

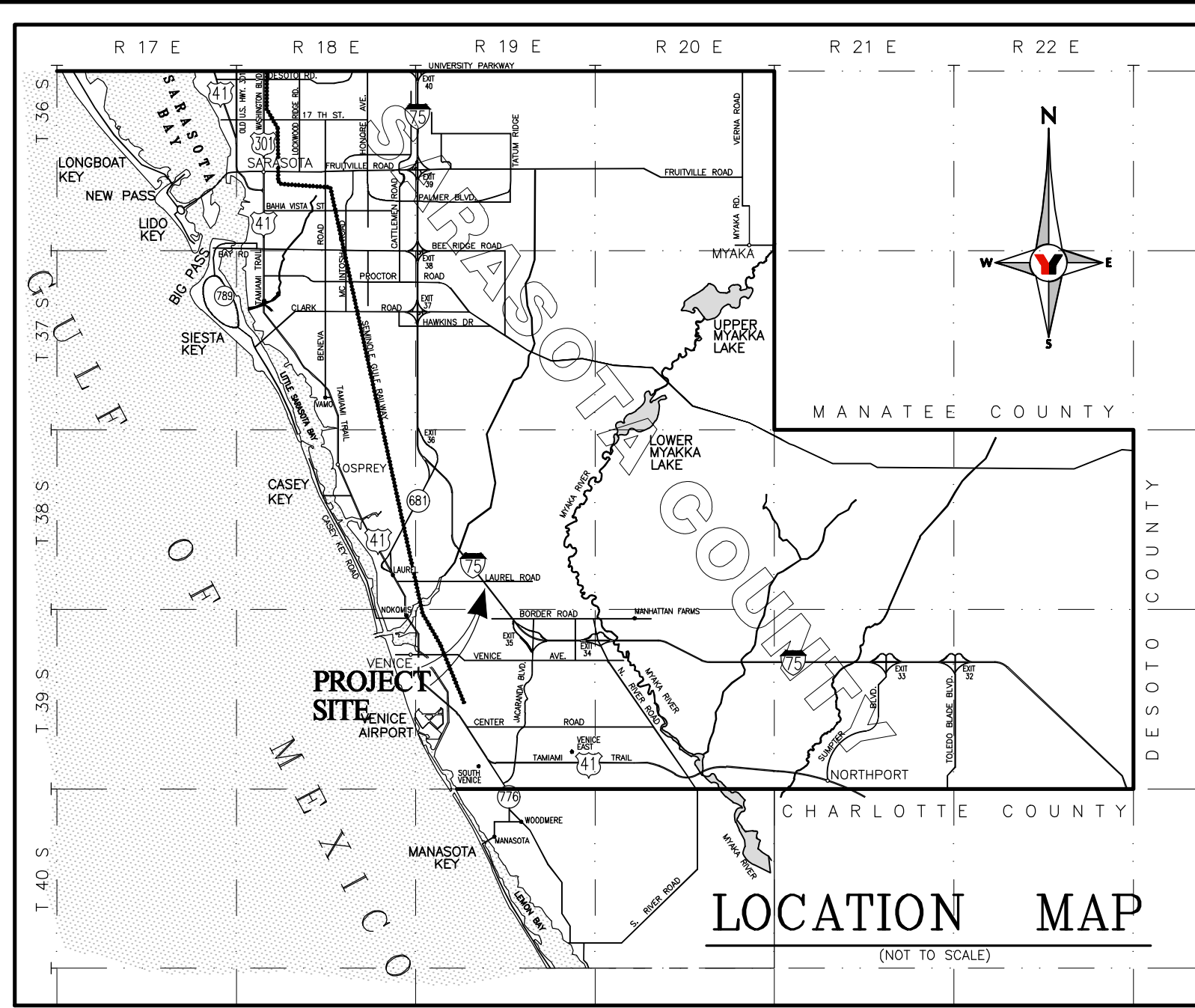
LEGEND

- NDF-NAIL AND DISC FOUND
- NDS-NAIL AND DISC SET(LB021)
- IRS-IRON ROD AND CAP SET(LB021)
- IRF-IRON ROD FOUND
- IPF-IRON PIPE FOUND
- CMF-CONCRETE MONUMENT FOUND
- ANTENNA
- POWER POLE - CONCRETE
- FLAG POLE
- GUY ANCHOR
- MAILBOX
- METER ELECTRIC
- MANHOLE, DRAINAGE
- LIGHT POLE, METAL
- SIGN SINGLE SUPPORT
- TELEPHONE PEDESTAL
- VALVE COVER WATER
- WELL
- WITNESS - TELEPHONE
- WIRE PULL BOX
- POWER POLE - WOOD

- (M)-MEASURED
- (P)-PLAT
- CONC-CONCRETE
- R/W-RIGHT-OF-WAY
- EOP-EDGE OF PAVEMENT
- EOG-EDGE OF GRAVEL
- TOB-TOP OF BANK
- TOS-TOP OF SLOPE
- FFE-FINISH FLOOR ELEVATION
- INV-INVERT
- PB-PLAT BOOK
- PG-PAGE
- PID-PROPERTY IDENTIFICATION
- EXISTING SPOT ELEVATION
- PRM-PERMANENT REFERENCE MONUMENT
- TREE INCLUDES TYPE
- TREE MAPLE
- TREE OAK
- TREE PALM
- TREE PINE

DESCRIPTION

LOT 1, WOODLAND ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR PINEBROOK ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2890, PAGE 2781, OF SAID RECORD.



ITEMS PERTAINING TO SCHEDULE B SECTION II

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **~Not a survey matter**
- Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. **~Not a survey matter**
- Standard Exceptions:
 - 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. **~Not a survey matter**
 - Rights or claims of parties in possession not shown by the public records. **~Not a survey matter**
 - Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **~Not a survey matter**
 - Taxes or assessments which are not shown as existing liens in the public records. **~Not a survey matter**
- Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. **~Not a survey matter**
- Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **~Not a survey matter**
- Matters shown on the plat of Woodland Acres, a subdivision recorded in Plat Book 20, Page 3, including, but not limited to the following:
 - easements of 8 feet in width along each rear lot line and 5 feet in width along each side lot line for utilities and drainage. **~Shown**
 - Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements; **~Not a survey matter**
 - all streets or roads designated hereon as private streets or roads are hereby specifically set aside for the use of the abutting property owners of the above plot and in no way constitute a dedication to the County of Sarasota, it being specifically understood that no obligation is imposed upon the county, nor shall any request be ever entertained by the County to maintain or improve said private streets or roads; **~Not a survey matter**
 - 40 foot drainage easement along the North lot line of Lot 1; **~Shown**
 - 25 foot drainage easement along the West lot line of Lot 1. **~Shown**

SURVEYOR'S REPORT

- THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP.
- THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER.
- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, ORDER NO. 7880776, COMMITMENT DATE: SEPTEMBER 18, 2019 AT 8:00 AM.
- BEARINGS SHOWN ON THIS MAP ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE SHOWN IN U.S. SURVEY FEET. CONTROL FOR THIS SURVEY WAS ESTABLISHED USING REAL TIME KINEMATIC- GLOBAL POSITIONING SYSTEM (RTK GPS).
- THIS SURVEY WAS PREPARED WITHOUT A COMMITMENT FOR TITLE INSURANCE AND MAY NOT SHOW ALL ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- GROSS LAND AREA IS 222,437± SQUARE FEET OR 5.1± ACRES MORE OR LESS.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE-GROUND EVIDENCE AND SURFACE MARKING FOUND DURING THIS SURVEY. THERE MAY BE OTHER UNDERGROUND INSTALLATIONS WITHIN OR NEAR THE SUBJECT PROPERTY WHICH WERE NOT LOCATED AND ARE NOT SHOWN. UTILITIES SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION AND DO NOT NECESSARILY INDICATE AVAILABILITY.
- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12115C0243F, EFFECTIVE DATE OF NOVEMBER 04, 2016, THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE "X". THE BASE FLOOD ELEVATION SHOULD BE VERIFIED BY THE LOCAL BUILDING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS AND/OR AGREEMENTS.
- THE LEGAL DESCRIPTION LESS RIGHT-OF-WAY FOR PINEBROOK ROAD, THIS APPEARS NOT TO AFFECT THE WEST LINE OF LOT 1, WOODLAND ACRES. (OR 2890, PG 2781)

TO: CASTO Development

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1; 3; 4; 5; 8; 11(a) and 13, of Table "A" thereof.
The field work was completed on November 04, 2019.

Date of Plat or Map: November 04, 2019.

for George F. Young, Inc.
F. Peter Lutz, Jr.
Professional Surveyor & Mapper
Florida Certificate #5506
Lutz@GeorgeFYoung.com

George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4813
PHONE (941) 747-2981 FAX (941) 747-7234
BUREAU: 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4813
PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING
CIVIL & TRANSPORTATION ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

NO.	BY	DATE	DESCRIPTION
1	P.L.	12/12/19	Add Area to Survey
2			
3			
4			
5			
6			
7			

PREPARED FOR:

CASTO DEVELOPMENT
5391 LAKEWOOD RANCH BLVD
SUITE 100
SARASOTA, FLORIDA 34240

INITIALS	DATE
CREW CHIEF	10/18/19
DRAWN	11/04/19
CHECKED	11/04/19
FIELD BOOK	407/49
FIELD DATE	10/18/2019

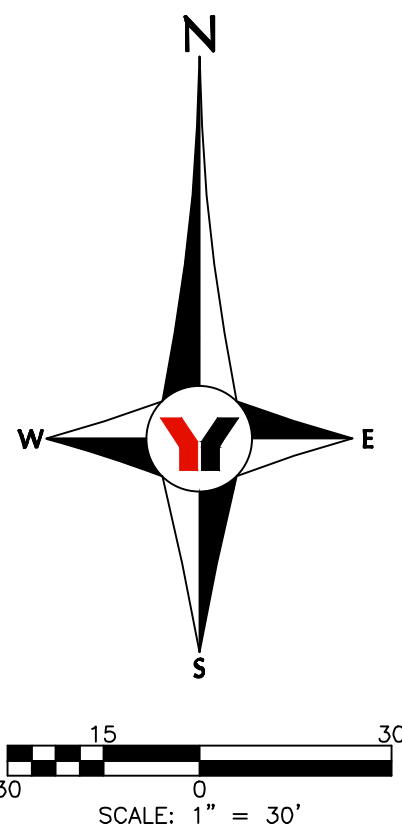
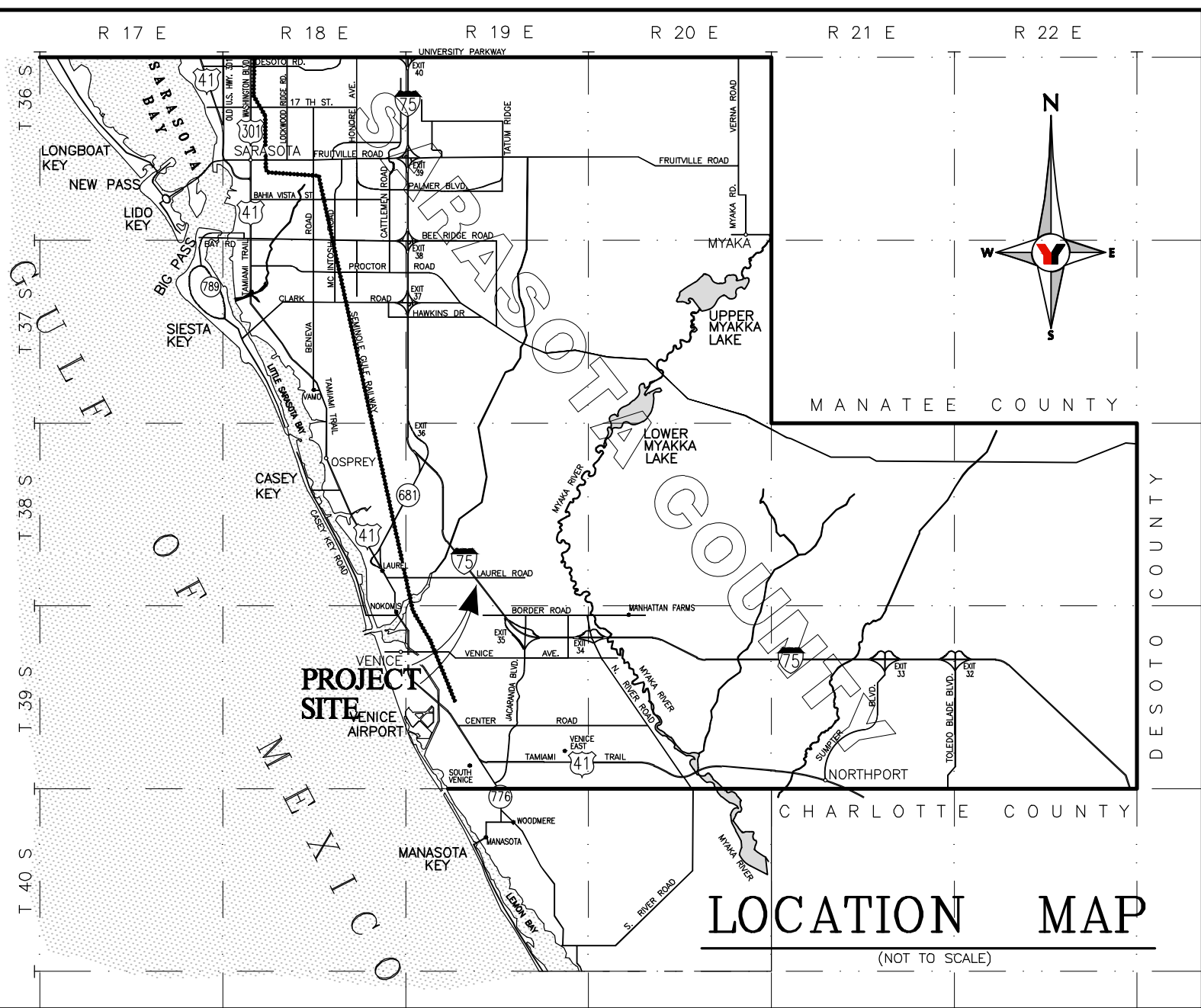
PID #0387120001

ALTA/NSPS LAND TITLE SURVEY

SECTION 33, TOWNSHIP 38 S., RANGE 19 E.

19003100LC

S1 OF S1



DESCRIPTION

LOT 2, WOODLAND ACRES, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 20,
PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.

ITEMS PERTAINING TO SCHEDULE B SECTION I

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **~Not a survey matter**
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. **~Not a survey matter**
3. Standard Exceptions:
- A. 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. **~Not a survey matter**
- B. Rights or claims of parties in possession not shown by the public records. **~Not a survey matter**
- C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **~Not a survey matter**
- D. Taxes or assessments which are not shown as existing liens in the public records. **~Not a survey matter**
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. **~Not a survey matter**
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **~Not a survey matter**
6. Matters shown on the plat of Woodland Acres, a subdivision recorded in Plat Book 20, Page 3, including, but not limited to the following:

SURVEYOR'S REPORT

1. THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER.
4. THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
5. "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
6. THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
7. UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
10. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
11. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, ORDER NO. 7976110, COMMITMENT DATE: OCTOBER 25, 2019 AT 8:00 AM.
12. BEARINGS SHOWN ON THIS MAP ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE SHOWN IN U.S. SURVEY FEET. CONTROL FOR THIS SURVEY WAS ESTABLISHED USING REAL TIME KINEMATIC - GLOBAL POSITIONING SYSTEM (RTK GPS).
13. THIS SURVEY WAS PREPARED WITHOUT A COMMITMENT FOR TITLE INSURANCE AND MAY NOT SHOW ALL ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
14. NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
15. THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
16. GROSS LAND AREA IS 217,673± SQUARE FEET OR 5.0± ACRES MORE OR LESS.
17. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE-GROUND EVIDENCE AND SURFACE MARKING FOUND DURING THIS SURVEY. THERE MAY BE OTHER UNDERGROUND INSTALLATIONS WITHIN OR NEAR THE SUBJECT PROPERTY WHICH WERE NOT LOCATED AND ARE NOT SHOWN. UTILITIES SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION AND DO NOT NECESSARILY INDICATE AVAILABILITY.
18. AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12115C0243F, EFFECTIVE DATE OF NOVEMBER 04, 2016. THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE "X". THE BASE FLOOD ELEVATION SHOULD BE VERIFIED BY THE LOCAL BUILDING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
19. GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS AND/OR AGREEMENTS.

TO: CASTO Development

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1; 3; 4; 5; 8; 11(a) and 13, of Table "A" thereof.

The field work was completed on November 04, 2019.

Date of Plat or Map: November 04, 2019.

for George F. Young, Inc.
F. Peter Lutz, Jr.
Professional Surveyor & Mapper
Florida Certificate #5506
Lutz@GeorgeFYoung.com



George F. Young, Inc.

10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 747-2981 FAX (941) 747-7234
BUSINESS ENTITY LB21 WWW.GEORGEYOUNG.COM
L & TRANSPORTATION ENGINEERING/ECOLOGICAL LANDSCAPE ARCHITECTURE

14

NO.	BY	DATE	DESCRIPTION
1	P.L.	12/12/19	Add Key to drawing
2			
3			
4			
5			
6			
7			

PREPARED FOR:
CASTO DEVELOPMENT
5391 LAKEWOOD RANCH BLVD
SUITE 100
SARASOTA, FLORIDA 34240

	INITIALS	DATE
CREW CHIEF	DH	10/18/19
DRAWN	PVR	11/04/19
CHECKED	PL	11/04/19
FIELD BOOK	407/49	
FIELD DATE	10/18/2019	

###	PSM LSH###
DATE	

PID #0387120002
WALTA/NSPS LAND TITLE SURVEY
SECTION 33, TOWNSHIP 38 S., RANGE 19 E.

JOB NO.	
19003100LC	
SHEET NO.	
S1 OF S1	

PLOTTED: 12/12/2019 10:35 AM LOGIN: Roach, Patrick FILE: I:\PROJECT\SUR\2019\19003100LC\DWG\19003100LCb1.dwg