

SURVEYOR'S NOTES:

1. THIS PLAT REPRESENTS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
2. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS PLAT. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ANY OTHER TITLE INFORMATION. NEITHER BRIGHAM/ALLEN LAND SURVEYING, NOR THIS SURVEYOR, HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
4. GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTH LINE OF THE NW1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST AS BEING S 89°52'42" E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
7. THIS PLAT IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.
8. BENCH MARK USED FOR THIS SURVEY WAS BASED FROM BENCH MARK 175 R19 POINT DESIGNATION AG8200 ELEVATION 39.53 NAVD 88

LEGAL DESCRIPTION:

TRACT 226, LESS AND EXCEPT THE NORTH 27 FEET OF THE WEST 167 FEET, AND TRACT 227, 228, 230, 231, 232, 233 AND TRACTS 267, 268, 269, 270, 271, 272, 273 AND 274, NORTH VENICE FARMS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION ACQUIRED BY VENICE HIGH SCHOOL FOUNDATION, INC BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2574 PAGE 2898, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1202 PAGE 1127, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY SARASOTA COUNTY, FLORIDA BY INSTRUMENT RECORDED UNDER CN 2004242187 AND CN 2006186450, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED UNDER CN 2008036086, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED UNDER CN 2008036088, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

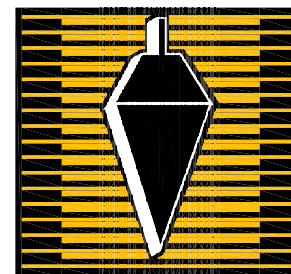
THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON, AND THAT THIS SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

By: Michael P. Allen DATE OF SURVEY: 9/02/2017
Professional Surveyor and Mapper No. 6822
State of Florida

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Title: BOUNDARY SURVEY
Prepared for: _____
Certified to: (SEE ABOVE)
Sketch No. 896096 Scale: 1"=100'
Field Book: NA Page: NA
Drawn By: PJA Checked By: MPA

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LEGEND:

- = UTILITY POLE
- = GUY ANCHOR
- = TELECOMMUNICATION (PHONE, CABLE ECT.)
- = OVERHEAD UTILITY
- = BARBED WIRE FENCE

ABBREVIATIONS:

- (P) = PLATTED DISTANCE, BEARING OR INFORMATION
- (M) = MEASURED DISTANCE, BEARING OR ANGLE
- (C1) = CURVE NUMBER (REFER TO CURVE TABLE)
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.K. = MILE MANUFACTURED BY PARKER-KALON
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- I.E. = INVERT ELEVATION
- F.F.E. = FINISH FLOOR ELEVATION
- P/L = PROPERTY LINE