

DESCRIPTION:

Parcel 1:
The NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, less the South 60 feet, and the South 60 feet of the SW 1/4 of NW 1/4 of Section 22, Township 38 South, Range 19 East. Lying and being in Sarasota County, Florida.

LESS and Except that parcel conveyed by Warranty Deed recorded in Official Records Book 1692, Page 1360, of the Public Records of Sarasota County, Florida.

LESS and Except road right-of-way to Sarasota County in Order of Taking recorded in Official Records Book 2089, Page 2446 and Fee Simple Deed in Official Records Book 2340, Page 469, of the Public Records of Sarasota County, Florida.

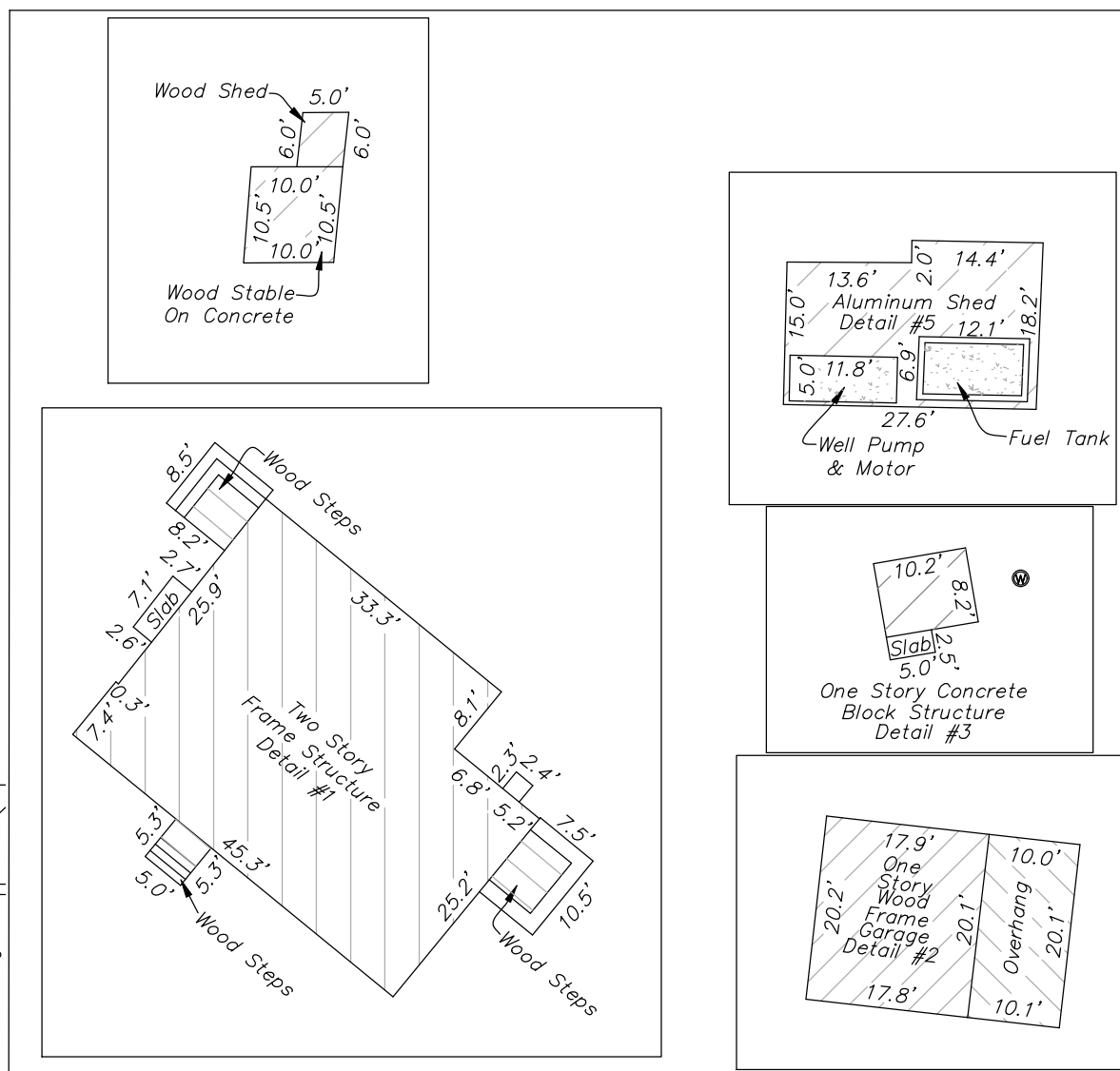
Parcel 2:
The West 1/2 of Northeast 1/4 of Southwest 1/4, less the South 60 feet thereof, and the South 60 feet of the West 1/2 of Southeast 1/4 of Northwest 1/4, Section 22, Township 38 South, Range 19 East. Lying and being in Sarasota County, Florida.

Parcel 3:
The North 647.45 feet of the South 707.45 feet of the East 336.39 feet of the West 366.39 feet of the NW 1/4 of the SW 1/4 of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida.

Less the portion taken by order of taking recorded in Official Records Book 2089, Page 2446 and the portion conveyed by deed recorded in Official Records Book 2340, Page 472, of the Public Records of Sarasota County, Florida.

REPORT OF SURVEY:

- This plat represents a Boundary Survey showing visible improvements.
- All coordinates shown hereon are Grid, Florida State Plane Coordinate System (Florida West Zone) (NAD83), using Florida Permanent Reference Network Base Station FLS5. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999960339.
- There may exist underground fixed interior improvements/utilities, which are not visible and are not a part of this survey.
- Description shown hereon has been taken from Title Commitment furnished see Note #6.
- Subject to easements and rights of way of record, if any. No research has been made of easements or rights of ways of record.
- This plat has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
- Parcel shown hereon is situated in Flood Zone "X", base flood elevation Not Determined, per Flood Insurance Rate Maps 12115C02440 and 12115C02446, Index Map dated March 27, 2024.
- 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.
- (D) Denotes information obtained from record Deed.
- (F) Denotes information obtained from Field measurement.
- Distance to the nearest intersection is to the Southwest corner of Parcel 3 is the intersection of Gene Green Road and Knights Trail Road.
- Elevations shown hereon refer to NAVD 88, based on NGS Bench Mark H 727 publish elevation =13.07 feet (NAVD88).

















SHEET LEGEND:
SHEET 1 - BOUNDARY SURVEY
SHEETS 2-5 - TOPOGRAPHIC SURVEY
SHEETS 6-9 - TREE SURVEY

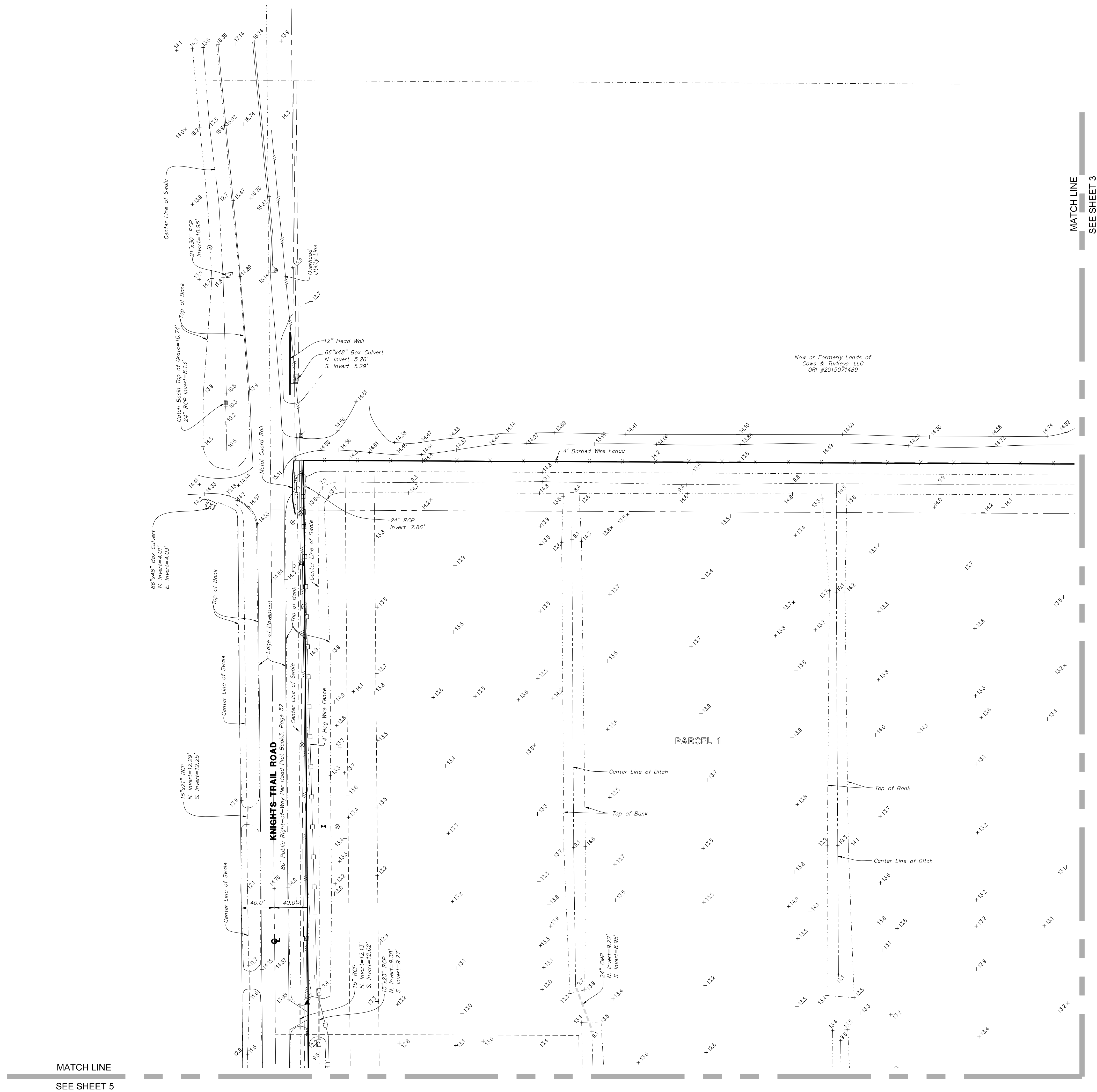
A BOUNDARY SURVEY
PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST
2100 KNIGHTS TRAIL ROAD, NOKOMIS, FLORIDA 34275

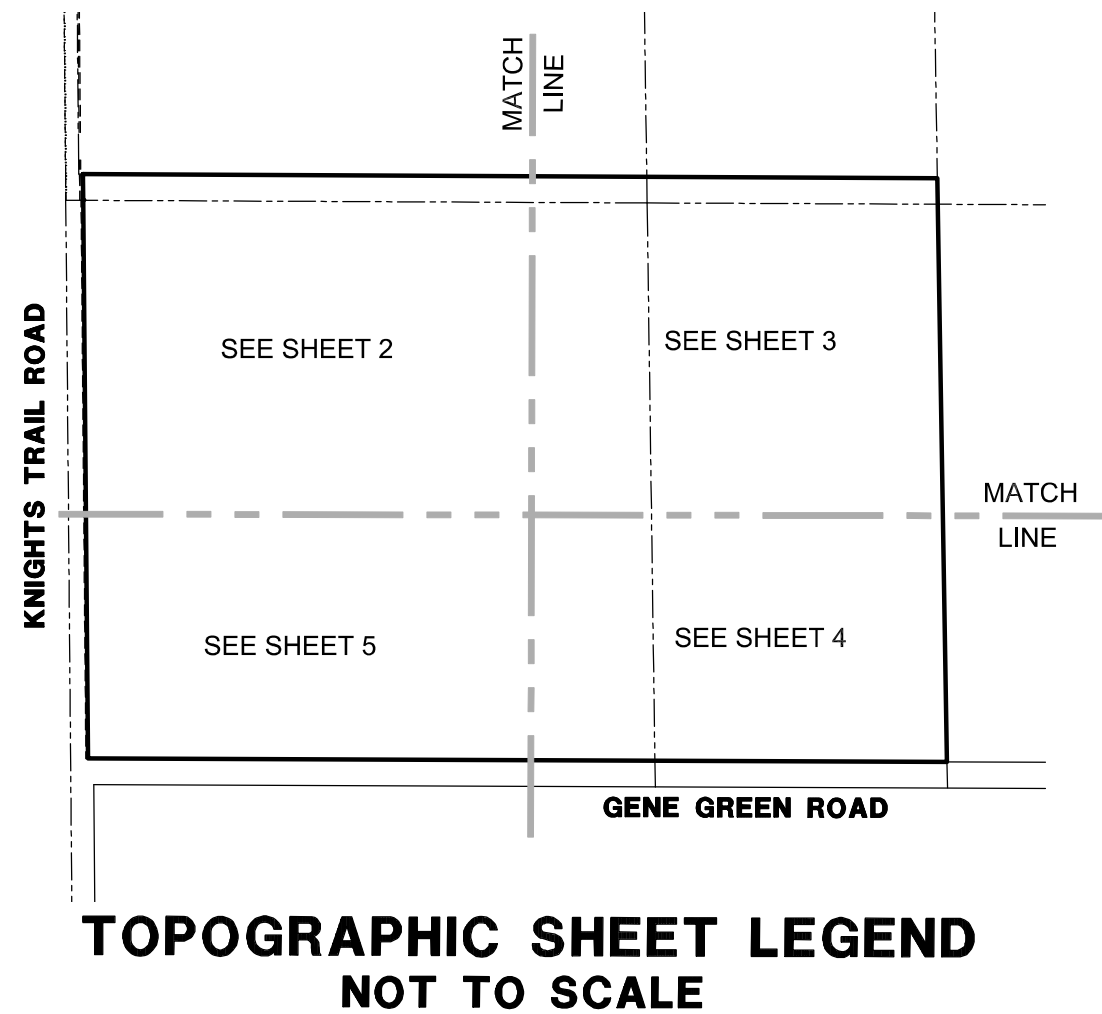
CERTIFIED TO:
CSP-GRAND OAKS VENICE LAND I, LLC, A NEW YORK LIMITED LIABILITY COMPANY.
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MONROE ASSISTANCE FUND LLC

DATE OF SURVEY: DECEMBER 20, 2021			
REVISIONS: 07/09/25 BOUNDARY UPDATE (DGR)			
FIELD BOOK: N/A	PAGE(S): N/A		
JOB NUMBER: 21-10-19	DRAWN BY: CBN		



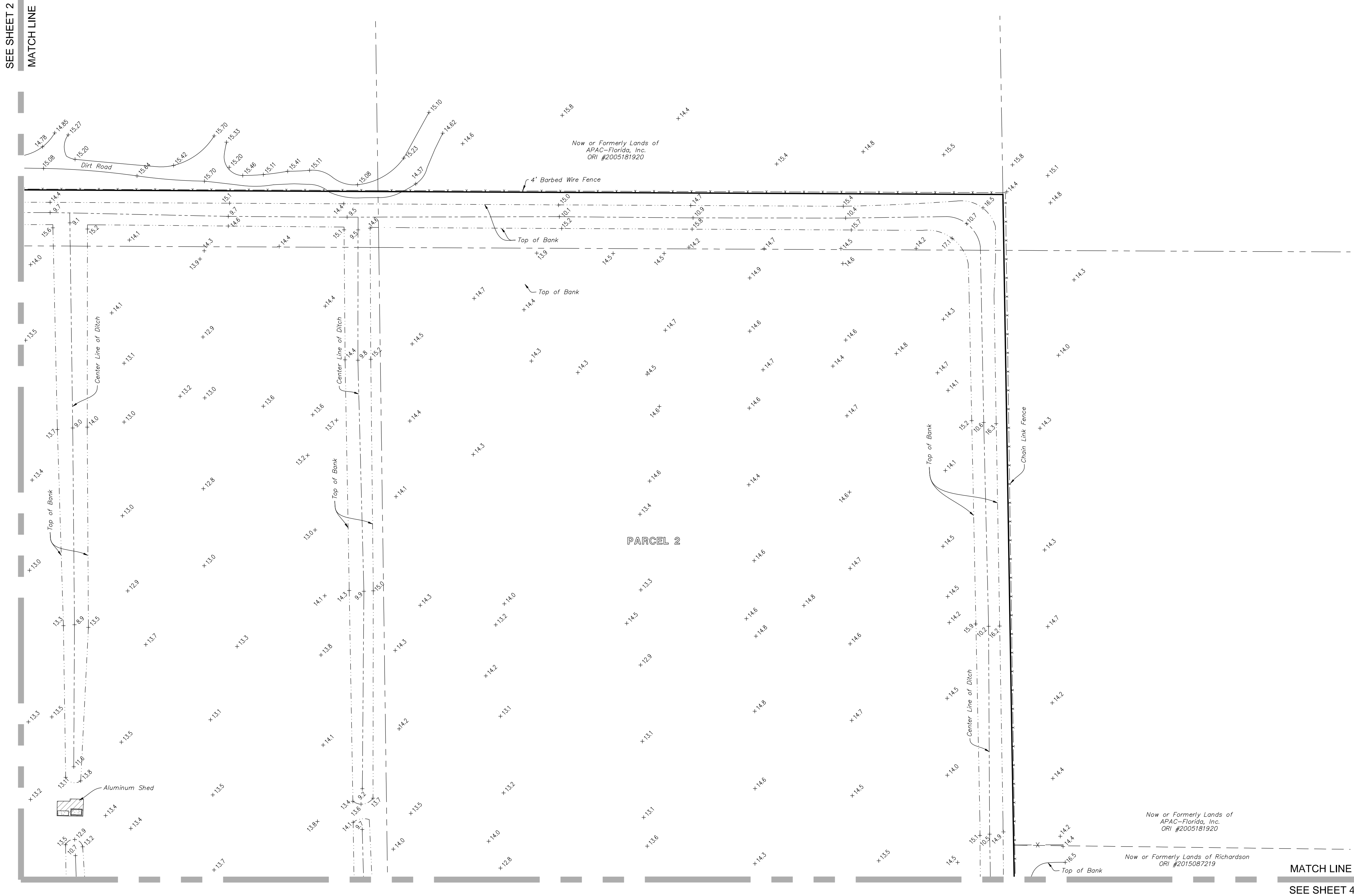
- LEGEND:**
-  Metal Sign
 -  Fire Hydrant
 -  Well
 -  Sewer Service
 -  Water Line / Air Release Valve
 -  Water Valve
 -  Reuse Service
 -  Cable
 -  Water Service
 -  Phone Riser
 -  Electric Service
 -  Gas Marker
 -  Wood Power Pole
 -  Verizon Hand Hole
 -  Concrete Power Pole
 -  Storm Service Manhole
 -  Mitered End Section
 -  Elevation





SCALE: 1"= 60'

- LEGEND:
- Metal Sign
 - Fire Hydrant
 - Well
 - Sewer Service
 - Water Line Air Release Valve
 - Water Valve
 - Reuse Service
 - Cable Service
 - Water Service
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 - Electric Service
 - Gas Marker
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 - Existing Elevation



A TOPOGRAPHIC SURVEY
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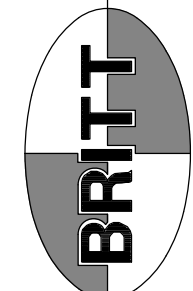
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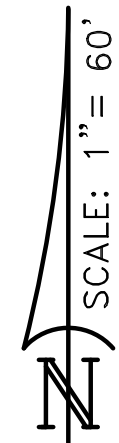
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JOB NUMBER: 21-10-19 DRAWN BY: CBW

SHEET
3 OF 9

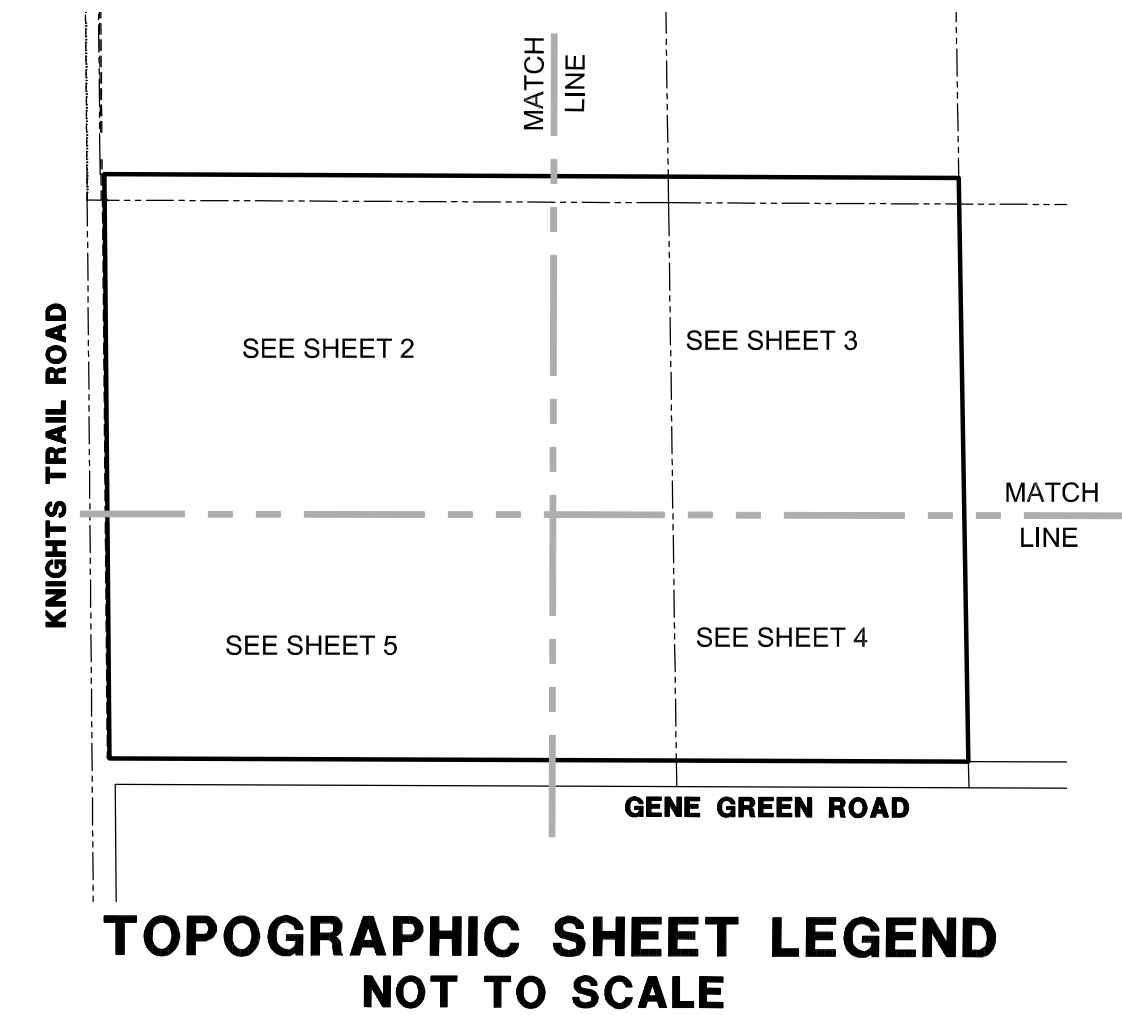
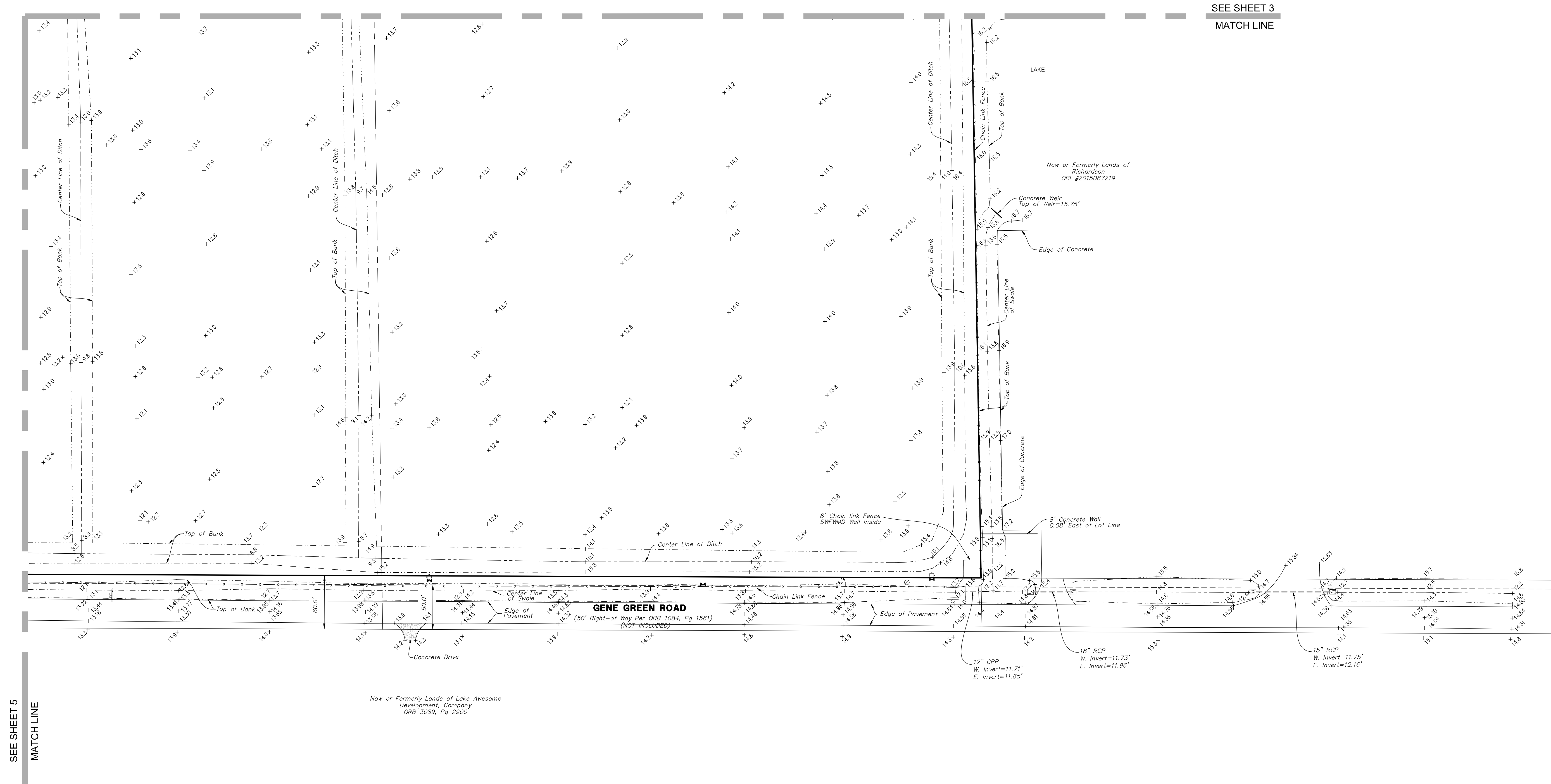
BRITT SURVEYING
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB. 8601

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Telephone: (844) 493-1396
Email: bs@brittsurveying.com





- LEGEND:
- Metal Sign
 - Fire Hydrant
 - Well
 - Sewer Service
 - Water Line Air Release Valve
 - Water Valve
 - Reuse Service
 - Cable Service
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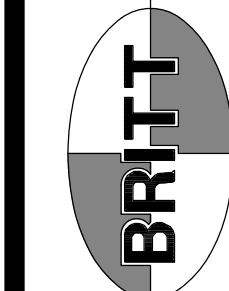


TOPOGRAPHIC SHEET LEGEND
NOT TO SCALE

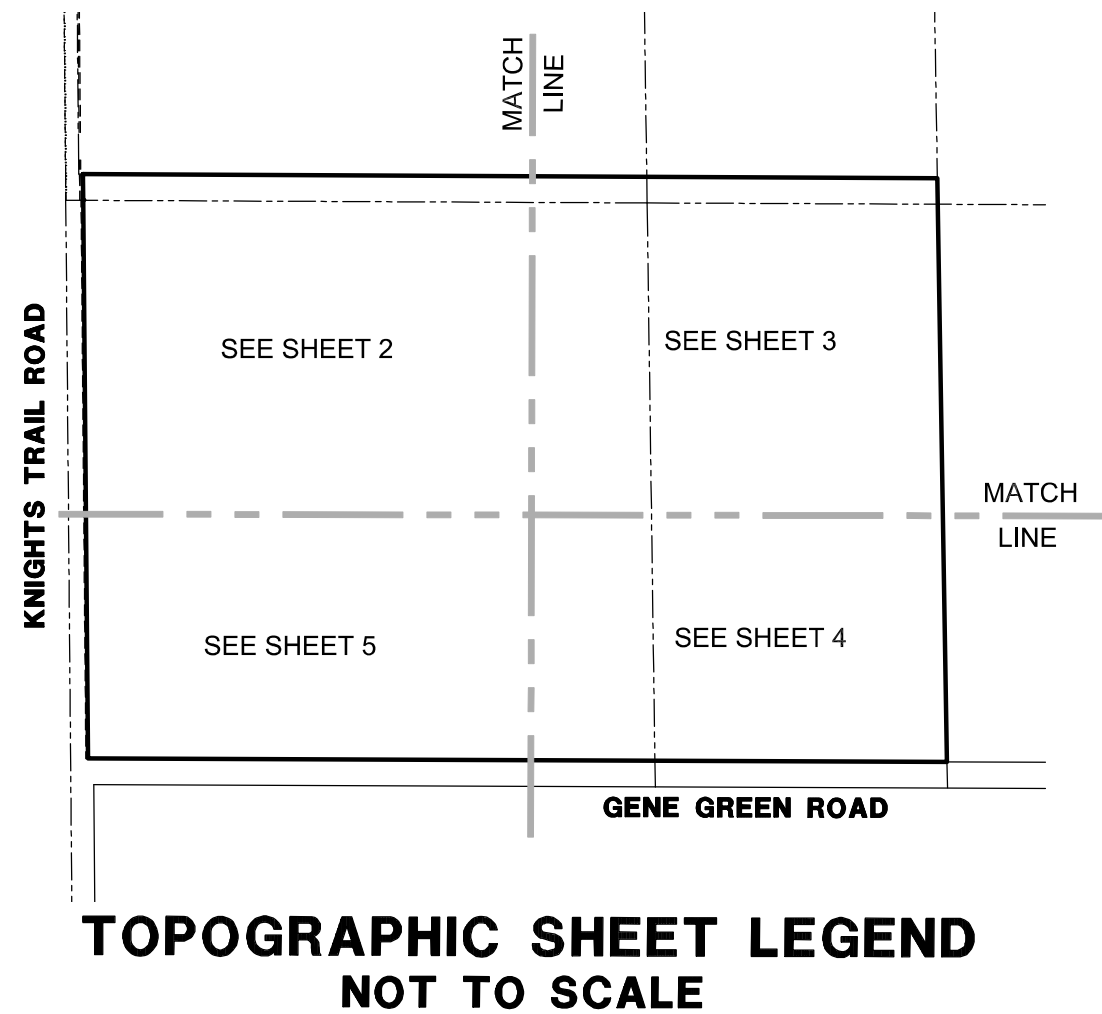
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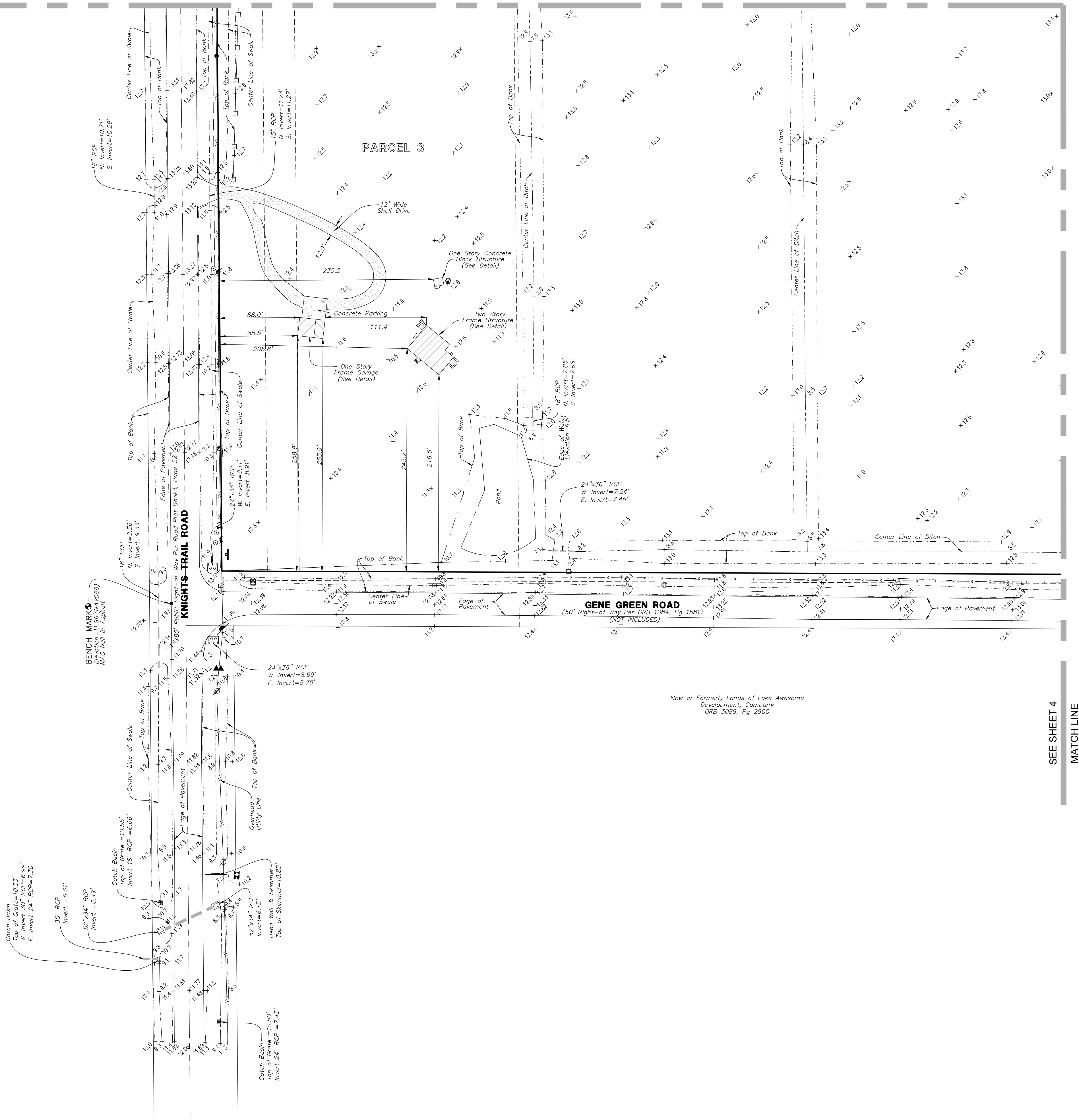
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SCALE: 1"= 60'

- LEGEND:
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 - Phone Riser
 - Electric Riser
 - Gas Marker
 - Wood Power Pole
 - Verizon Hand Hole
 - Concrete Power Pole
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 - Mitered End Section
 - Existing Elevation

SEE SHEET 2
MATCH LINE



SEE SHEET 4
MATCH LINE

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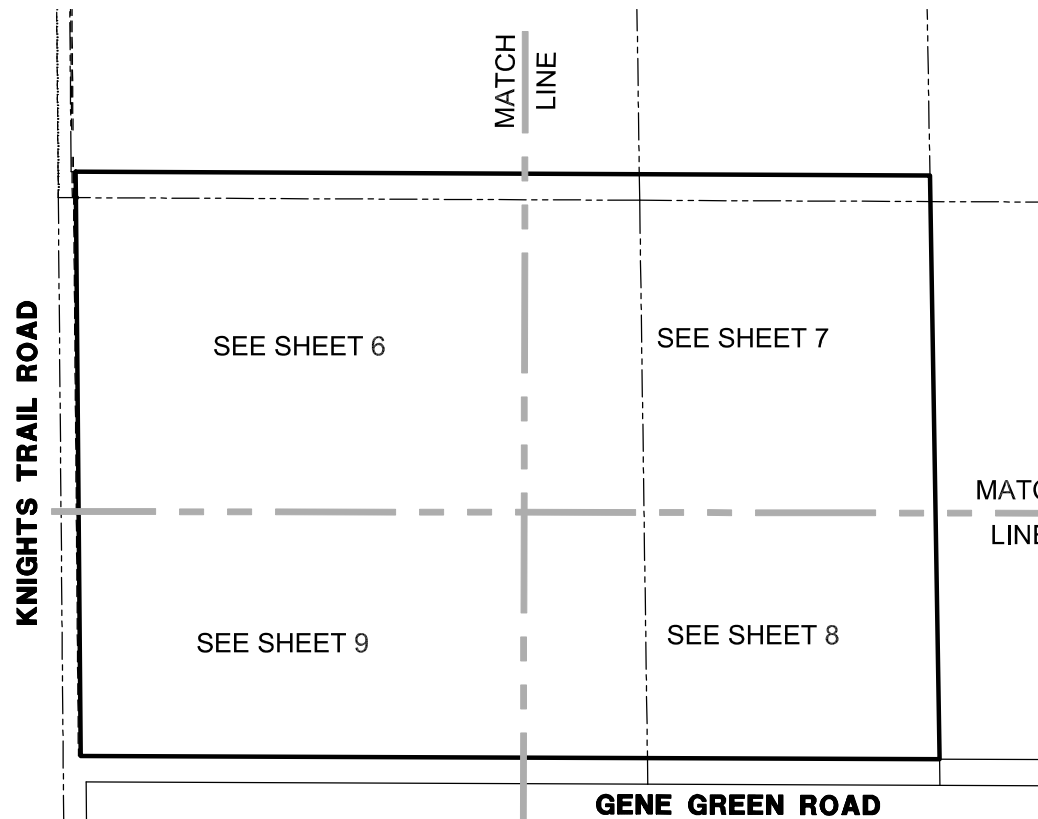
SHEET
5 OF 9

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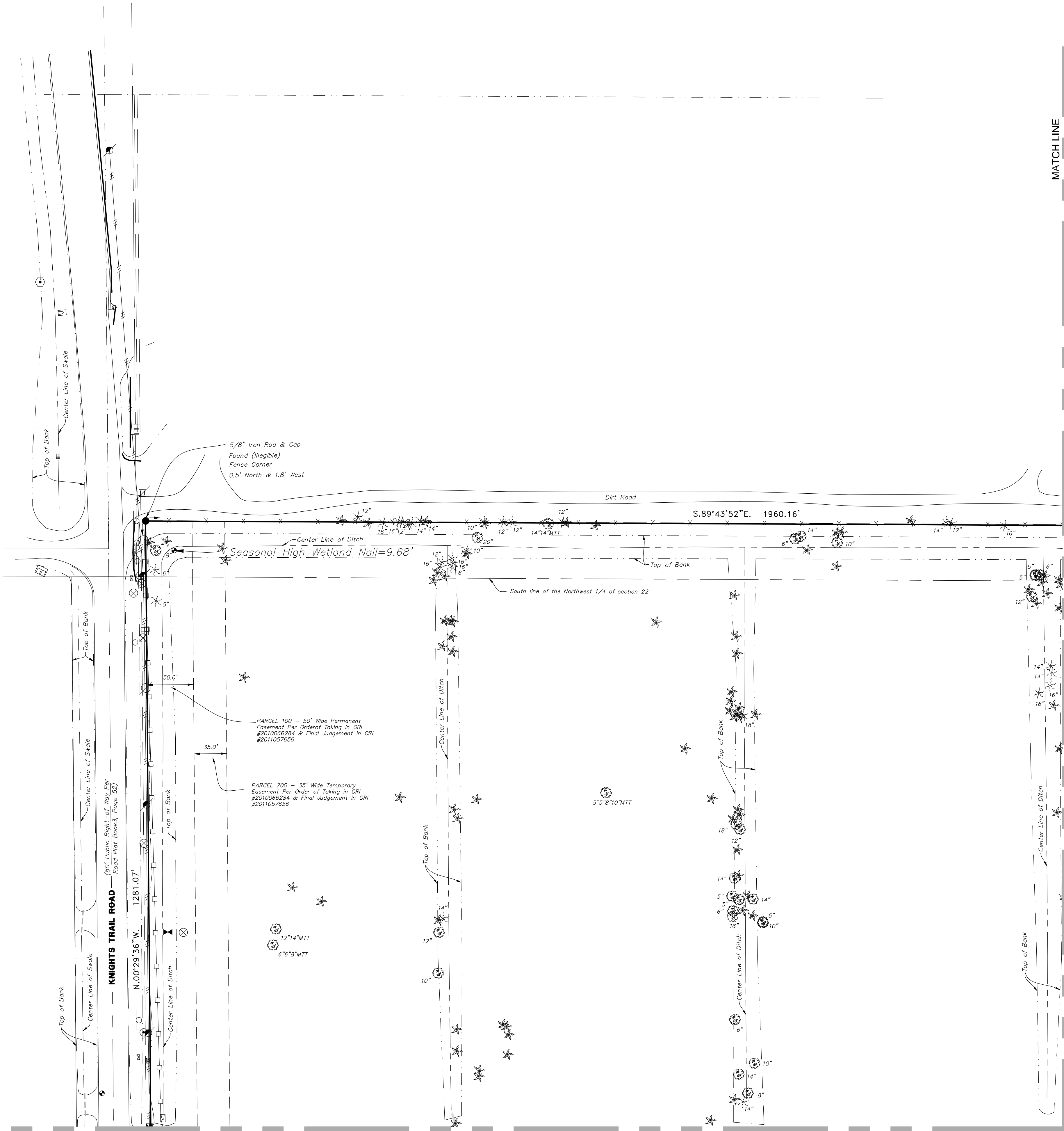
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 - Mitered End Section
 - Existing Elevation

- TREE LEGEND
- Palm Tree
 - Oak Tree & Size
 - Pine Tree & Size
 - Cedar Tree & Size



SHEET LEGEND
NOT TO SCALE

MATCH LINE
SEE SHEET 9



MATCH LINE
SEE SHEET 7

A TREE SURVEY
PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST
2100 KNIGHTS TRAIL ROAD, NOKOMIS, FLORIDA 34275

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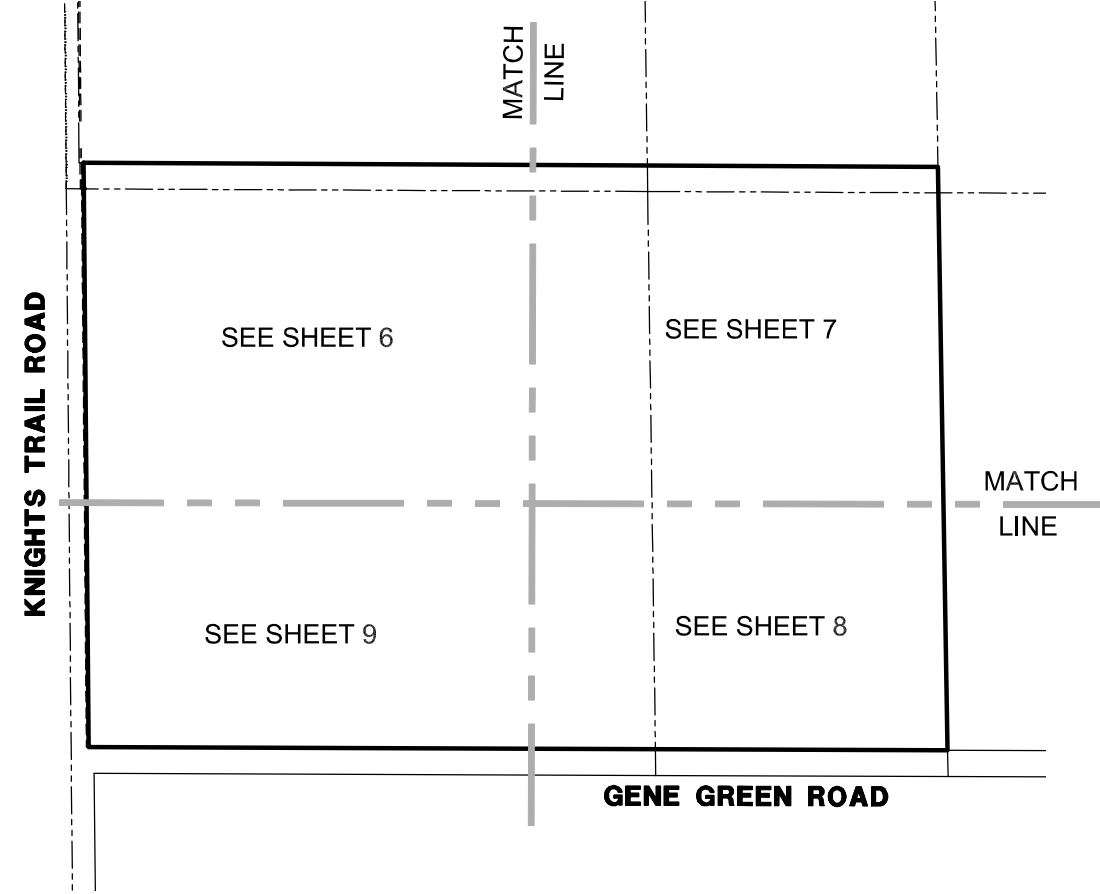
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SHEET
6 of 9

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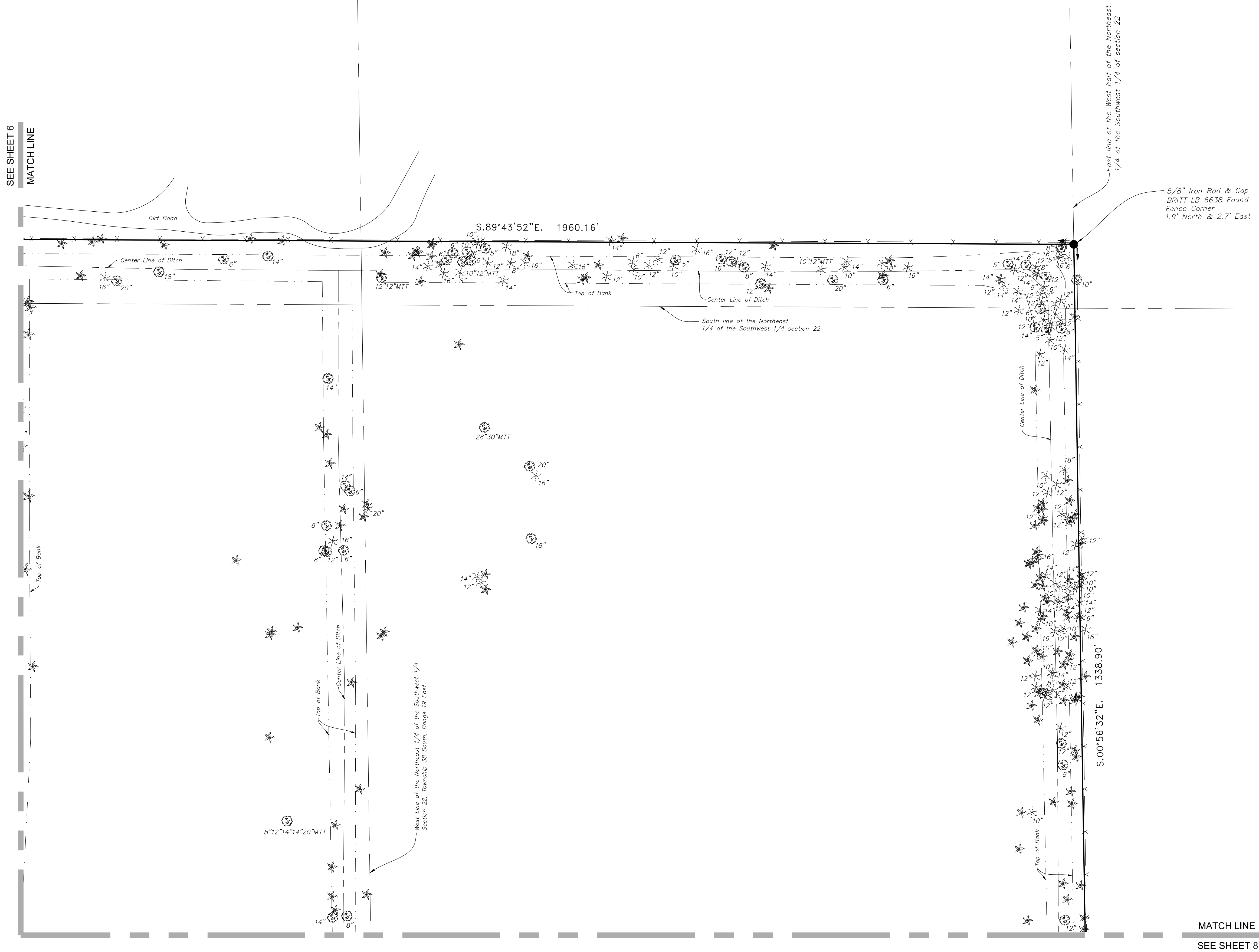


SHEET LEGEND
NOT TO SCALE

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- TREE LEGEND
- Palm Tree
 - Oak Tree & Size
 - Pine Tree & Size
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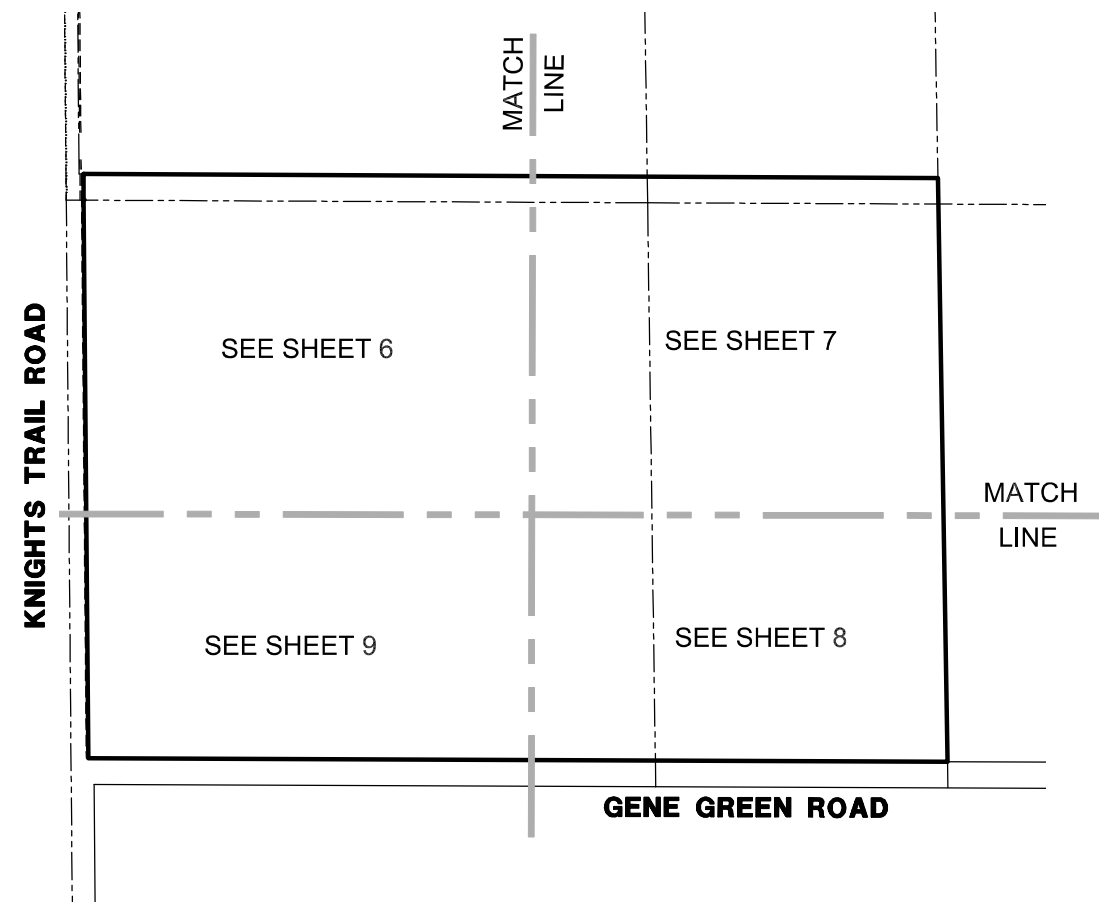
SHEET
7 of 9

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- TREE LEGEND
- Palm Tree
 - Oak Tree & Size
 - Pine Tree & Size
 - Cedar Tree & Size



SHEET LEGEND
NOT TO SCALE

SEE SHEET 7
MATCH LINE

DATE OF SURVEY: DECEMBER 20, 2021
REVISIONS: 07/09/23 BOUNDARY UPDATE (DGR)

FIELD BOOK: N/A
PAGE(S): N/A
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DRAWN BY: CBN

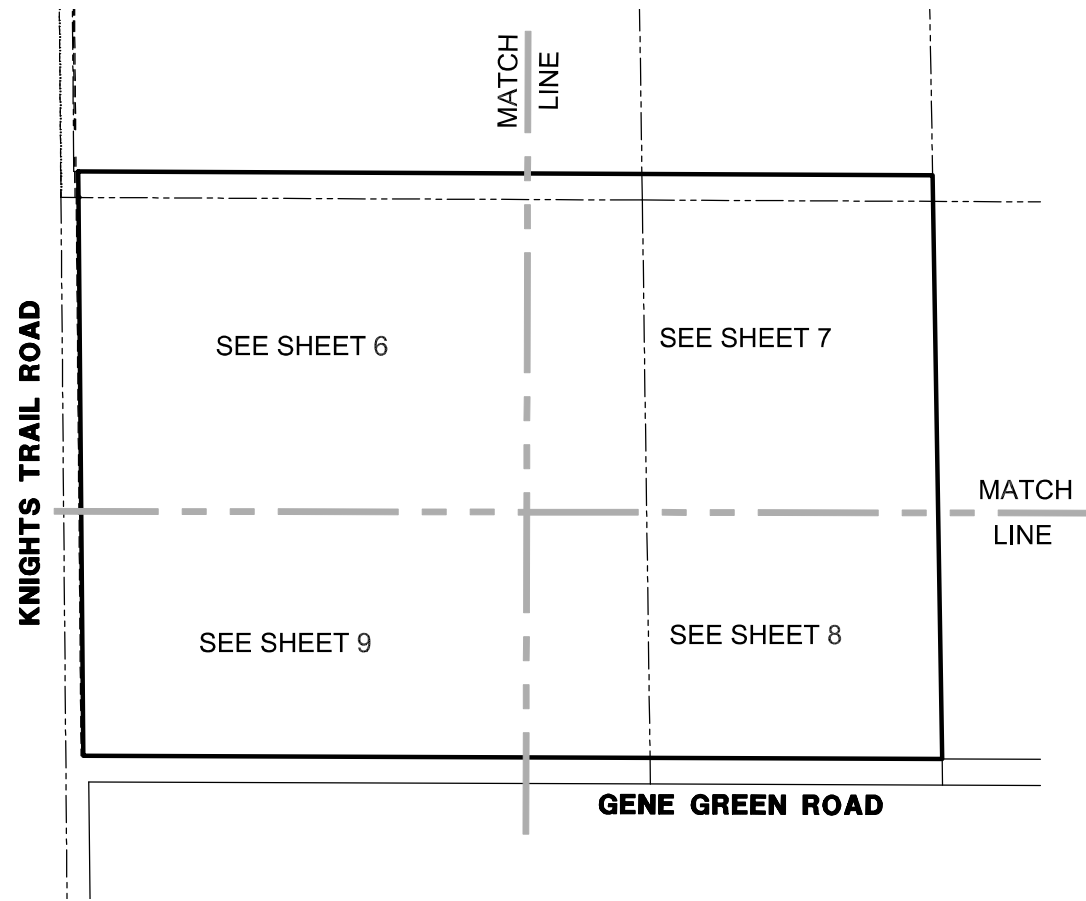
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SHEET
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SHEET LEGEND
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 - Mitered End Section
 - Existing Elevation

- TREE LEGEND
- Palm Tree
 - Oak Tree & Size
 - Pine Tree & Size
 - Cedar Tree & Size
 - Unknown Tree & Size

SEE SHEET 6
MATCH LINE



SEE SHEET 8
MATCH LINE

A TREE SURVEY
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