N:\Projects\PROJECTS 2024\24586 BOGGS HOME DEPOT VENICE\DWG\24586 VeniceHomeDepot.dwg, Jun 13, 2025 – 2:57:57PM, sburkholder

ALTA/NSPS LAND TITLE SURVEY

IN SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

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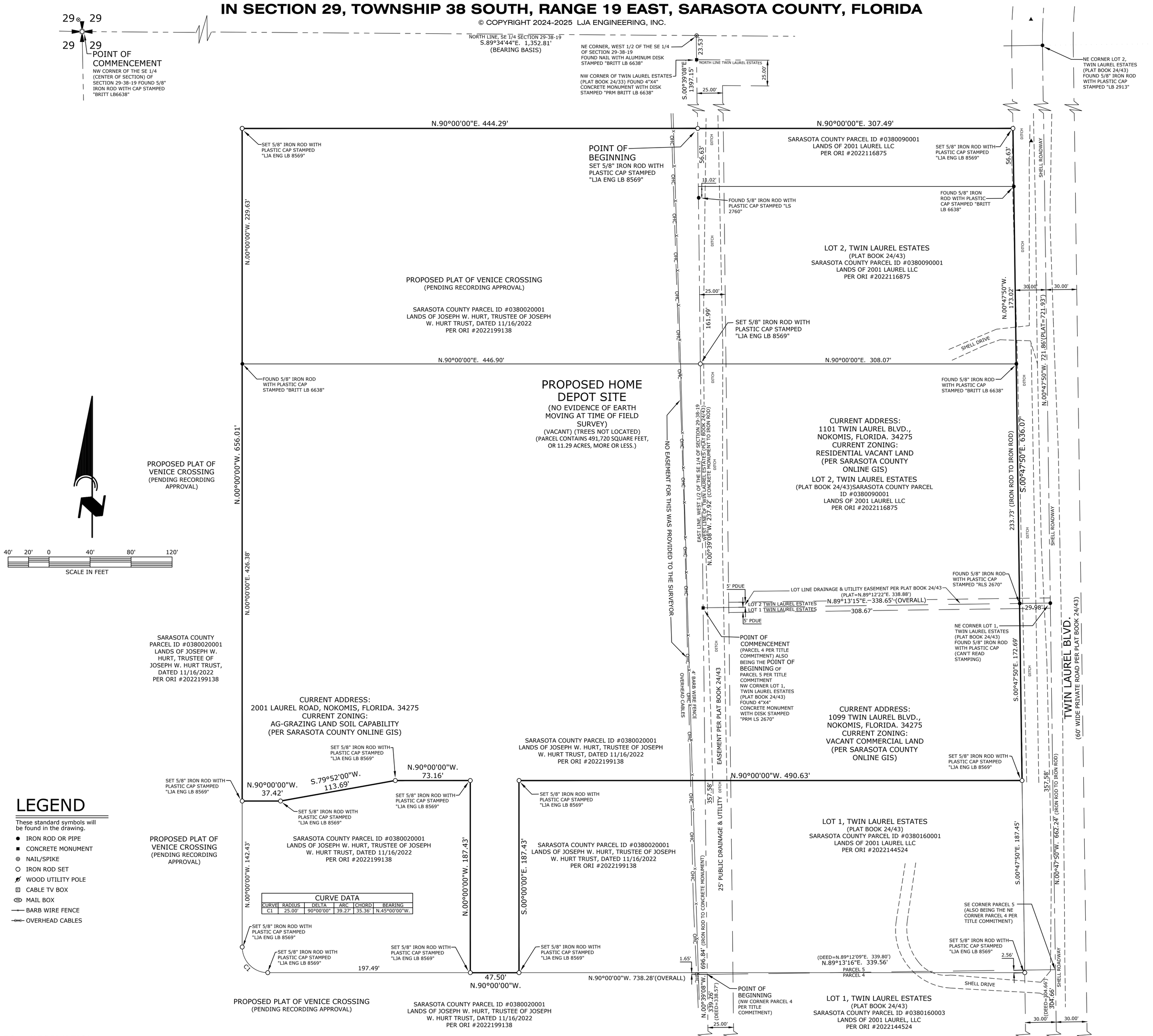

LEGEND

These standard symbols will be found in the drawing.

- IRON ROD OR PIPE
- CONCRETE MONUMENT
- NAIL/SPIKE
- IRON ROD SET
- WOOD UTILITY POLE
- CABLE TV BOX
- MAIL BOX
- BARB WIRE FENCE
- OVERHEAD CABLES

CURVE DATA					
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	N.45°00'00"W.

LEGAL DESCRIPTION (AS FURNISHED 5/13/2025)

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.89°34'44"E., ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 1352.81 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 29, SAME BEING A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF TWIN LAUREL ESTATES, RECORDED IN PLAT BOOK 24, PAGE 43, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°39'08"E., ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 AND THE WEST BOUNDARY LINE OF SAID TWIN LAUREL ESTATES AND IT'S NORTHERLY EXTENSION, A DISTANCE OF 1397.15 FEET TO THE POINT OF BEGINNING; THENCE N.90°00'00"E., A DISTANCE OF 307.49 FEET TO THE WEST RIGHT OF WAY LINE OF TWIN LAUREL BOULEVARD (60' WIDE PRIVATE RIGHT OF WAY) AS RECORDED IN PLAT BOOK 24, PAGE 43 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE S.00°47'50"E., ALONG SAID WEST RIGHT OF WAY LINE OF TWIN LAUREL BOULEVARD, A DISTANCE OF 636.07 FEET; THENCE N.90°00'00"W., LEAVING SAID WEST RIGHT OF WAY LINE OF TWIN LAUREL BOULEVARD, A DISTANCE OF 490.63 FEET; THENCE S.00°00'00"W., A DISTANCE OF 187.43; THENCE N.90°00'00"W., A DISTANCE OF 47.50 FEET; THENCE N.00°00'00"W., A DISTANCE OF 187.43 FEET; THENCE N.90°00'00"W., A DISTANCE OF 73.16 FEET; THENCE S.79°52'00"W., A DISTANCE OF 113.69 FEET; THENCE N.90°00'00"W., A DISTANCE OF 37.42 FEET; THENCE N.00°00'00"W., A DISTANCE OF 656.01 FEET; THENCE N.90°00'00"E., A DISTANCE OF 444.29 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 491,722 SQUARE FEET, OR 11.2884 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

NOTES CORRESPONDING TO SCHEDULE B-II EXCEPTIONS

[SURVEYORS COMMENTS IN ALL CAPS IN BRACKETS]

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date 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]
2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records. [NOT A SURVEY MATTER]
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. [NONE OBSERVED AT TIME OF SURVEY]
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein. [NOT A SURVEY MATTER]
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water. [NONE OBSERVED AT TIME OF SURVEY]
6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy. [NOT A SURVEY MATTER]
7. Any minerals or mineral rights leased, granted or retained by current or prior owners. The foregoing Schedule B-II, Item 7, is hereby amended to add "without right of entry". [NOT A SURVEY MATTER]
8. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. [NOT A SURVEY MATTER]
9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). [NOT A SURVEY MATTER]
10. Matters shown on the Plat of TWIN LAUREL ESTATES, recorded in Plat Book 24, Page 43. [MATTERS OF SAID PLAT ARE SHOWN HEREON AND AFFECT SUBJECT PROPERTY]
11. Notice issued by General Telephone Co. recorded in Book 1892, Page 2408 of Official Records (as to Parcels 1 and 2) [THIS EASEMENT LIES IN THE SW 1/4 OF SECTION 29-38-19 AND IS NOT LOCATED WITHIN THE SUBJECT SURVEYED PARCEL]
12. The terms, provisions, and conditions contained in that certain Stipulated Final Judgment, recorded in Book 2315, Page 1599 of Official Records (as to Parcel 6). [FINAL JUDGEMENT FOR RIGHT OF WAY TAKING PARCEL "179A-LR"ON LAUREL ROAD IS SHOWN HEREON]
13. The terms, provisions, and conditions contained in that certain Stipulated Final Judgment, recorded in Book 2315, Page 1604 of Official Records (as to Parcel 6). [FINAL JUDGEMENT FOR RIGHT OF WAY TAKING PARCEL "179A-LR"ON LAUREL ROAD IS SHOWN HEREON]
14. Easement, granted from GTE Mobilnet of Tampa Incorporated to GTE Florida Incorporated, recorded in Book 2831, Page 2760 of official Records (as to Parcels 1 and 2). [THESE EASEMENT'S ARE IN THE SW 1/4 OF SECTION 29-38-19. THE SUBJECT SURVEYED PARCEL LIES IN THE SE 1/4 OF OF SECTION 29-38-19, AND ARE NOT LOCATED WITHIN THE SUBJECT SURVEYED PARCEL]

NOTE: THIS EXCEPTION WILL BE DELETED FROM THE PROFORMA/POLICY UPON RECEIPT OF THE FINAL, SIGNED SURVEY.

15. Easement granted to Florida Power & Light Company by instrument recorded in Book 2910, Page 1295 [THIS EASEMENT LIES IN THE SW 1/4 OF SECTION 29-38-19 AND IS NOT LOCATED WITHIN THE SUBJECT SURVEYED PARCEL]

NOTE: THIS EXCEPTION WILL BE DELETED FROM THE PROFORMA/POLICY UPON RECEIPT OF THE FINAL, SIGNED SURVEY.

16. Terms and conditions of the Ordinance No. 2007-26 between City of Venice, Florida and Randall C. Hurt, Joseph W. Hurt, Mary McMullen and Sandra S. Hurt, as Trustee recorded in Instrument No. 2007085442 (as to Parcel 6). [TERMS AS TO PORTIONS OF THE SUBJECT PROPERTY LYING WITHIN THE PLAT TWIN LAUREL ESTATES SHOWN HEREON]
17. Termination of Deed Restrictions recorded in Instrument No. 2007134806 (as to Parcels 3, 4, and 5) [THIS EASEMENT LIES IN THE SW 1/4 OF SECTION 29-38-19 AND IS NOT LOCATED WITHIN THE SUBJECT SURVEYED PARCEL]
18. Terms and conditions of the Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code between Sarasota County, Florida and Elvin T. Bale recorded in Instrument No. 2018012674 (as to Parcels 4 and 5). [THESE TERMS & CONDITIONS AFFECT THE SUBJECT SURVEYED PARCEL]
19. Restrictions and any other terms, covenants and conditions disclosed by instrument recorded in General Warranty Deed recorded in Instrument No. 2018027809 and any subsequent instruments pertinent thereto but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
20. Terms and conditions of the Ordinance No. 2022-39 between City of Venice, Florida and 2001 Laurel, LLC recorded in Instrument No. 2023013096.[THESE TERMS & CONDITIONS AFFECT THE SUBJECT SURVEYED PARCEL]
21. The terms, provisions, and conditions contained in that certain Recorded Notice of Environmental Resource Permit, recorded in Instrument No. 2024102874 (as to Parcel 6) .[THESE TERMS & CONDITIONS AFFECT THE SUBJECT SURVEYED PARCEL]
22. Matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Steven E. Burkholder, P.L.S., Florida Certificate LS 4521 for LJA Engineering, Inc. dated _____, 2024 as Project Number FL1931-24586.01 (the "Survey") as follows:
    (a)Overhead cables traversing the property without the apparent benefit of a recorded easement;
    (b)Shell drive extending beyond property line;
    (c)5' PDUE;
    (d)4' barbed wire fence traverses the property and extends beyond property lines. Ownership unknown.
23. Terms and conditions of the Irrevocable Assignment of Development Rights between Randall C. Hurt and Joseph W. Hurt, as Trustee of Joseph W. Hurt Trust dated November 16, 2022 and Mary H. McMullen recorded in Instrument No. 2025074961.[THIS AGREEMENT FOR DEVELOPMENT RIGHTS FALLS WITHIN THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AND COULD AFFECT THE SUBJECT SURVEYED PARCEL]
24. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Instrument No. 2025074964 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). [THESE COVENANTS, RESTRICTIONS AND EASEMENTS ARE BLANKET IN NATURE AND AFFECT THE SUBJECT SURVEYED PARCEL]

SURVEYOR'S REPORT

(DATE OF INITIAL FIELD SURVEY: 10/17/2024) (FIELD BOOK 193/04-12) (BOUNDARY REVISED AND NEW CORNERS SET 5/27/2025)

I HEREBY CERTIFY THAT:

I AM A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 4521, AND THAT I AM ACTING ON BEHALF OF LJA ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED LAND SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 8569;

THIS ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION OF THE LAND SHOWN AND DESCRIBED HEREON;

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT NO. NCS-1219722-ATL ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES WITH AN EFFECTIVE DATE OF AUGUST 15TH, 2024 AT 7:30 AM. WE CONFIRM THE SURVEYED PARCEL LIES WHOLLY WITHIN THE BOUNDS OF THE LAND DESCRIBED IN SAID COMMITMENT. SEE NOTES CORRESPONGING TO SCHEDULE B SECTION II EXCEPTIONS SHOWN HEREON;

THERE ARE NO GAPS OR GORES BETWEEN PARCELS SHOWN ON THIS SURVEY;THE SURVEYED LAND LIES WHOLLY WITHIN THE BOUNDS OF THE LAND DESCRIBED IN THE COMMITMENT;

THE LOCATION OF UNDERGROUND UTILITIES, OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED NOR SURVEYED AS PART OF THE SCOPE OF THIS SURVEY EXCEPT AS SHOWN;

WETLAND OR JURISDICTIONAL AREAS (IF ANY) WERE NOT DETERMINED NOR LOCATED AS A PART OF THE SCOPE OF SURVEY;

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (0902), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). A BEARING OF S.89°34'44"E. FOR THE NORTH LINE OF THE SE 1/4 OF SECTION 29-38-19, AS SHOWN HEREON, WAS USED;

ELEVATIONS WERE NOT A PART OF THIS SURVEY;

SUBJECT PROPERTY SITUATED IN FLOOD ZONE "X" (AREA OF MINIMAL FLOODING) PER FEMA FLOOD INSURANCE RATE MAP 12115CO243G EFFECTIVE 3/27/2024, SARASOTA COUNTY UNINCORPORATED COMMUNITY #125144

UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY WERE FIELD MEASURED OR CALCULATED FROM OBSERVATIONS ELECTRONICALLY COLLECTED DURING THE FIELD SURVEY. DATA CONTAINED WITHIN PARENTHESIS (IF ANY) REPRESENTS THE RECORD DEED OR PLAT INFORMATION AND IS SHOWN FOR COMPARISON BETWEEN THE TWO;

THIS SURVEY IS NOT INTENDED TO DELINEATE THE REGULAR JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD OR COMMISSION OR OTHER ENTITY;

THIS SURVEY MEETS THE STANDARDS OF PRACTICE (FORMERLY KNOWN AS THE MINIMUM TECHNICAL STANDARDS) FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

TO HOME DEPOT U.S.A., INC. AND FIRST AMERICAN TITLE INSURANCE 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, 8, 11, 13, 14, 16, AND 17, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/27/2025. DATE OF PLAT OR MAP: (SEE PLOT STAMP IN MARGIN HEREON)

LJA ENGINEERING, INC.
LB NO. 8569

BY: _____ Steven E Burkholder
STEVEN E. BURKHOLDER, P.L.S., VP
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE LS 4521

Digitally signed by Steven E Burkholder
Date: 2025.06.13 14:58:43 -04'00'

STEVEN E. BURKHOLDER CERTIFICATE NO. 4521 STATE OF FLORIDA REGISTERED LAND SURVEYOR

(THIS DOCUMENT HAS NOT BEEN AUTHORIZED NOR VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL AFFIXED HEREOF, OR ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE & DATE, AND ANY COPIES OF THIS DOCUMENT ARE FOR INFORMATIONAL PURPOSES ONLY)

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Drawing No. 1 of 1

Drawn By: SEB | Checked By: DS
Date: PLOT STAMP | Scale: 1" = 40'
Project Number: FL1931-24586.01
Drawing Name: SEE PLOT STAMP

Revision Block

Date	Description	Revised By:
06/13/2025	ADDED NOTES CORRESPONDING TO TITLE	SEB
05/24/2025	Reconfigured boundary/Legal Description	SEB
12/17/2024	Added Exceptions 12 & 13 and gap/gore note.	SEB
11/22/2024	REVISIONS REQUESTED BY ATTORNEY	SEB
10-31-2024	QA-QC	DON S

Project Name:
HOME DEPOT U.S.A., INC -BOGGS ENGINEERING LLC
VENICE CROSSING TRACT 304 OUTPARCEL ACQUISITION

TYPE OF SURVEY SERVICES PROVIDED:
ALTA/NSPS LAND TITLE SURVEY
SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA

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CIVIL ENGINEERING & SURVEYING
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SARASOTA, FL. 34240 941-924-1600
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