department of Transportation	A/C ----- Air Conditioner
SWP ----- Set 1/2" Iron Rod LB7768	SM ----- Storm Drainage Manhole
FIR ----- Found Iron Rod	GA ----- Guy Anchor
FCM ----- Found Concrete Monument	EP ----- Electric Pedestal
PRM ----- Permanent Reference Monument	TP ----- Telephone Pedestal
CMP ----- Corrugated Metal Pipe	FJB ----- Fiber Optic Junction Box
MTP ----- Metal Pipe	FB ----- Buried Fiber Optic Warning Marker
ORI ----- Official Record Instrument	SB ----- Water Blow-off Valve
FAD ----- Found Aluminum Disk	MW ----- Monitoring Well
RLS ----- Registered Licence Surveyor	OU ----- Overhead Utility Lines



Westerly line of the SW 1/4 of Section 20, Township 38 South, Range 19 East



NOTE:
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SEE SHEET NO. 2 FOR OVERALL BOUNDARY
SEE SHEET NO. 3-7 FOR BOUNDARY SURVEY & OCCUPATION DETAILS

PROJECT: Rustic Road	DATE OF LAST FIELD SURVEY: June 10, 2021
PHASE: OVERALL ALTA / NSPS LAND TITLE SURVEY	
DRAWN: JCM [DATE: 06/30/20] CHECKED BY: MHC	
P.CHIEF: PB FIELD BOOK: 92-2019-Pages: 9 - 11	
DATA FILE: RYALS.LITTLE-GCP(US88)AN.txt	
REVISIONS	
DATE	DESCRIPTION
11/13/20	Updated Title Commitment
06/11/21	Added Control Structure & 24" Cur
09/10/21	Updated Certification & Title Commitment
12/03/21	Updated Certification
12/13/21	Updated Title Commitment

SEE SHEET 1 of 7 FOR SURVEYOR'S CERTIFICATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALTA / NSPS LAND TITLE SURVEY
BOUNDARY SURVEY
PREPARED FOR:
MERITAGE HOMES CORPORATION
LOCATED IN:
Sections 20, 21 & 29, Township 38 S., Range 19 E.
Sarasota County, Florida

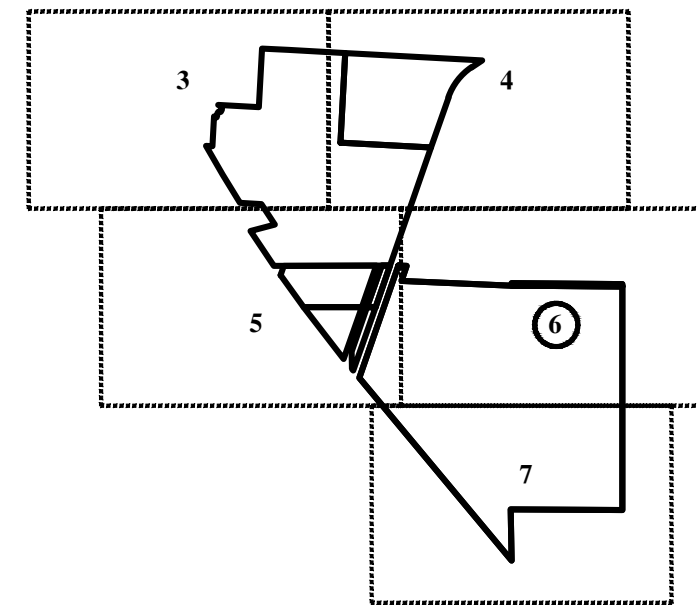
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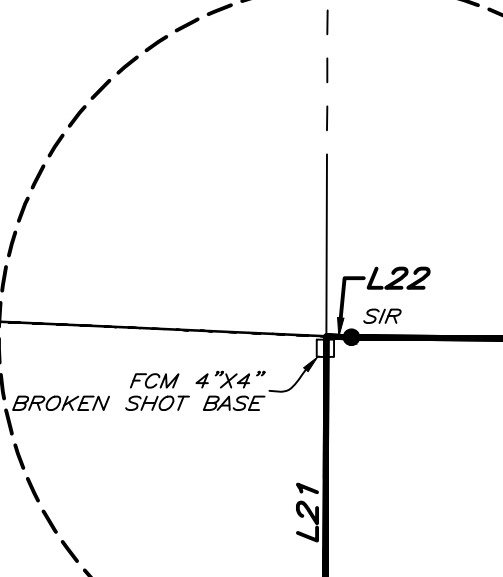
SHEET NUMBER: 05 of 07

MATCH LINE - SEE SHEET NO. 4

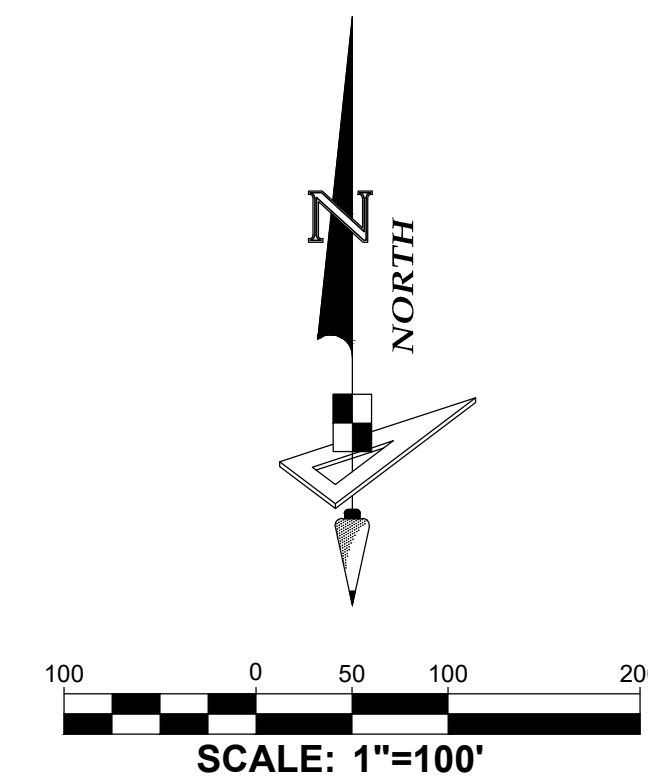


SHEET MAP (NOT TO SCALE)

Scale: 1" = 5'



NO.	BEARING	LENGTH
L21	N 00°12'40" E	30.02'
L22	S 87°27'48" E	0.66'
L23	S 00°07'40" E	30.00'



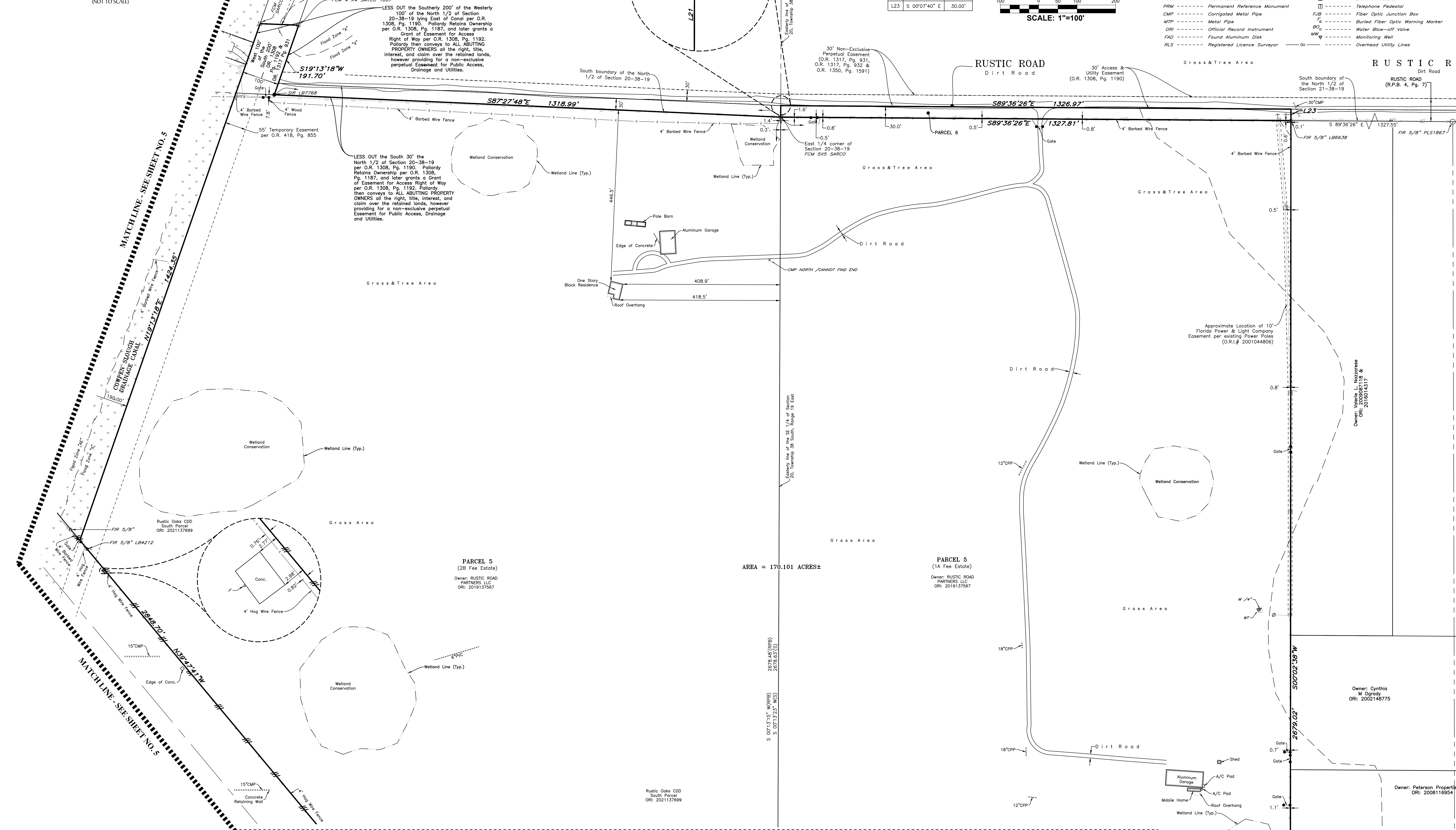
LEGEND

- (S) --- Survey Dimension
- (D) --- Dead Dimension
- SP --- Service Power Pole
- (C) --- Calculated Dimension
- Ø --- Utility Pole
- O.R. --- Official Records Book
- Pg(s) --- Page(s)
- R.P.B. --- Road Plat Book
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- RLS --- Registered License Surveyor
- ILL --- Illegible
- FFE --- Finish Floor Elevation
- WT --- Water Tank
- CPP --- Corrugated Plastic Pipe
- RCP --- Reinforced Concrete Pipe
- Inv --- Invert Elevation
- Elev --- Elevation
- MES --- Meters End Section
- A/C --- Air Conditioner
- SM --- Storm Drainage Manhole
- GA --- Guy Anchor
- EP --- Electric Pedestal
- TP --- Telephone Pedestal
- FJB --- Fiber Optic Junction Box
- FB --- Buried Fiber Optic Warning Marker
- WBV --- Water Blow-off Valve
- MW --- Monitoring Well
- OU --- Overhead Utility Lines

MATCH LINE - SEE SHEET NO. 5

MATCH LINE - SEE SHEET NO. 5

MATCH LINE - SEE SHEET NO. 7



NOTE:
 SEE SHEET NO. 1 FOR TITLE COMMITMENT, SURVEYOR'S NOTES, CERTIFICATIONS, LEGAL, & KEY SHEET
 SEE SHEET NO. 2 FOR OVERALL BOUNDARY
 SEE SHEET NO. 3-7 FOR BOUNDARY SURVEY & OCCUPATION DETAILS

DATE	DESCRIPTION	DRAWN BY
11/13/20	Updated Title Commitment	JCM
06/17/21	Added Control Structure & 24' Cur	JCM
09/14/21	Updated Certification & Title Commitment	JCM
12/03/21	Updated Certification	LEV
12/13/21	Updated Title Commitment	JCM

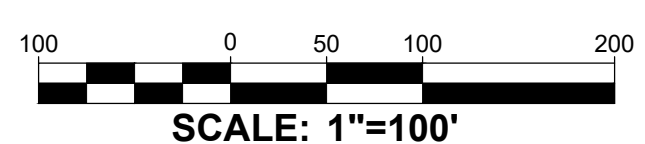
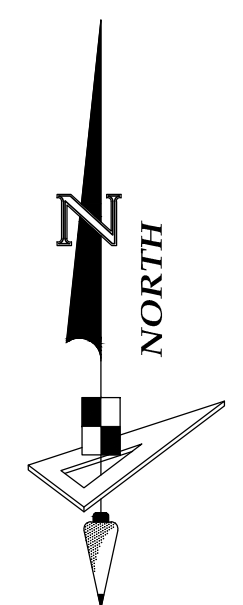
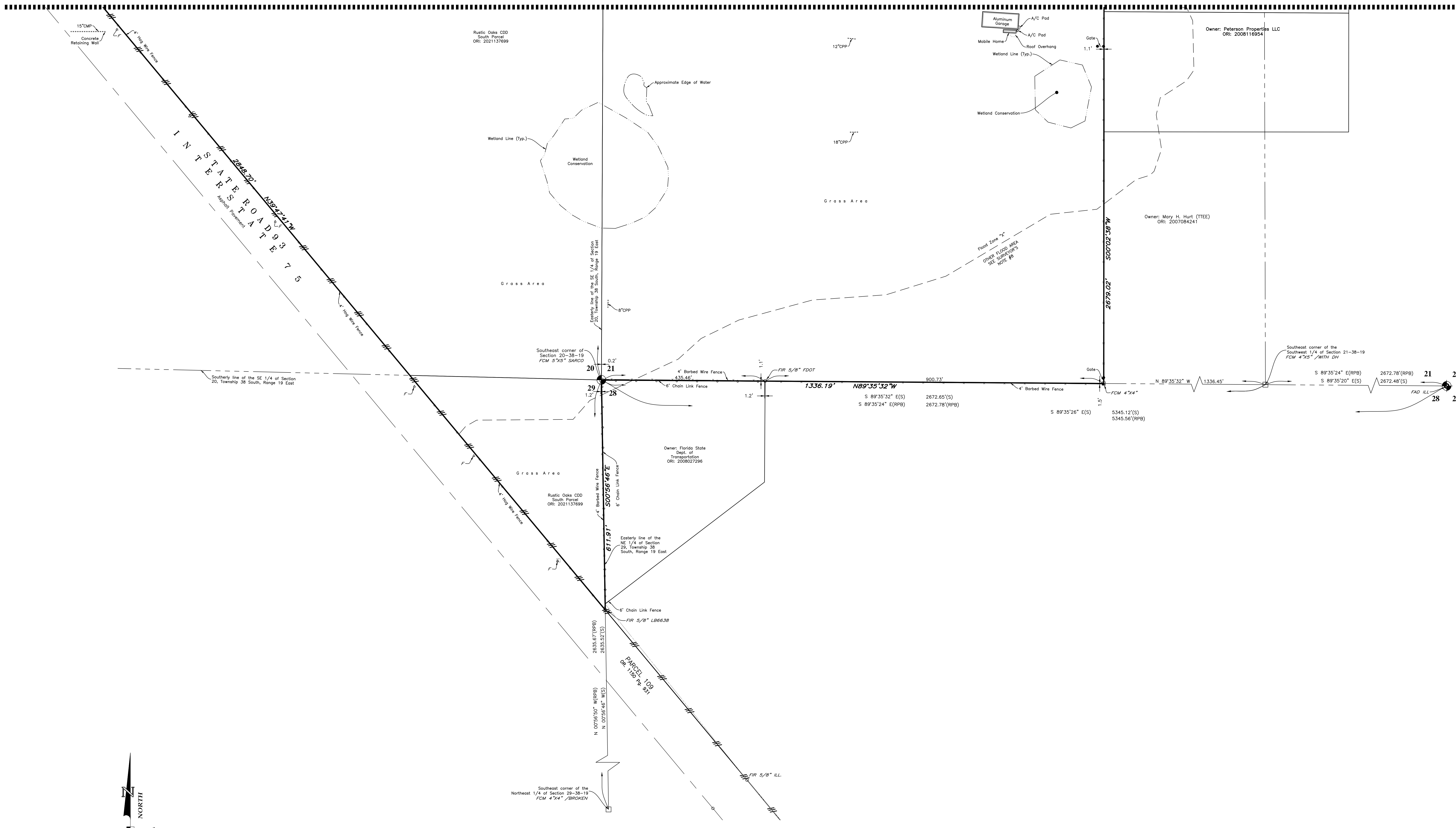
SEE SHEET 1 OF 7 FOR SURVEYOR'S CERTIFICATE

PROJECT: Rustic Road
 PHASE: OVERALL ALTA / NSPS LAND TITLE SURVEY
 DRAWN: JCM [DATE: 06/30/20] CHECKED BY: MHC
 P.CHIEF: PB FIELD BOOK: 92-2019-Pages: 9 - 11
 DATA FILE: RYALS LITTLE-GCP(US88)AN.txt

DATE OF LAST FIELD SURVEY: June 10, 2021
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 ALTA / NSPS LAND TITLE SURVEY BOUNDARY SURVEY
 PREPARED FOR: MERITAGE HOMES CORPORATION
 LOCATED IN: Sections 20, 21 & 29, Township 38 S., Range 19 E., Sarasota County, Florida

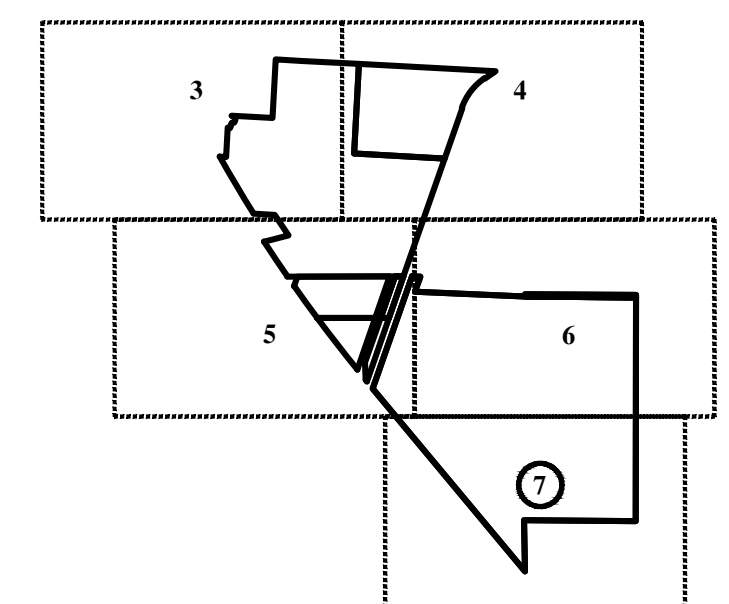
GeoPoint
 Surveying, Inc.
 1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business No. 18-7768
 SHEET NUMBER: 06 of 07

MATCH LINE - SEE SHEET NO. 6



LEGEND

(S) ----- Survey Dimension	ILL ----- Illegible
(D) ----- Deed Dimension	FPE ----- Finish Floor Elevation
SP ----- Service Power Pole	WT ----- Water Tank
(C) ----- Calculated Dimension	CPP ----- Corrugated Plastic Pipe
Ø ----- Utility Pole	RCP ----- Reinforced Concrete Pipe
O.R. ----- Official Records Book	Inv ----- Invert Elevation
Pa(s) ----- Page(s)	Elev ----- Elevation
R.P.B. ----- Road Plat Book	MES ----- Mitered End Section
F.D.O.T. ----- Florida Department of Transportation	A/C ----- Air Conditioner
SIR ----- Set 1/2" Iron Rod LB7768	⊙ ----- Storm Drainage Manhole
FIR ----- Found Iron Rod	→ ----- Guy Anchor
FCM ----- Found Concrete Monument	□ ----- Electric Pedestal
PRM ----- Permanent Reference Monument	⊠ ----- Telephone Pedestal
CMP ----- Corrugated Metal Pipe	FJB ----- Fiber Optic Junction Box
MTP ----- Metal Pipe	F _o ----- Buried Fiber Optic Warning Marker
ORI ----- Official Record Instrument	BD _o ----- Water Blow-off Valve
FAD ----- Found Aluminum Disk	MW ----- Monitoring Well
RLS ----- Registered Licence Surveyor	ou ----- Overhead Utility Lines



SHEET MAP (NOT TO SCALE)

NOTE:
SEE SHEET NO. 1 FOR TITLE COMMITMENT, SURVEYOR'S NOTES, CERTIFICATIONS, LEGAL, & KEY SHEET
SEE SHEET NO. 2 FOR OVERALL BOUNDARY
SEE SHEET NO. 3-7 FOR BOUNDARY SURVEY & OCCUPATION DETAILS

PROJECT: Rustic Road		
PHASE: OVERALL ALTA NSPS LAND TITLE SURVEY		
DRAWN: JCM	DATE: 06/30/20	CHECKED BY: MHC
P.CHIEF: PB	FIELD BOOK: 92-2019-Pages: 9 - 11	
DATA FILE: RVALS LITTLE-GCP(US88)AN.txt		
REVISIONS		
DATE	DESCRIPTION	DRAWN BY
11/13/20	Updated Title Commitment	JCM
06/17/21	Added Control Structure & 24" c/cip	JCM
09/07/21	Updated Certification & Title Commitment	JCM
12/03/21	Updated Certification	LEV
12/13/21	Updated Title Commitment	JCM

SEE SHEET 1 of 7 FOR SURVEYOR'S CERTIFICATE

DATE OF LAST FIELD SURVEY:
June 10, 2021

ALTA / NSPS LAND TITLE SURVEY
BOUNDARY SURVEY

PREPARED FOR:
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LOCATED IN:
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SHEET NUMBER: 07 of 07