# ALTA/NSPS LAND TITLE SURVEY SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST SARASOTA COUNTY, FLORIDA

### PARCEL 1:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

LESS THE SOUTH 60 FEET THEREOF

ALSO LESS THAT PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA; THENCE RUN NORTH 01 DEGREES 09' 09" WEST, ALONG THE WEST LINE OF SAID SECTION 22 FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 09' 09" WEST, ALONG SAID WEST LINE FOR A DISTANCE OF 1663.08 FEET; THENCE RUN NORTH 88 DEGREES 50' 51" EAST FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 01 DEGREES 09' 09" EAST, FOR A DISTANCE OF 1663.18 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2340, PAGE 472, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING THE RIGHT-OF-WAY FOR KNIGHT'S TRAIL ROAD, ACCORDING TO THE RIGHT-OF-WAY MAP THEREOF RECORDED IN ROAD PLAT BOOK 3, PAGE 52B, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88 DEGREES 50' 51" WEST ALONG SAID LINE FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS THAT PORTION CONVEYED TO THE CITY OF VENICE BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT 2006048926, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE S 89 DEGREES 43' 23 " EAST, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 936.59 FEET FOR A POINT OF BEGINNING: THENCE CONTINUE S 89 DEGREES 43' 23" EAST, ALONG SAID NORTH LINE OF SECTION 22, A DISTANCE OF 382.84 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S 00 DEGREES 48' 54" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 653.95 FEET; THENCE WEST, A DISTANCE OF 214.17 FEET; THENCE S 64 DEGREES16' 14" WEST, A DISTANCE OF 197.56 FEET; THENCE NORTH, A DISTANCE OF 741.50 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE RUN SOUTH 01 DEGREES 09' 09" EAST ALONG THE EAST LINE OF SAID SECTION 21 FOR A DISTANCE OF 694.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 09' 09" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 263.43 FEET; THENCE RUN SOUTH 88 DEGREES 50' 51 " WEST FOR A DISTANCE OF 142.94 FEET; THENCE RUN NORTH 21 DEGREES 53' 15" WEST FOR A DISTANCE OF 47.41 FEET; THENCE RUN NORTH 30 DEGREES 04' 22" WEST FOR A DISTANCE OF 120.48 FEET; THENCE RUN NORTH 17 DEGREES 34' 13" WEST FOR A DISTANCE OF 55.41 FEET TO A POINT OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, WHOSE RADIUS BEARS SOUTH 39 DEGREES 50' 20" EAST, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 294.69 FEET, THROUGH A CENTRAL ANGLE OF 48 DEGREES 20' 45", FOR AN ARC DISTANCE OF 248.66 FEET TO THE POINT OF BEGINNING.

#### PARCEL 3:

TOGETHER WITH ACCESS EASEMENTS AS REFLECTED IN OFFICIAL RECORDS BOOK 770, PAGE 797, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR PUBLIC ACCESS, DRAINAGE AND UTILITIES FOR THE BENEFIT OF THE PARCELS 1 AND 2 AS DEFINED AND SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1317, PAGE 932, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED LANDS:

THE RIGHT-OF-WAY ALONG THE HAUL ROAD (KNIGHTS TRAIL) AND THE HAUL ROAD EXTENDED RUNNING NORTH FROM LAUREL ROAD (EXTENDED) BEING THE EAST 30 FEET OF SECTIONS 21 AND 28 AND THE WEST 30 FEET OF THE NORTH 3/4 OF SECTION 22, ALL BEING IN TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA;

MTF = METAL FENCE

ORB = OFFICIAL RECORD BOOK

☐ = TYPICAL GROUND SPOT (GS)

GROUND ELEVATIONS  $6.3_x \times |$  ELEVATIONS (IF SHOWN)

OA = OVERALL

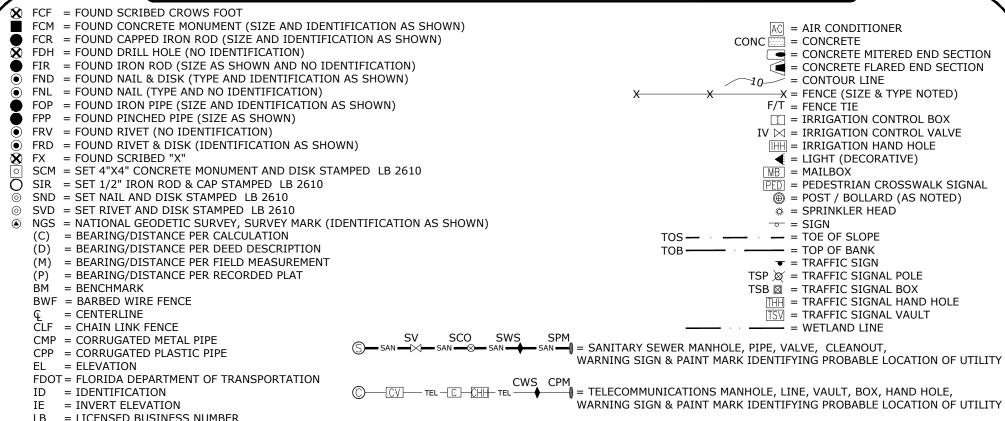
PG = PAGF

WD = WOOD

PB = PLAT BOOK

A 60 FOOT RIGHT-OF-WAY EXTENDED EASTERLY FROM HAUL ROAD (KNIGHTS TRAIL) IN SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING THE NORTH 60 FEET OF THE NW 1/4 OF SAID SECTION 22.

## LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS



WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PVC = POLY VINYL CHLORIDE HYDRANT, FIRE DEPARTMENT PVCF = POLY VINYL CHLORIDE FENCE

CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING R/W = RIGHT-OF-WAYPROBABLE LOCATION OF UTILITY RCP = REINFORCED CONCRETE PIPE RLS = REGISTERED LAND SURVEYOR RV RARV RFH, RFDC RBO RWS RPM

FOC -FO -FOHH- FOC - = FIBER OPTIC VAULT, LINE, BOX, HAND HOLE,

S-T-R = SECTION - TOWNSHIP - RANGE RHW - RWM - SRD = STATE ROAD DEPARTMENT FIRE HYDRANT, FIRE SWEWMD = SOUTHWEST FLORIDA WATER DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK MANAGEMENT DISTRICT IDENTIFYING PROBABLE LOCATION OF UTILITY TYP = TYPICAL

VCP = VETRIFIED CLAY PIPE = ELECTRIC MANHOLE, LINE, TRANSFORMER, VAULT, OUTLET, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY WDF = WOOD FENCE TOP BACK OF CURB 8 22  $\rightarrow \gamma$  = GUY ANCHOR, POWER POLE, PANEL, OVERHEAD WIRE, METER, FLOWLINE OF CURB POWER POLE WITH LIGHT, UTILITY POLE AND GUY POLE = TYPICAL ROADWAY SPOT

EDGE OF PAVEMENT BC TOP BACK OF CURB 8.23 EP EDGE OF PAVEMENT = STORM SEWER MANHOLE, PIPE, GRATE INLET & CLEANOUT EP EDGE OF PAVEMENT

WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY

WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY

CONCRETE CURB INLETS  SCHEDULE B-SECTION II: (PER TITLE COMMITMENT) EXCEPTION ITEMS ARE DEPICTED HEREON AS #

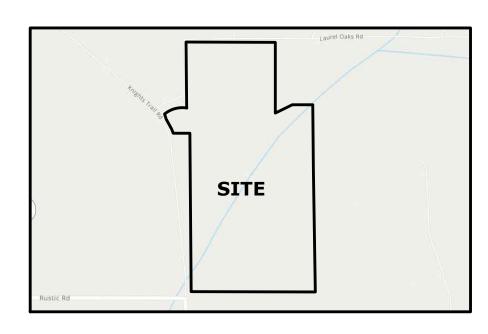
1-6. NOT SURVEY MATTERS.

7. EASEMENTS FOR ROAD, STREET, UTILITY, INGRESS AND EGRESS, SET FORTH IN WARRANTY DEED RECORDED RECORDED DECEMBER 20, 1968 IN OFFICIAL RECORDS BOOK 770, PAGE 797, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE THE SUBJECT PARCELS AND IS NOT SHOWN HEREON. 8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JUNE 7, 1973 IN OFFICIAL RECORDS BOOK 1004, PAGE 1834, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A

- PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON. 9. GRANT OF EASEMENT RECORDED JULY 8, 1975 N OFFICIAL RECORDS BOOK 1084, PAGE 1584, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 10. GRANT OF EASEMENT RECORDED DECEMBER 1, 1977 IN OFFICIAL RECORDS BOOK 1206, PAGE 502, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 11. EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF FLORIDA, A FLORIDA CORPORATION, SET FORTH IN EASEMENT DEED RECORDED SEPTEMBER 25, 1978 IN OFFICIAL RECORDS BOOK 1261, PAGE 1211, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 12. GRANT OF EASEMENT RECORDED MAY 30, 1979 IN OFFICIAL RECORDS BOOK 1308, PAGE 1185, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 13. GRANT OF EASEMENT SET FORTH IN FEE SIMPLE DEED RECORDED MAY 30, 1979 IN OFFICIAL RECORDS BOOK 1308, PAGE 1190, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON. 14. GRANT OF EASEMENT RECORDED JUNE 8, 1979 IN OFFICIAL RECORDS BOOK 1310, PAGE 1616, OF THE PUBLIC RECORDS
- OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON. 15. GRANT OF EASEMENT RECORDED JULY 13, 1979 IN OFFICIAL RECORDS BOOK 1317, PAGE 932, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS
- AND IS GRAPHICALLY DEPICTED HEREON. 16. RESERVATION OF EASEMENT SET FORTH IN WARRANTY DEED RECORDED JULY 13, 1979 IN OFFICIAL RECORDS BOOK 1317, PAGE 936, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE
- A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON. 17. EASEMENT AS SET FORTH IN THAT CERTAIN QUIT CLAIM DEED RECORDED APRIL 17, 1986 IN OFFICIAL RECORDS BOOK 1849, PAGE 510, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 18. CONSERVATION EASEMENT GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, RECORDED JULY 20, 1994 IN OFFICIAL RECORDS BOOK 2654, PAGE 136, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS **GRAPHICALLY DEPICTED HEREON.**
- 19. CONSERVATION EASEMENT GRANTED TO THE COUNTY OF SARASOTA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED MAY 13, 1999 IN OFFICIAL RECORDS BOOK 3108, PAGE 1158, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 20. FLOWAGE EASEMENT AND CONSERVATION EASEMENT GRANTED TO SARASOTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED APRIL 24, 2002 IN OFFICIAL RECORDS INSTRUMENT 2002066292, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 21. TEMPORARY DRAINAGE EASEMENT GRANTED TO SARASOTA COUNTY. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED APRIL 24, 2002 IN OFFICIAL RECORDS INSTRUMENT 2002066293, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 22. NON-EXCLUSIVE INGRESS/EGRESS EASEMENT GRANTED TO SARASOTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED APRIL 24, 2002 IN OFFICIAL RECORDS INSTRUMENT 2002066294. OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 23. PERMANENT DRAINAGE EASEMENT GRANTED TO SARASOTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED APRIL 24, 2002 IN OFFICIAL RECORDS INSTRUMENT 2002066295, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 24. PERMANENT DRAINAGE EASEMENT GRANTED TO SARASOTA COUNTY. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED APRIL 24, 2002 IN OFFICIAL RECORDS INSTRUMENT 2002066306, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 25. PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY TO THE CITY OF VENICE AND ORDINANCE NO. 2004-28 AND THE PRE-ANNEXATION AGREEMENT AND THE EXTRAORDINARY MITIGATION FEE EXTRACTION ATTACHED THERETO, RECORDED JULY 30, 2004 IN OFFICIAL RECORDS INSTRUMENT 2004148748, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS **GRAPHICALLY DEPICTED HEREON. (PARCEL 1 ONLY)**
- 26. EASEMENT(S) IN FAVOR OF PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY, A REGIONAL WATER SUPPLY AUTHORITY OF THE STATE OF FLORIDA, BY VIRTUE OF ORDER OF TAKING RECORDED MAY 28, 2010 IN OFFICIAL RECORDS INSTRUMENT 2010066284, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.
- 27. PERMANENT NON-EXCLUSIVE UTILITY WATER-LINE EASEMENT GRANTED TO PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY. AN INDEPENDENT SPECIAL DISTRICT. RECORDED FEBRUARY 15, 2015 IN OFFICIAL RECORDS INSTRUMENT 2015018526, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN
- INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON. 28. PERMANENT ACCESS EASEMENT GRANTED TO PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY. AN INDEPENDENT SPECIAL DISTRICT, RECORDED FEBRUARY 15, 2015 IN OFFICIAL RECORDS INSTRUMENT 2015018527, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LANDS DESCRIBED THEREIN INCLUDE A PORTION OF
- 29. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. NOT A MATTER OF SURVEY.

THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.

- 30. TITLE TO THE BEDS OR BOTTOMS OF LAKES, RIVERS OR OTHER BODIES OF WATER LOCATED ON OR WITHIN THE LAND DESCRIBED HEREIN. NOT A MATTER OF SURVEY.
- 31. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS. NOT A MATTER OF SURVEY.
- 32. THE COMMITMENT AND/OR POLICY EXCLUDES FROM COVERAGE ADVERSE OWNERSHIP CLAIMS BY THE STATE OF FLORIDA TO THOSE PORTIONS OF THE PROPERTY DESCRIBED IN SCHEDULE "A" HEREIN THAT COMPRISE SOVEREIGNTY LANDS (INCLUDING WITHOUT LIMITATION SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS) THAT (I) HAVE NOT BEEN PREVIOUSLY CONVEYED OR TRANSFERRED BY THE STATE, OR (II) ARE LEGALLY EXCLUDED FROM PRIOR STATE CONVEYANCES OF OTHER TYPES OF LANDS. NOT A MATTER OF SURVEY.



**VICINITY MAP** (NOT TO SCALE)

#### **SURVEYOR'S NOTES:**

- 1. TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: FL252403075JC/240553ATL, AND HAVING A COMMITMENT DATE OF MARCH 14, 2024 AT 8:00 AM. THIS SURVEY IS SPECIFICALLY FOR PARCEL 1 AND PARCEL 2 THEREIN, PARCEL 3 ARE EASEMENT PARCELS THAT APPEAR TO BENEFIT THE SUBJECT PROPERTY.
- 3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- 4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. UTILITIES SHOWN HEREON WERE ABOVE GROUND AND VISIBLE ON DATE OF FIELD SURVEY.
- 5. THE SURVEY DEPICTED HEREON DOES NOT SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED, AND NO MARKERS FOR SUCH WETLAND DELINEATION WERE OBSERVED.
- 6. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 8. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 9. BEARINGS SHOWN HEREON, AND QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. BEARINGS SHOWN HEREON, AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE WEST LINE OFTHE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 33 SOUTH, RANGE 22 EAST, BEING SOUTH 00°30'23" EAST, AS SHOWN HEREON.
- 10. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENTS UTILIZED ARE DESIGNATED AS "H 727" (PID = DM5045), HAVING A PUBLISHED ELEVATION OF 13.07' AND "L 727" (PID = DM5049), HAVING A PUBLISHED ELEVATION OF 12.69', AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
- 11. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE
- 12. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NUMBER 12115C0245F, HAVING AN EFFECTIVE DATE NOVEMBER 4, 2016. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
- 13. SIGNIFICANT INTERIOR IMPROVEMENTS WERE LOCATED AS SHOWN HEREON. THERE MAY BE FARMING EQUIPMENT OR OTHER AGRICULTURAL USE FEATURES (INCLUDING BUT NOT LIMITED TO LIVESTOCK FEEDERS, IRRIGATION SPRINKLERS OR VALVES, POSTS, TANKS, DRAINAGE STRUCTURES AND FENCING) WHICH ARE NOT SHOWN HEREON.
- 14. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK. NO PROPOSED CHANGED IN STREET RIGHT-OF-WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 15. PARCEL 1 AND PARCEL 2 AS SHOWN HEREON ARE CONTIGUOUS ALONG THEIR COMMON LINES WITH NO GAPS, GORES, OR HIATUSES.
- 16. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 17. SUBJECT PROPERTY CONTAINS 73.789 ACRES OVERALL.

## **SURVEYORS CERTIFICATION**

LEO@VENICE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

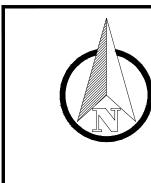
LEOPOLD KORN, P.A. FIDELITY NATIONAL TITLE INSURANCE COMPANY

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, 7(a), 7(b)(1), 8, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/04/2022.

DATE OF PLAT OR MAP: 10/04/2022

ARDURRA GROUP, INC. CERTIFICATE OF AUTHORIZATION NUMBER LB2610

ROBERT B. CURTIS, PSM FLORIDA LICENSE - LS6051





Phone: (813) 880-8881

www.Ardurra.com License #2610

ADVENIR OAKLEY CAPITAL LLC

3 03/28/2024 REVISED REFLECT UPDATED TITLE COMMITMENT 2 12/07/2022 REVISED PER ATTORNEY COMMENTS 1 12/02/2022 REVISED REFLECT UPDATED TITLE COMMITMENT NO. DATE REVISED REFLECT UPDATED TITLE COMMITMENT
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ORID, SURV LAND KNIGHTS

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