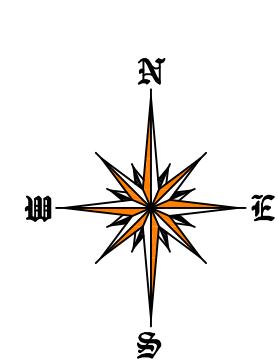


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777 N.W. 72nd AVENUE
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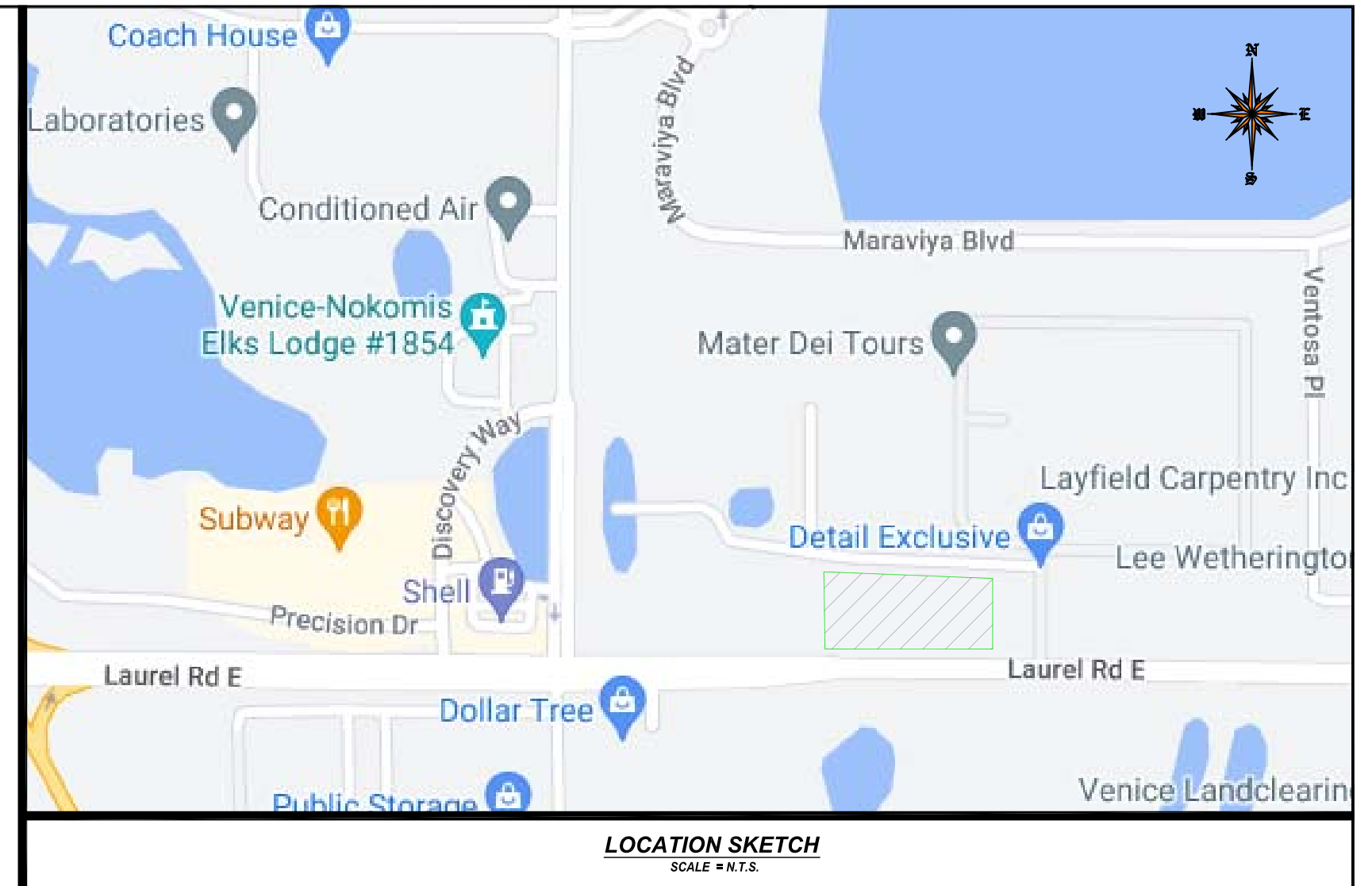
4851 TAMiami TRAIL NORTH
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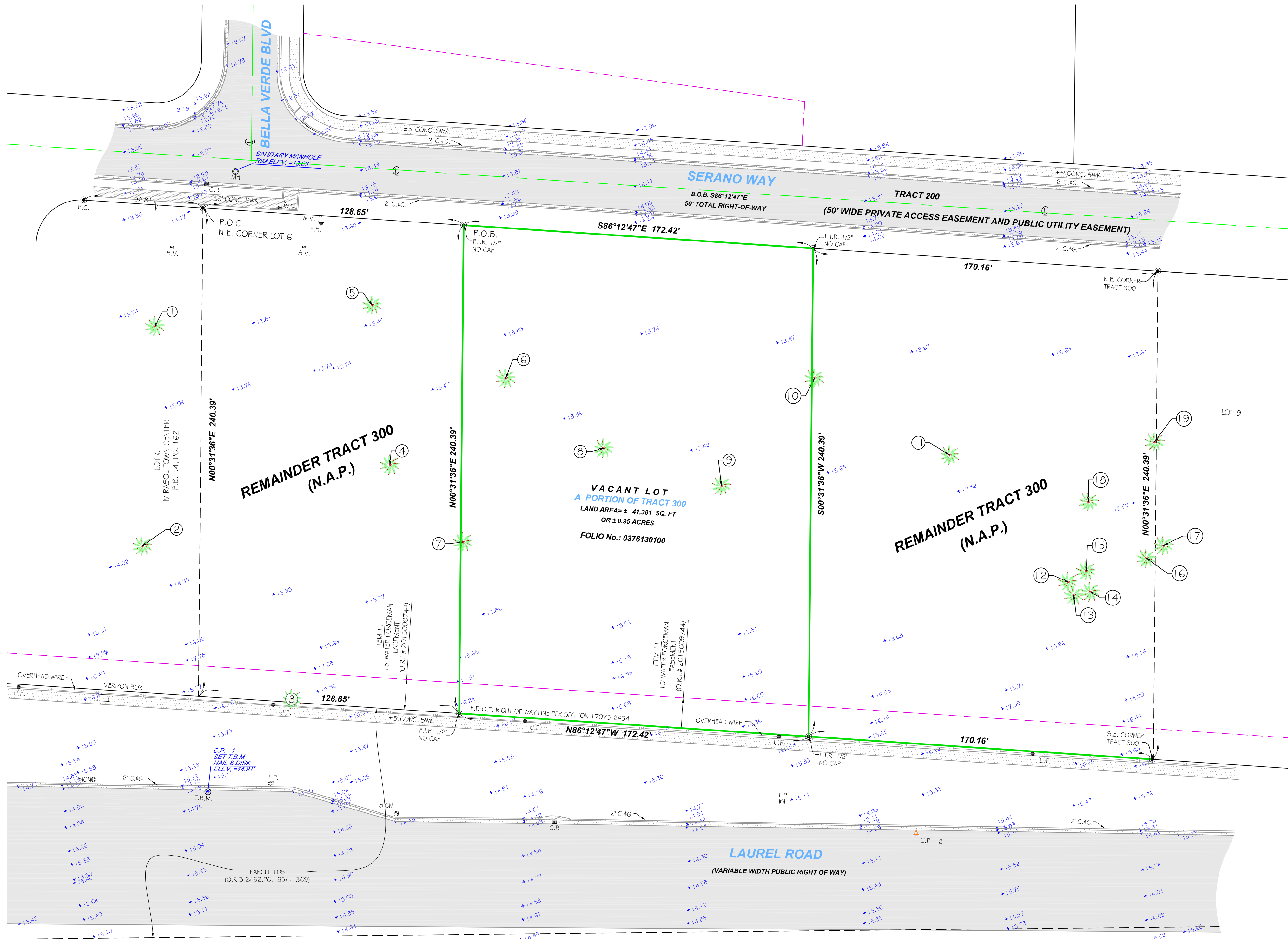
MAP OF BOUNDARY SURVEY



(IN FEET)
1 INCH = 30 FEET



LOCATION SKETCH
SCALE = N.T.S.



| No. | Name | Diameter (Ft.) | Height (Ft.) | Spread (Ft.) |
|-----|------|----------------|--------------|--------------|
| 1 | PALM | 2.0 | 25 | 10 |
| 2 | PALM | 2.0 | 25 | 10 |
| 3 | PALM | 1.0 | 8 | 5 |
| 4 | PALM | 1.5 | 18 | 10 |
| 5 | PALM | 1.0 | 15 | 10 |
| 6 | PALM | 1.0 | 18 | 10 |
| 7 | PALM | 1.5 | 15 | 10 |
| 8 | PALM | 1.5 | 15 | 10 |
| 9 | PALM | 1.5 | 18 | 10 |
| 10 | PALM | 1.5 | 18 | 10 |
| 11 | PALM | 1.5 | 18 | 10 |
| 12 | PALM | 1.5 | 18 | 10 |
| 13 | PALM | 1.5 | 15 | 10 |
| 14 | PALM | 1.5 | 15 | 10 |
| 15 | PALM | 1.5 | 15 | 10 |
| 16 | PALM | 1.5 | 15 | 10 |
| 17 | PALM | 1.5 | 15 | 10 |
| 18 | PALM | 1.5 | 18 | 10 |
| 19 | PALM | 1.5 | 12 | 8 |

ABBREVIATIONS

- A.C. = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- A.R. = ALUMINUM ROOF
- A.S. = ALUMINUM SHED
- ASPH. = ASPHALT
- B.C. = BLOCK CORNER
- B.L.D.S. = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.O.B. = BASE OF BENCHING
- B.S.L. = BUILDING SETBACK LINE
- CD. = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CR. = CHORD
- CH.B. = CHORD BEARING
- CHL. = CHORD LENGTH
- CL. = CLEAR
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- CS. = CONCRETE CURB
- C.S. = CONCRETE SLAB
- C.S.E. = CONCRETE BLOCK EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE. = DRIVEWAY
- EB. = EGRESS
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- ENCR. = ENCROACHMENT
- F.I.P. = FOUND IRON PIPE
- F.F. = FINISHED FLOOR ELEVATION
- F.F.D. = FOUND FLOOR DISK
- F.F.T. = FINISHED FLOOR THICKNESS
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR HEIGHT
- H.A.E.G. = HIGHWAY AND EGRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- I.F. = IRON FENCE
- L.B. = LICENSED BUSINESS
- L.F. = LOWEST FLOOR ELEVATION
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- M. = MILES
- M.B. = MEASURED DISTANCE
- M.B. = MAIL BOX
- M.D.C.A. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENT
- M.K. = MANHOLE
- N.A.P. = NOT A PART OF
- NVD. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- N. = NORTH
- O.H. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.M.T. = PAVEMENT
- P.L. = PLASTER
- P.L. = PROPERTY LINE
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.I. = POINT OF TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.V. = PRESSURE REDUCING VALVE
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- R. = RECORD DISTANCE
- R.R. = RAIL ROAD
- RES. = RESURFACE
- R.W. = RIGHT-OF-WAY
- R.S.E. = RADIUS OR RADIAL
- RANGE. = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SNK. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- S. = SECONDS
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.E. = TELEPHONE UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- TWP. = TOWNSHIP
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.P. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- W. = MONUMENT LINE
- Δ. = CENTER LINE
- Δ. = DELTA

LEGAL DESCRIPTION:

PORTION TRACT 300, MIRASOL TOWN CENTER ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 162-164 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, MIRASOL TOWN CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 162, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 86°12'47\"/>

PROPERTY ADDRESS:

301 SERANO WAY,
NOKOMIS, FLORIDA 34275

PREPARED FOR:

LAUREL ROAD DEVELOPMENT LLC

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONVEYANCE PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A
COMMUNITY: 125154
PANEL: 0244
SUFFIX: F
DATE OF FIRM: 11/04/2016
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; NATIONAL GEODETIC BENCH MARK PID: DLZ714; DESIGNATION - N 699; ELEVATION IS 13.37 FEET OF N.A.V.D. OF 1988.
- THE LEGAL DESCRIPTION ON THIS SURVEY IS FROM SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT, PROVIDED BY CLIENT.

SURVEYOR'S CERTIFICATION:

I, JOHN IBARRA, A LICENSED SURVEYOR IN THE STATE OF FLORIDA, HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED THIS SURVEY AND HAVE COMPLIED WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE (EFFECTIVE TO 4/15/2017, FLORIDA STATUTES).

DATE: 06/29/2022
BY: JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA

REVISED ON: _____
REVISED ON: _____

LEGEND

- OH — = OVERHEAD UTILITY LINES
- — — = CONCRETE BLOCK WALL
- x — x — x — = CHAIN LINK FENCE
- o — o — o — = IRON FENCE
- w — w — w — = WOOD FENCE
- — — — — = BUILDING SETBACK LINE
- — — — — = UTILITY EASEMENT
- — — — — = LIMITED ACCESS RW
- — — — — = NON-VEHICULAR ACCESS RW
- — — — — = EXISTING ELEVATIONS

TITLE COMMITMENT NOTES:

- THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-1 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, COMMITMENT NUMBER 1023197, ISSUING OFFICE FILE NUMBER: CKDE - RAJOHNSON, DATED MARCH 23, 2022, AT 11:00 PM.
- ITEM NO. 4. ALL MATTERS CONTAINED ON THE PLAT OF MIRASOL TOWN CENTER, AS RECORDED IN PLAT BOOK 54, PAGE 162, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES AFFECTS THE PROPERTY, LOT LINES & ROAD LINES AS SHOWN ON PLAT.
- ITEM NO. 5. DECLARATION OF RESTRICTIONS FOR MIRASOL TOWN CENTER RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2020097544, WHICH ESTABLISHES AND PROVIDES WITHOUT LIMITATION FOR EASEMENTS, LIENS, CHARGES AND ASSESSMENTS, AS AMENDED BY INSTRUMENTS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENTS 2020120619, 2020120619, AND 2020204869, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES AFFECT THE SUBJECT PROPERTY BLANKET IN NATURE.
- ITEM NO. 6. ALL MATTERS CONTAINED ON THE REPLAT OF MIRASOL TOWN CENTER, AS RECORDED IN PLAT BOOK __, PAGE __, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. NOTE: THE RECORDING INFORMATION OF THE PLAT BOOK AND PAGE WILL BE FILLED IN ON THE POLICY TO REFLECT THE APPLICABLE RECORDING INFORMATION.
- ITEM NO. 7. NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE AS RECORDED IN OFFICIAL RECORDS BOOK 1974, PAGE 2019, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. DOCUMENT IS NOT AVAILABLE.
- ITEM NO. 8. ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTY DESCRIBED IN SCHEDULE A HEREIN AND THE LIMITED ACCESS RIGHT OF WAY LINE DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2432, PAGE 1354, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE. CANNOT BE PLOTTED.
- ITEM NO. 9. DEVELOPER AGREEMENT DATED FEBRUARY 28, 2014 AND RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 201406882, AND AS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2014057875, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE. CANNOT BE PLOTTED.
- ITEM NO. 10. ORDINANCE NO. 2014-12 OF THE CITY OF VENICE, FLORIDA, RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2014081460, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PROPERTY.
- ITEM NO. 11. WASTEWATER FORCE MAIN EASEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2015009744, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.
- ITEM NO. 12. DEVELOPMENT AGREEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2011751639, AS AMENDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2020094361, TOGETHER WITH ESTOPPEL LETTER RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2020119475, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING RESTRICTIONS, A RIGHT OF FIRST REFUSAL, AND EASEMENTS, DOES NOT AFFECT THE SUBJECT PROPERTY.

| | |
|-------------|-------------|
| DRAWN BY: | F.S. |
| FIELD DATE: | 06/29/2022 |
| SURVEY NO.: | 22-001677-1 |
| SHEET: | 1 OF 1 |