

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE BII EXCEPTIONS:

First American Title Insurance Company Commitment for Title Insurance No. 110346074, bearing an effective date of May 29, 2024.

Items 1-4, 6 and 8-9 are not survey matters and are not shown hereon.

Items 5 and 7 have been INTENTIONALLY DELETED and are not shown hereon.

TITLE DESCRIPTION:

The Land referred to herein below is situated in the County of SARASOTA, State of Florida, and is described as follows:

That part of the South 3/4 of the West 1/2 of Section 34, Township 38 South, Range 19 East, Sarasota County, Florida, lying West of Interstate 75 (State Road No. 93) right of way line as shown in Road Plat Book 2, Page 52 E, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 34, Township 38 South, Range 19 East, Sarasota County, Florida, thence N 00°50'34" W, along the Westerly line of said Section 34, a distance of 33.00 feet for Point of Beginning, thence continue N 00°50'34" W, along the Westerly line of said Section 34, a distance of 1078.95 feet to intersect the Westerly right of way line of Interstate 75 (State Road No. 93) as shown on Florida Department of Transportation Right of Way Map recorded in Road Plat Book 2, Page 52 E, of the Public Records of Sarasota County, Florida said intersection being a point on a curve concave to the Northeast whose center bears N 50°02'28" E, 57,413.78 feet, thence Southeasterly along the arc of said curve through a central angle of 00°47'28", a distance of 792.71 feet to the Point of Tangency, thence S 40°45'00" E along said Westerly right of way line, 544.13 feet to intersect the North right of way line of Border Road as shown on aforementioned Florida Department of Transportation Right of Way Map as recorded in Road Plat Book 2, Page 52 E, of the Public Records of Sarasota County, Florida; thence N 89°42'34" W, along said North right of way, 190.79 feet; thence S 74°46'40" W, along said North right of way line, 186.91 feet; thence N 89°42'23" W, along said North right of way line, 280.21 feet; thence S 00°17'37" W, 17.22 feet; thence S 89°42'23" W, 201.93 feet to the Point of Beginning.

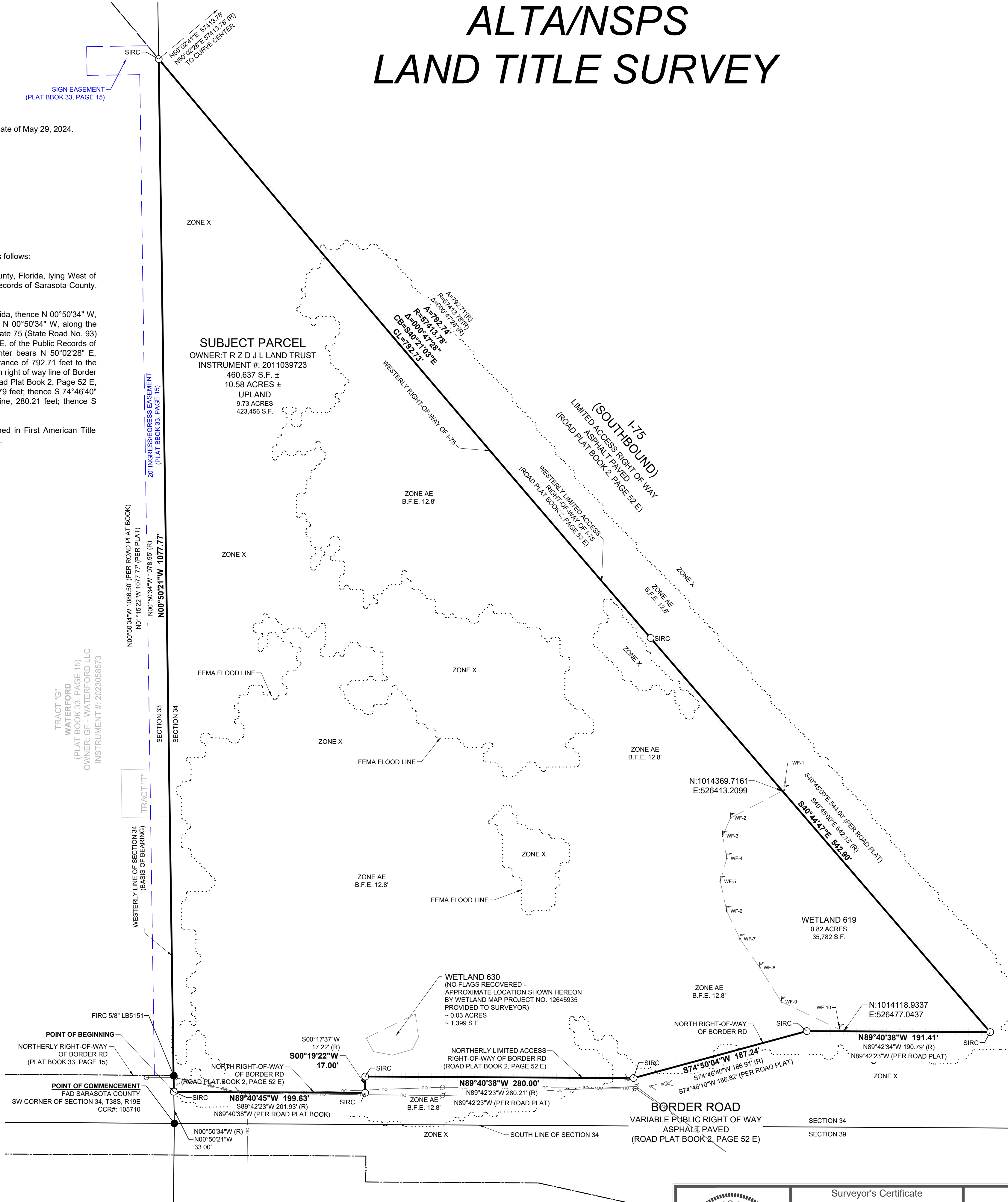
The above description and the property surveyed and shown hereon are the same as the property contained in First American Title Insurance Company Commitment for Title Insurance No. 110346074, bearing an effective date of May 29, 2024.

LEGEND

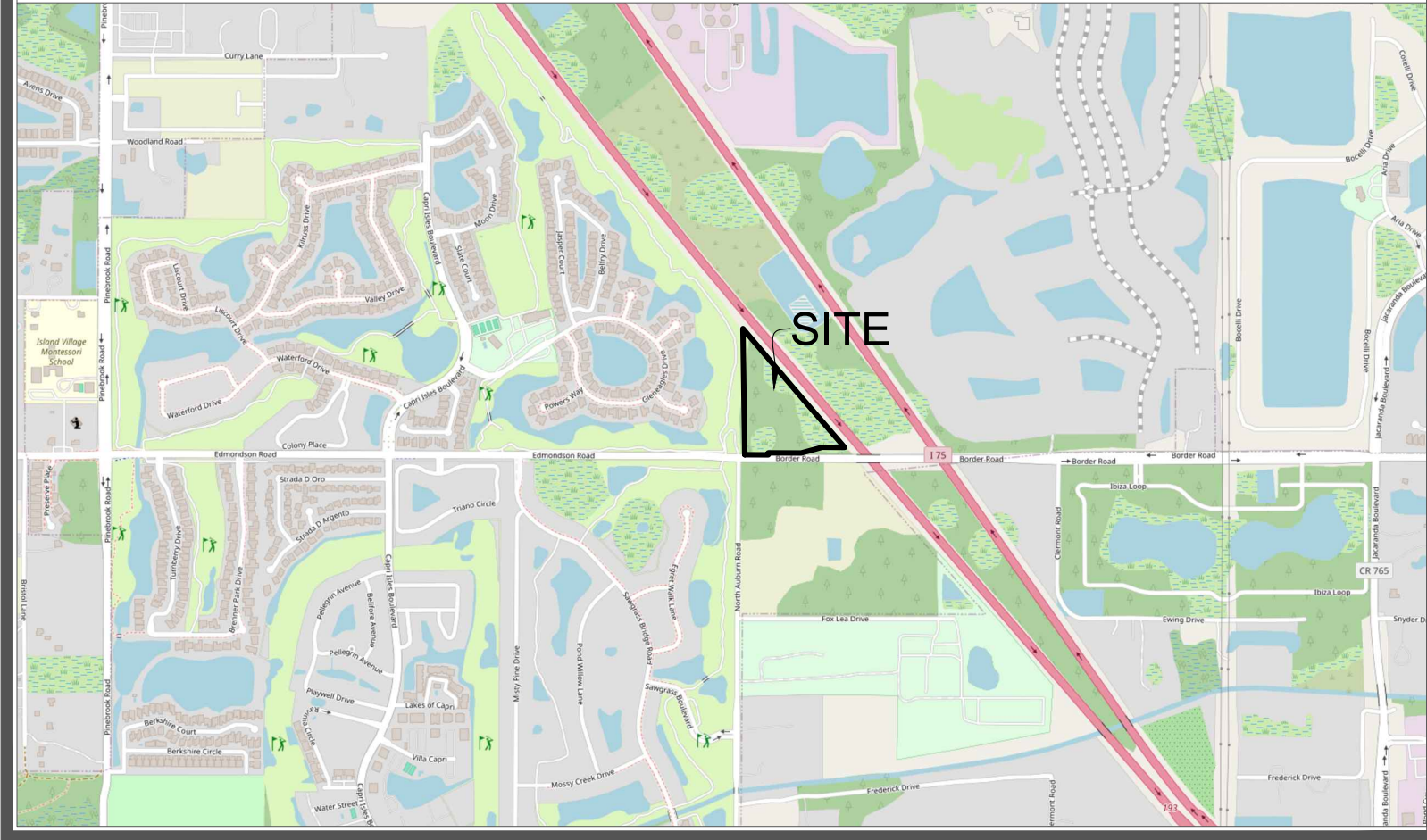
PRM ---- Permanent Reference Monument	FAD ---- Found Aluminum Disk
TBM ---- Temporary Benchmark	FAXL ---- Found Axle
Pg ---- Page	FBD ---- Found Brass Disk
O.R. ---- Official Records Book	FCM ---- Found Conc. Monument
INS# ---- Instrument Number	FCW ---- Found Copper Weld
LB ---- Licensed Business	FIP ---- Found Iron Pipe
(R) ---- Record Measurement	FIPC ---- Found Iron Pipe and Cap
(P) ---- Plat Measurement	FIR ---- Found Iron Rod
(TYP) ---- Typical	FIRC ---- Found Iron Rod and Cap
CONC ---- Concrete	FBM ---- Found Benchmark
ELEV ---- Elevation	FMD ---- Found Mag Nail
INV ---- Invert	FMGD ---- Found Mag Nail and Disk
CMP ---- Corrugated Metal Pipe	FWM ---- Found Monument in Well
HDPE ---- High-Density Polyethylene	FND ---- Found
PVC ---- Polyvinyl Chloride	FNL ---- Found Nail
RCP ---- Reinforced Concrete Pipe	FPIP ---- Found Pinched Iron Pipe
VCP ---- Vitrified Clay Pipe	FPK ---- Found PK Nail
BFP ---- Back Flow Preventor	FPKD ---- Found PK Nail and Disk
GI ---- Curb Inlet	FX ---- Found X Cross
FFE ---- Finished Floor Elevation	FP ---- Flag Pole
GTI ---- Grate Top Inlet	YD ---- Yard Drain
MES ---- Mitered End Section	SIRC ---- Set Iron Rod and Cap
OCS ---- Outlet Control Structure	SMC ---- Set Mag Nail
TP ---- Traverse Point	SMGD ---- Set Mag Nail and Disk
WP ---- Work Point	SNL ---- Set Nail
	SX ---- Set X Cross

WETLAND FLAG POINT TABLE

POINT TABLE		
DESCRIPTION	NORTHING	EASTING
WF-1	1014370.6100	526414.9340
WF-2	1014341.6690	526359.1140
WF-3	1014322.8330	526350.7910
WF-4	1014299.5290	526355.1810
WF-5	1014275.4890	526348.3980
WF-6	1014244.5010	526355.0700
WF-7	1014215.3790	526368.9180
WF-8	1014185.4960	526389.4870
WF-9	1014149.7930	526412.0930
WF-10	1014120.9770	526472.7430



VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES:

1) Easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitment for Title Insurance No. 110346074, bearing an effective date of May 29, 2024.

2) 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.

3) Bearings shown hereon are based on the West line of the Section 34, Township 38 South, Range 19 East, Sarasota County, Florida, having a Grid bearing of N.00°50'21"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

4) All boundary line dimensions are field measured unless otherwise noted.

5) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

6) The subject property lies in Flood Zone "AE" with a Base Flood Elevation (B.F.E.) of 12.8 feet and "X", according to Flood Insurance Rate Map, Map No. 12115C0133G & 12115C0244G for City of Venice, Community No. 125154, Sarasota County, Florida, dated March 27, 2024 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center <https://msc.fema.gov>.

7) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.

8) Use of this survey for purposes other than intended, without written verification, 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.

9) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.

10) 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, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

11) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.

12) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.

13) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), based on National Geodetic Survey Benchmark "I75 83 A31 RM 2", having a published elevation of 39.15 feet (NAVD 88).

14) No visible evidence of grave sites, burial grounds or cemeteries on subject property.

15) No observed evidence of substantial areas of refuse located on the property or visible evidence of use as a solid waste dump.

16) The subject property has direct access to and is contiguous with Border Road being dedicated public streets or highway with no gaps, gores or overlaps.

17) Per Table A, Item No. 16, no evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.

18) Per Table A, Item No. 17, no apparent changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction, no observable evidence of recent street or sidewalk construction or repairs.

19) Per Table A, Item No. 18, offsite easements known to the surveyor and any improvements observed therein are shown hereon.

20) Except as shown hereon, no apparent encroachments observed at the time of survey

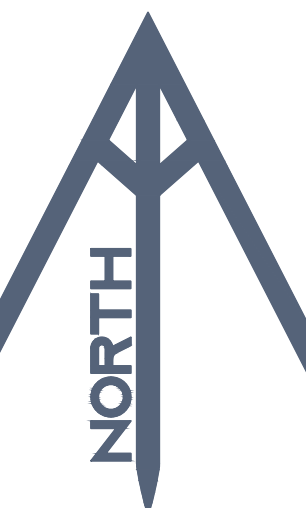
SURVEYOR'S CERTIFICATION:

To: Brooks Rocha, PLLC, Terry Zuknick, as Trustee of the TRZDJL Land Trust, and T.R. Zuknick, Inc.; First American Title Insurance Company and KB Home Tampa LLC, a Delaware limited liability company.

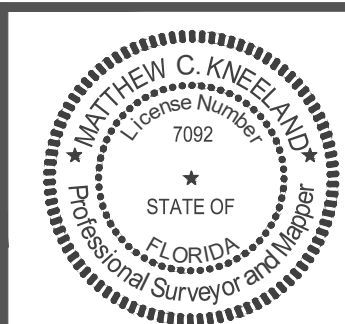
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11, 13, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/07/2024.

Matthew C. Kneeland
Professional Land Surveyor No. 7092
In the State of Florida

DATE



Scale: 1" = 60'



Surveyor's Certificate

This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes

Matthew C. Kneeland, LS 7092

Survey History		
Date	Description	By
08/07/24	Last field data acquisition	JP

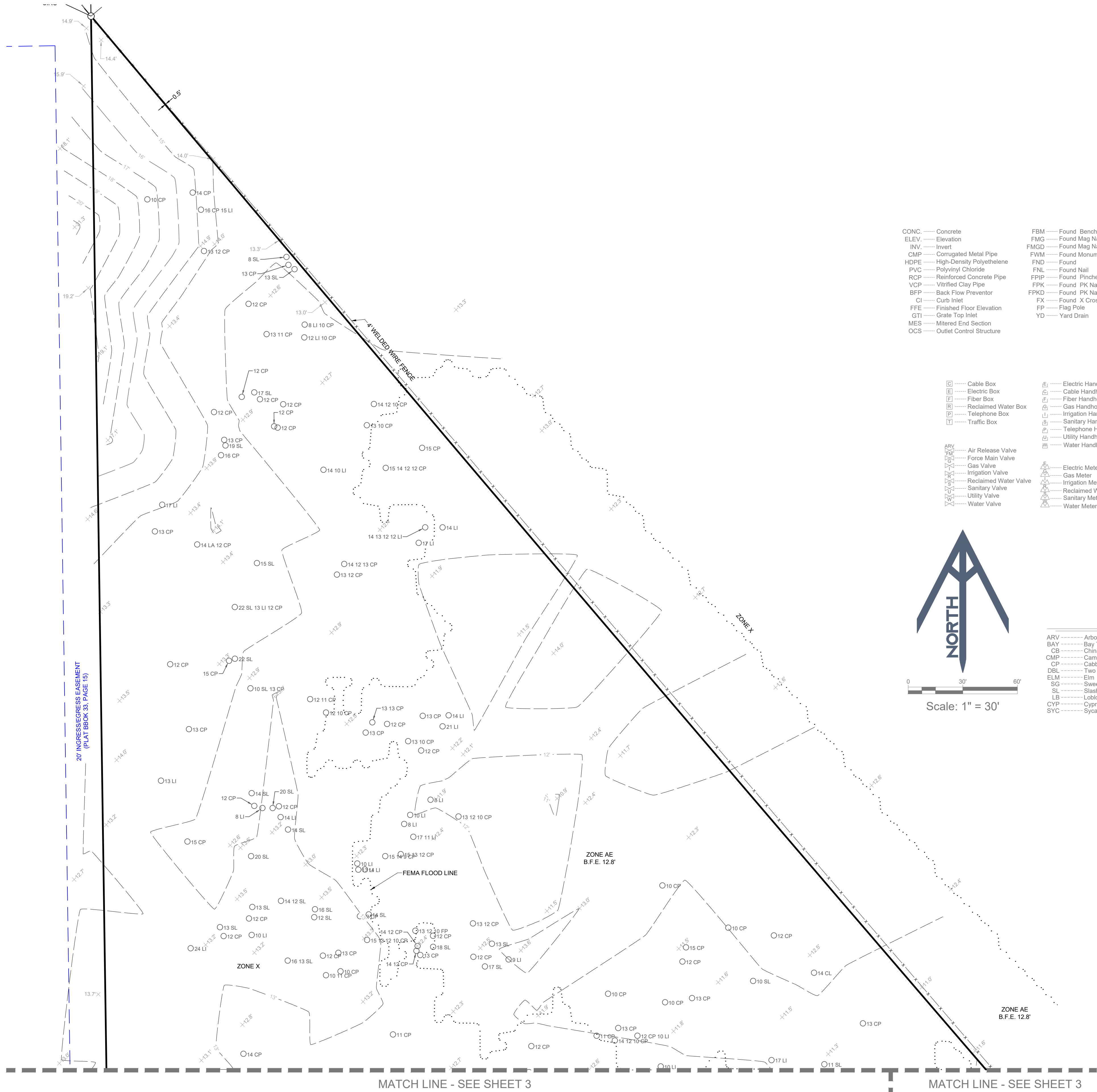


Fox Cove Townhomes
ALTA/NSPS Land Title Survey
1976 Border Rd, Venice, FL 34292

Prepared for:
Morris Engineering
Section 34, Township 38 South, Range 19 East,
Sarasota County, FL

Project Number: 240124

Sheet 1 of 4



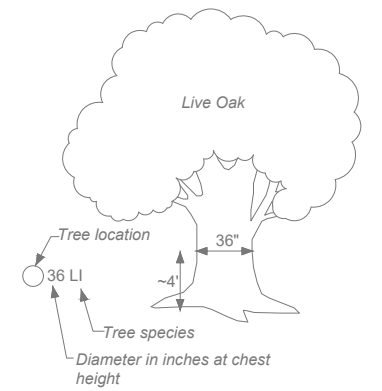
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FNL --- Found Nail
FPIP --- Found Pinched Iron Pipe
FPK --- Found PK Nail
FPKD --- Found PK Nail and Disk
FX --- Found X Cross
FP --- Flag Pole
YD --- Yard Drain
- SWL --- Solid White Line
DWL --- Double White Line
DYL --- Double Yellow Line
BWL --- Broken White Line
BYL --- Broken Yellow Line
QU --- Overhead Utility Lines
S --- Sanitary Sewer Line
G --- Gas Line
SD --- Storm Drain Line
W --- Water Line
C --- Communications Line
--- Train Tracks
--- Fence
--- Gate
--- Guard Rail
TOB --- Top of Bank
- S --- Sanitary Cleanout
--- Sign
--- Delineator Post
WW --- Water Well
--- Grate Top Inlet
--- Mail Box
--- Transformer
SRVC --- Service Cabinet
--- Benchmark
- Elevation in Feet
Elevation Shot Location

- Cable Box
--- Electric Box
--- Fiber Box
--- Reclaimed Water Box
--- Telephone Box
--- Traffic Box
- Air Release Valve
--- Force Main Valve
--- Gas Valve
--- Irrigation Valve
--- Reclaimed Water Valve
--- Sanitary Valve
--- Utility Valve
--- Water Valve
- Electric Handhole
--- Cable Handhole
--- Fiber Handhole
--- Gas Handhole
--- Irrigation Handhole
--- Sanitary Handhole
--- Telephone Handhole
--- Utility Handhole
--- Water Handhole
- Electric Meter
--- Gas Meter
--- Irrigation Meter
--- Reclaimed Water Meter
--- Sanitary Meter
--- Water Meter
- Drainage Manhole
--- Electric Manhole
--- Manhole
--- Sanitary Manhole
--- Grease Manhole
--- Cable Vault
--- Electric Vault
--- Fiber Vault
--- Telephone Vault
--- Utility Vault
--- Cable Pedestal
--- Electric Pedestal
--- Fiber Pedestal
--- Telephone Pedestal
--- Utility Pedestal
- Cable Marker
--- Electric Marker
--- Fiber Marker
--- Gas Marker
--- Irrigation Marker
--- Sanitary Marker
--- Utility Marker
--- Water Marker
--- Cable Marking
--- Electric Marking
--- Fiber Marking
--- Gas Marking
--- Water Marking
--- Sanitary Marking



TREE LEGEND

- ARV --- Arborvitae
BAY --- Bay Tree
CB --- Chinaberry
CMP --- Camphor
CP --- Cabbage/Sabal Palm
DBL --- Two Trees
ELM --- Elm
SG --- Sweet Gum
SL --- Slash Pine
LB --- Loblolly Pine
CYP --- Cypress
SYC --- Sycamore
- LA --- Laurel Oak
LI --- Live Oak
LPI --- Longleaf Pine
MAG --- Magnolia
QP --- Queen Palm
DP --- Date Palm
TPL --- Three Trees
TO --- Turkey Oak
UNK --- Unknown
WO --- Water Oak
WA --- Washingtonia Palm



MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 3

Survey History		
Date	Description	By



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ALTA/NSPS Land Title Survey
1976 Border Rd, Venice, FL 34292
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