



DESCRIPTION: (PREPARED BY THE SIGNING SURVEYOR & MAPPER)

(1) The East one-half of Section 35, Township 38 South, Range 19 East, LESS therefrom the North 830 feet thereof, and also LESS the West 807 feet thereof.

(2) The West one-half of Section 36, Township 38 South, Range 19 East, LESS therefrom the following six parcels:

(a) Commencing at the SE corner of the SW1/4 of said Section 36 for a Point of Beginning; thence run Northwesterly along the Easterly boundary of said SW1/4 of Section 36 a distance of 1973.23 feet; thence turn an angle of 90° to the West and run a distance of 33 feet to a point; thence turn an angle of 90° to the South and run a distance of 1973.23 feet and parallel to the Easterly boundary of the said SW1/4 of Section 36 to a point on the Southerly boundary of said SW1/4 of Section 36; thence Easterly along the Southerly boundary of the said SW1/4 of Section 36 a distance of 33 feet to the Point of Beginning;

(b) Beginning at the SE corner of the NW1/4 of said Section 36 for a Point of Beginning; thence S89°37'32"W along the 1/4 Section line a distance of 673.2 feet to a point; thence S10°42'46"E a distance of 47.67 feet to a point; thence S45°30'46"E a distance of 922.26 feet to a point on the 1/4 Section line; thence N0°32'14"E along the 1/4 Section line a distance of 685.48 feet to the Point of Beginning;

(c) The East 890 feet of the South one-half of the NW 1/4 of said Section 36;

(d) That part of the NE 1/4 of the NW1/4 of said Section 36 lying East of that certain private road as shown on that certain plat attached to the Deed recorded in Deed Book 311, page 161, Public Records of Sarasota County, Florida (said road being indicated in said plat as "Relocation of Private Road") LESS therefrom the North 30 feet of the NE 1/4 of the NW 1/4 of Section 36 lying between said Private Road and the West bank of the Myakka River; and

(e) Commence at the Northwest corner of Section 36, Township 38 South, Range 19 East, Sarasota County, Florida; thence N88°33'15"E, 1854.05' along the North line of said Section 36, to the East line of existing 40' private road; thence S2°30'45"W, 1153.53' along the East line of said road for the Point of Beginning; thence continue S2°30'45"W, 163.21' along said road to the South line of the Northwest 1/4 of the NW 1/4 of said Section 36; thence S88°31'19"W, 57.35' along said South line; thence S0°40'40"E, 1313.72' parallel with the East line of the Northwest 1/4 of said Section 36, to the South line of the Northwest 1/4 of said Section 36; thence N 88° 29' 25" E, 220.89 feet along said South line to the West line of said 40' private road; thence S11°00'46"E, 25.83' along said road; thence S45°48'52"E, along said road 34.27'; thence S88°29'25"W, 1380.97'; parallel with the South line of the Northwest 1/4 of said Section 36; thence N0°40'40"W, 1536.19' parallel with the East line of the Northwest 1/4 of said Section 36; thence N88°57'13"E, 1197.48' to the Point of Beginning.

(f) That certain private road as shown on that certain plat attached to the Deed recorded in Deed Book 311, page 161, Public Records of Sarasota County, Florida (said road being indicated in said plat as "Relocation of Private Road"), lying in the NE1/4 of the NW1/4 of said Section 36.

Together with and subject to an easement for road right-of-way purposes (ingress and egress) over that certain private road as appears in plat attached to deed recorded in Deed Book 311, page 161, of the Public Records of Sarasota County, Florida, and marked "Relocation of Private Road."

Together with all riparian rights thereunto belonging and in anywise appertaining.

Subject to that certain right-of-way agreement with the FLORIDA POWER & LIGHT COMPANY, its successors and assigns, for an easement in, over, upon and across the South 170 feet of the North 830 feet of the NW1/4 of Section 36 as recorded in Official Records Book 931, pages 684 and 686, of the Public Records of Sarasota County, Florida.

Lands conveyed to Sarasota County and recorded in Official Records, Book 2404, Page 2706; and Lands conveyed to Sarasota County and recorded in Official Records, Book 2404, Page 2700 Public Records, Sarasota County, Florida.

Less: Lands conveyed to Jo-Anne Hurt and recorded in Official Records Book 2282-1280 Public Records, Sarasota County, Florida.

Less: Lands conveyed to Sarasota County and recorded in Official Records Book 1325-1936 Public Records, Sarasota County, Florida.

Less: The North 30 feet of the NE 1/4 of the NW 1/4 of Section 36 lying between said Private Road and the West bank of the Myakka River;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY :

Parcel 1

That part of the Southwest 1/4 of Section 36, Township 38 South, Range 19 East, lying southerly and easterly of lands described in Official Records Instrument Number 2013080858, Public Records of Sarasota County, Florida, LESS therefrom the following parcels:

(a) Beginning at the SE corner of the NW 1/4 of said Section 36 for a Point of Beginning; thence S89°37'32"W, along the 1/4 Section line a distance of 673.2 feet to a point ; thence S10°42'46"E, a distance of 47.67 feet to a point; thence S45°30'46"E, a distance of 922.26 feet to a point on the 1/4 Section line; thence N0°32'14"E, along the 1/4 Section line a distance of 685.48 feet to the Point of Beginning; and

(b) Lands conveyed to Sarasota County and recorded in Official Records Book 2404, Page 2700 of the Public Records of Sarasota County, Florida;

(c) Lands conveyed to Sarasota County and recorded in Official Records Book 1325, Page 1936 of the Public Records of Sarasota County, Florida;

Parcel 2: (Easement Parcel)

An Easement for road right-of-way purposes (ingress and egress) over that certain private road as appears in the plat attached to deed recorded in Deed Book 311, page 161, of the Public Records of Sarasota County, Florida, and marked "Relocation of Private Road"

SAID PARCEL 1 ALSO DESCRIBED AS FOLLOWS:

A parcel of land lying in the Southwest 1/4 of Section 36, Township 38 South, Range 19 East, Sarasota County, Florida and described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 36; thence N.89°40'40"W, along the south line of said Southwest 1/4, a distance of 999.58 feet; thence N.00°27'56"E, a distance of 61.80 feet to a point on the north right-of-way line of Border Road (variable width public right-of-way) as recorded in Official Records Book 2404, Page 2700, Public Records of Sarasota County, Florida for a Point of Beginning; thence N.00°27'56"E, along the easterly line of "Parcel 2" as described in Official Record Instrument Number 2013080858 in said Public Records, a distance of 2,520.64 feet to a point 50.00 feet southerly of the north line of said Southwest 1/4, also being a point on the southerly line of "Parcel 1" as described in said Official Records Instrument Number 2013080858; thence N.88°40'46"E, along said southerly line and on a line 50.00 feet southerly of and parallel with said north line of the Southwest 1/4, a distance of 358.70 feet to a point on the westerly line of a 40.00 foot wide private road; thence S.45°22'16"E, along said westerly easement line, a distance of 886.83 feet to a point on the north right-of-way line of Jackson Road (66.00 foot wide public right-of-way) as recorded in Official Records Book 1325, Page 1936, said Public Records; thence N.89°34'38"W, along said north right-of-way line a distance of 28.60 feet to a point on the west right-of-way line of said Jackson Road; thence S.00°25'22"W, along said west right-of-way line, a distance of 1,829.39 feet to a point on the above mentioned additional right-of-way parcel recorded in Official Records Book 2404, Page 2700 ; thence along said additional right-of-way line for the following three calls: (1) thence N.89° 34'38"W, a distance of 20.00 feet; (2) thence S.00°25'22"W, a distance of 87.52 feet; (3) thence N.89°21'13"W, a distance of 946.54 feet to the POINT OF BEGINNING.

NOTES:

Bearings shown hereon are arbitrary and are based on the north line of Section 36, Township 38 South, Range 19 East having a bearing of N88°45'15"E and do not refer to the true meridian.

Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have not been located except as shown.

This site lies within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance flooding) and Flood Zone "AE" (No Base Flood Elevations determined), and Flood Zone "AE" (Base Flood Elevations determined) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Sarasota County, Community Panel No. 12115C0351F and 12115C0263F, adopted November 4, 2016. The limits of said flood zone(s) have been graphically depicted on sheet 3, as near as may be scaled from said map, said map having an approximate scale of 1"=500'.

This survey is not intended to delineate the regular jurisdiction of any Federal, State, Regional or Local Agency, Board or Commission or other entity.

Lands shown hereon represent the real property and matters affecting the real property as described by data furnished.

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.

This survey does not reflect or determine ownership.

Symbols shown hereon may not be drawn to scale.

Distances and bearings are the same as plotted or deeded, unless shown otherwise.

Ownership of fences has not been determined.

This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.

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Matters affecting the property shown hereon were taken from Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File Number 15118254, dated January 7, 2016 at 8:00 A.M. The following is a list of exceptions noted in Schedule B-Section 2 of said Commitment. Exceptions that affect the entire property are noted as (BLANKET). Exceptions noted as (SHOWN) have been identified on the survey, along with the exception number.

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, distributed or published in any way without the consent of Stantec Consulting Services, Inc.
2. 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. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. General or special taxes and assessments required to be paid in the year 2016 and subsequent years.
7. Right-of-way Agreement from J. J. Gray to Florida Power & Light Company as filed November 22, 1971, in OR Book 931, Page 684, of the Public Records of Sarasota County, Florida, (SHOWN)
8. Right-of-way Agreement from Ann Gray, wife of J.J. Gray to Florida Power & Light Company as filed November 22, 1971, in OR Book 931, Page 686, of the Public Records of Sarasota County, Florida, (SHOWN)
9. Annexation Ordinance No. 2008-10 of the City of Venice Florida, as recorded June 18, 2008 in Official Records Instrument 2008083796, of the Public Records of Sarasota County, Florida, (BLANKET)
10. Riparian and littoral rights are not insured.
11. Permanent Waterline Easement contained in Order of Taking recorded in O.R. Book 2301, Page 1269, of the Public Records of Sarasota County, Florida, (SHOWN)
12. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

LEGEND:

- = 5/8" CAPPED IRON ROD (AS NOTED)
- = 4" CONCRETE MONUMENT (AS NOTED)
- S.F. = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (OA) = OVERALL DISTANCE
- (V) = SURVEY BY BRITT SURVEYING FOR ADJACENT PROPERTY
- (D) = DEED
- (M) = MEASURED
- N, S, E, W = NORTH, SOUTH, EAST, WEST
- O.R. = OFFICIAL RECORD
- LB# = LICENSED BUSINESS NUMBER
- ⑦ = EXCEPTION NOTED IN TITLE COMMITMENT
- POB = POINT OF BEGINNING
- ORI = OFFICIAL INSTRUMENT NUMBER

WE CERTIFY TO: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FIDELITY AND SUNDRY ASSURANCE CO., INC., FLORIDA LIMITED LIABILITY COMPANY, SANDRA S. HURT, INDIVIDUALLY AND AS TRUSTEE OF THE CARLTON J. HURT TRUST U/A DATED JUNE 19, 2001; SUNTRUST BANK, A GEORGIA BANKING CORPORATION; SHUMAKER, LOOP & KENDRICK, LLP

that a BOUNDARY SURVEY of the above described property, lying in the Sections 35 and 36, Township 38 South, Range 19 East, Sarasota County, Florida, was completed under our direction on January 7, 2016.

This BOUNDARY SURVEY meets the minimum technical standards set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter SJ-17.05, Florida Administrative Code. No other person or entity may rely upon this survey.

STANTEC CONSULTING SERVICES, INC. (LB#7886)  
6900 Professional Parkway East  
Sarasota, Florida 34240-8414  
Phone: (941) 907-6900

Robert R. Cunningham, P.S.M., No. 3924 Date of Signature 11/09/2017

NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Nov 09, 2017 - 11:20:35 BCU\NNHGHMM\215612903\active\215612903\survey\drawing\215612903-sud1-without\_30\_strip.dwg

REV NO.	REVISION	DATE	DRAWN BY/EMP NO.	CHECKED BY/EMP NO.	ACTIVITY	INITIALS/EMP NO.	DATE
D	REMOVED 40' PRIVATE RD FROM BOUNDARY/DESCRIPTION-ADDED 2016 FEMA MAPS	11/09/17	RRG / 089338	RRG / 089338	COMPUTED BY:	RRG/089338	01/07/2016
C	REVISED DESCRIPTION AND SURVEY TO EXCLUDE 30' STRIP TO MYAKKA RIVER	10/05/17	RRG / 089338	RRG / 089338	DRAWN BY:	RRG/089338	01/07/2016
B	REVISED N89°37'32"W TO S89°37'32"W IN LESS OUT (G) FROM PARCEL 1	10/02/17	RRG / 089338	RRG / 089338	CHECKED BY:	RRG/089338	01/07/2016
A	REVISED CERTIFICATION; SURVEY HAS NOT BEEN UPDATED	9/29/17	RRG / 089338	RRG / 089338	CLOSED BY:	RRG/089338	01/07/2016



Stantec

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Certificate of Authorization #21013 • www.stantec.com  
Licensed Business Number 7886

TITLE:

BOUNDARY SURVEY  
OF A TRACT OF LAND LYING IN  
SECTIONS 35 & 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST  
SARASOTA, FLORIDA

DATE: 01/07/2016	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
HORIZONTAL SCALE: 1"=300'	5800 Lakewood Ranch Boulevard Sarasota, Florida 34240
VERTICAL SCALE: 1"=300'	
DRAWING FILE NO. 215611653	PROJECT NO. 215612903
TASK CODE: 210	SHEET NUMBER: 1 OF 3
DRAWING/FILE NUMBER: 215612903-001*	