

SCALE: 1" = 100'

- LEGEND:**
- Water Service
 - Phone Riser
 - Verizon Hand Hole
 - Concrete Power Pole
 - Guy Wire
 - Barbed Wire Fence

DESCRIPTION:

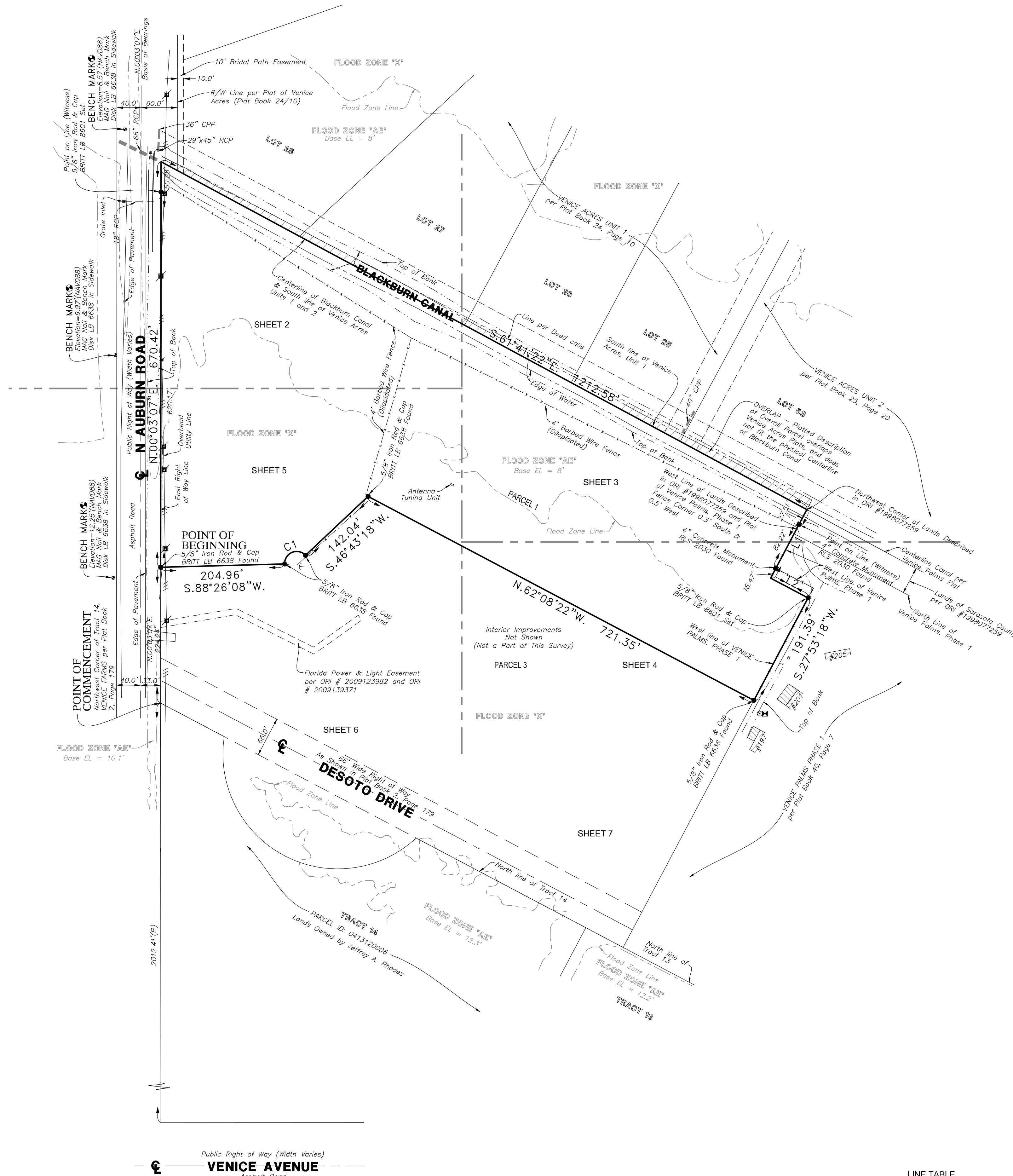
A parcel of land lying in Section 10, Township 39 South, Range 19 East, Sarasota County, Florida described as follows:

COMMENCE at the Northwest Corner of Tract 14, VENICE FARMS, as shown in Plat Book 2, Page 179, of the Public Records of Sarasota County, Florida; thence N.00°03'07"E., along the East Right of Way line of N. Auburn Road (73.00 feet wide), a distance of 224.24 feet to the POINT OF BEGINNING; thence continue N.00°03'07"E., along said East Right of Way line, a distance of 670.42 feet to the centerline of Blackburn Canal; thence S.61°41'22"E., along said centerline of Blackburn Canal, some being the southerly line of VENICE ACRES, UNIT 1, recorded in Plat Book 24, Page 10, of the Public Records of Sarasota County, Florida, and the southerly line of VENICE ACRES, UNIT 2, recorded in Plat Book 25, Page 20, of the Public Records of Sarasota County, Florida, a distance of 1212.58 feet to the Northwest corner of lands of Sarasota County, described in Official Records Instrument #1998077259, of the Public Records of Sarasota County, Florida; thence S.27°51'36"W., along the West line of said lands described in Official Records Instrument #1998077259, the West line of VENICE PALMS, PHASE 1, recorded in Plat Book 40, Page 7, Public Records of Sarasota County, Florida, and the Southerly extension thereof, a distance of 128.20 feet; thence S.62°15'49"E., a distance of 70.02 feet returning to said West line of VENICE PALMS, PHASE 1; thence S.27°53'18"W., along said West line of VENICE PALMS, PHASE 1, a distance of 191.39 feet; thence N.62°09'19"W., leaving said West line of VENICE PALMS, PHASE 1, a distance of 721.35 feet; thence S.46°43'25"W., a distance of 142.04 feet to a point on a curve to the left having a radius of 20.00 feet, a central angle of 138°17'42", a chord bearing of S.67°35'00"W., and a chord length of 37.38 feet; thence along the arc of said curve, an arc length of 48.27 feet; thence S.88°26'36"W., a distance of 204.96 feet to the POINT OF BEGINNING.

Parcel contains 440,906 square feet, or 10.1218 acres.

REPORT OF SURVEY:

1. This plat represents a Boundary Survey. Interior improvements are not shown and are not a part of this survey.
2. Bearings shown hereon refer to the center line of N Auburn Road = N.00°03'07"E.
3. There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
4. Description shown hereon has been prepared for this plat.
5. Subject to easements and rights of way of record, if any. No research has been made by Britt Surveying or the signing Surveyor for easements or rights of ways of record.
6. This plat has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
7. Parcel shown hereon is situated in Flood Zone "AE", base flood elevation = 8 feet; and Flood Zone "X", base flood elevation Not Determined, per Flood Insurance Rate Map 12115C03326, Index Map dated March 27, 2024.
8. 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.



LINE TABLE

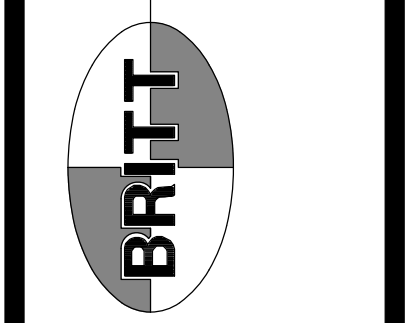
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 27°51'36" W | 128.20' |
| L2 | S 62°15'49" E | 70.02' |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|--------|-------------|---------------|--------------|------------|
| C1 | 20.00' | 138°17'42" | S 67°35'51" W | 37.38' | 48.27' |

COLLIN B. MAHAM PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NUMBER 7527
 NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL
 OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON PORTABLE DOCUMENT FILE

BRITT SURVEYING
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 8601
 680 US 41 Bypass N., Suite #1, Venice, Florida, 34285
 Telephone: (941) 493-1396
 Email: bs@brittsurveying.com

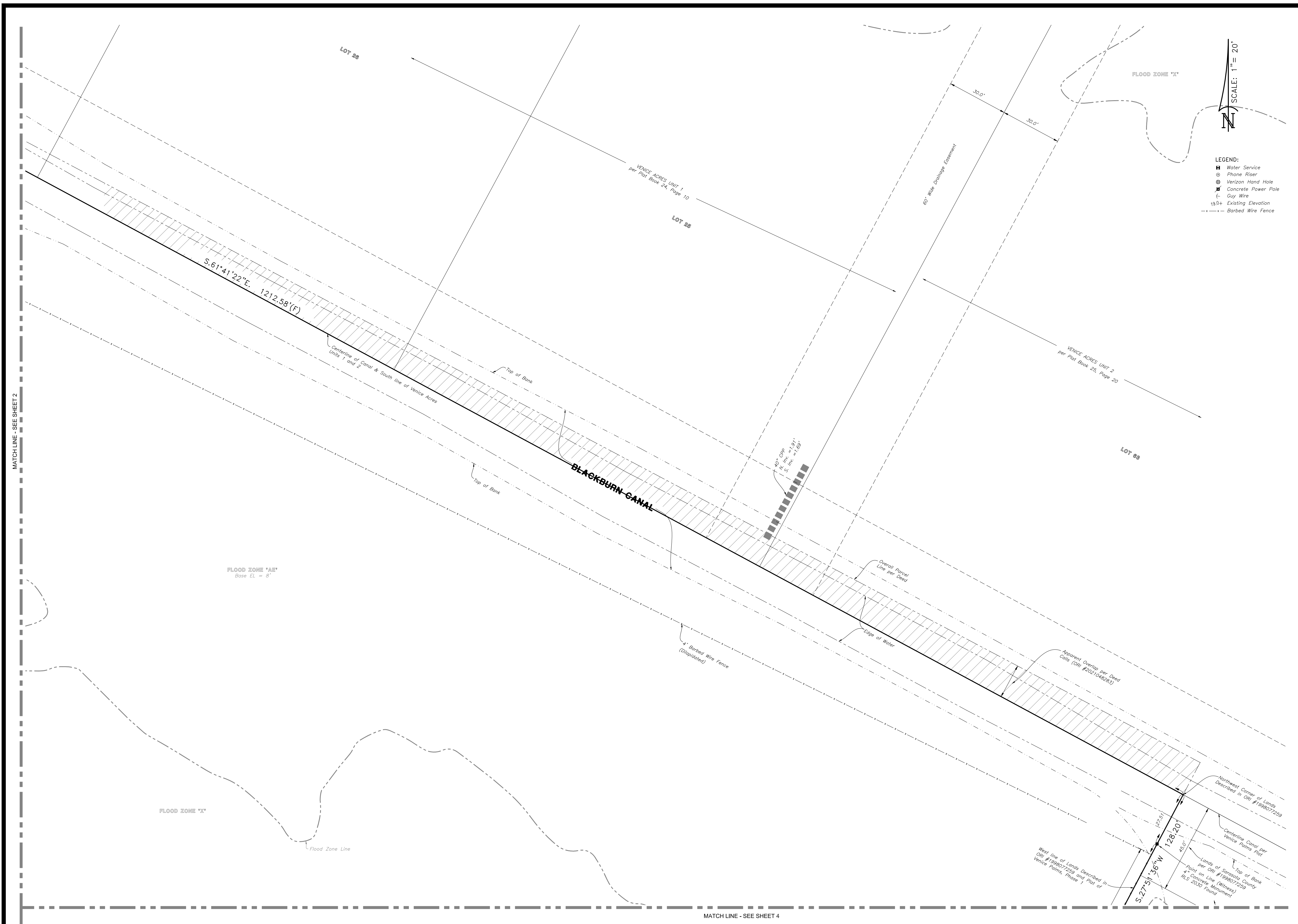


A BOUNDARY SURVEY
 A PART OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST
 N. AUBURN ROAD, VENICE, FL 34292

CERTIFIED TO:
 P3 LAF. BFR. JV. LLC
 P3 LAF. CHALET. AT VENICE LP
 LAFAYETTE RE MANAGEMENT LLC

DATE OF SURVEY: JUNE 6, 2025
 REVISIONS:
 FIELD BOOK: 616 PAGE(S): 72-73
 JOB NUMBER: 25-05-05B DRAWN BY: CBN

SHEET
1 of 5



SCALE: 1" = 20'

- LEGEND:
- Water Service
 - Phone Riser
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 - Concrete Power Pole
 - Guy Wire
 - Existing Elevation
 - Barbed Wire Fence

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| | | JOB NUMBER: 25-05-05B | DRAWN BY: CBN |

SHEET
3 OF 5

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

SCALE: 1" = 20'

- LEGEND:
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 - 19.0+ Existing Elevation
 - Barbed Wire Fence

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 3

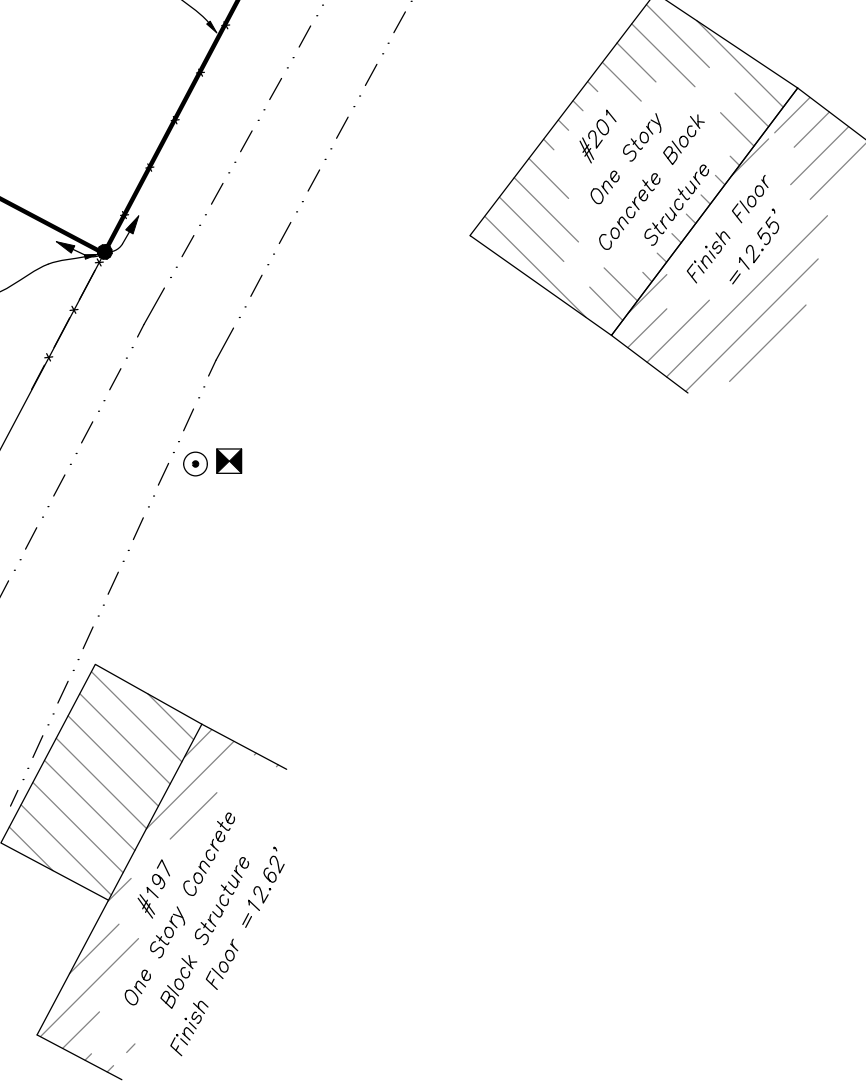
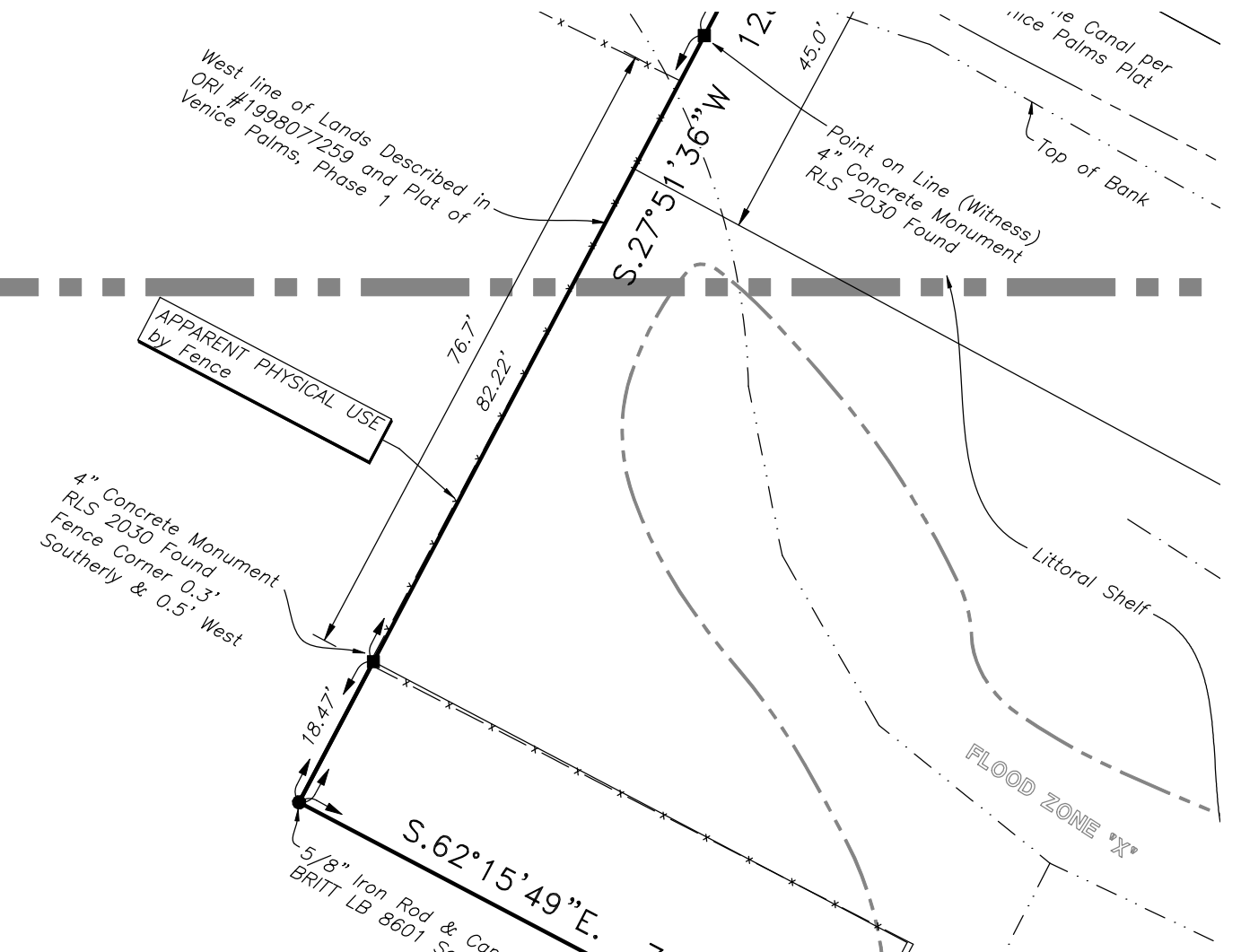
FLOOD ZONE 'X'

FLOOD ZONE 'AE'
Base EL = 8'

Not Occupied

Flood Zone Line

N.62°08'22"W. 721.35'



A BOUNDARY SURVEY
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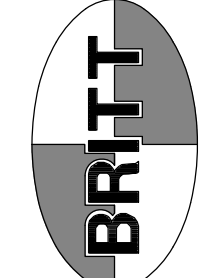
REVISIONS:

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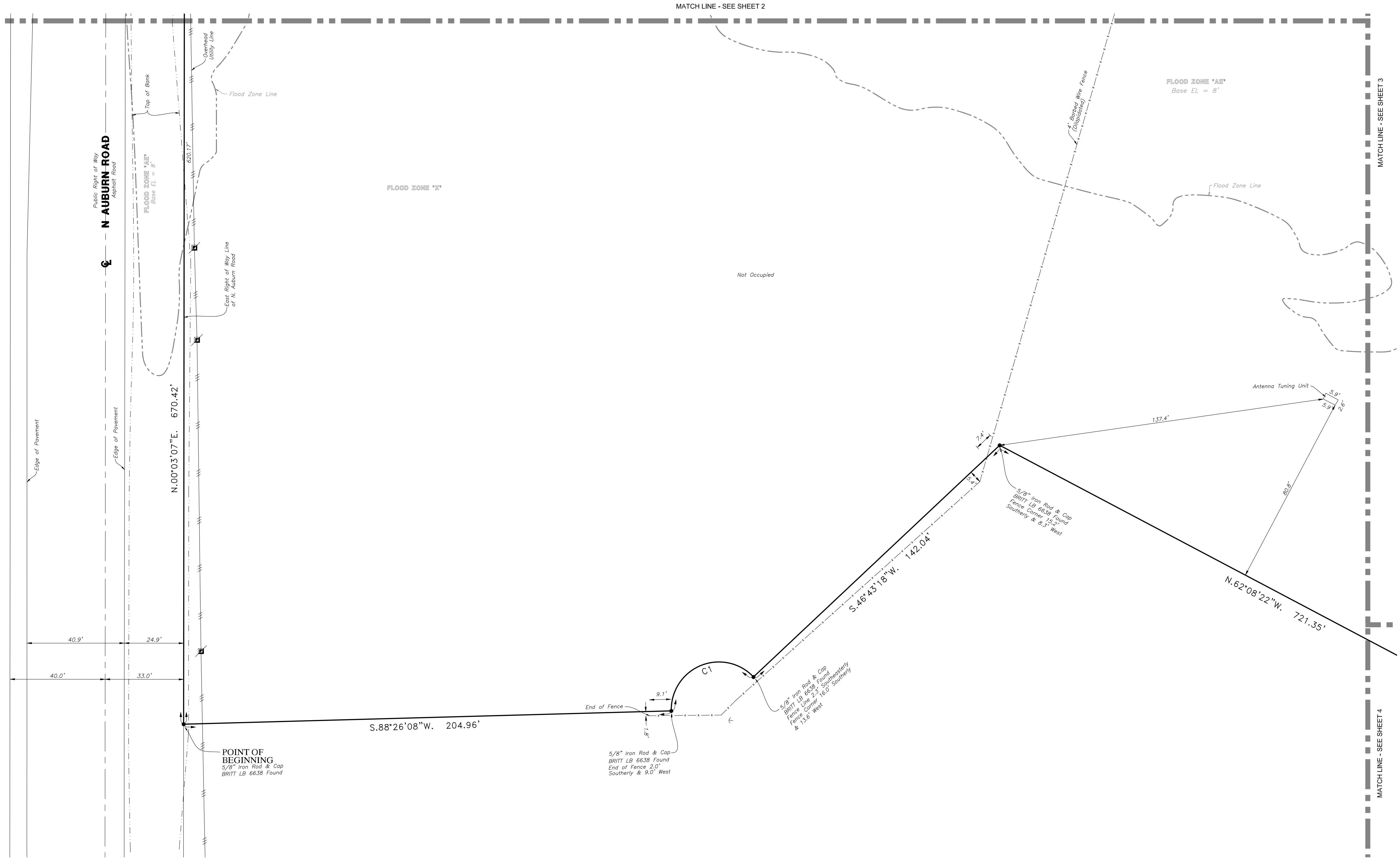


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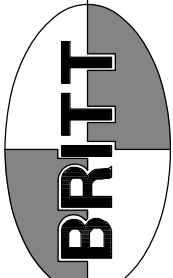
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