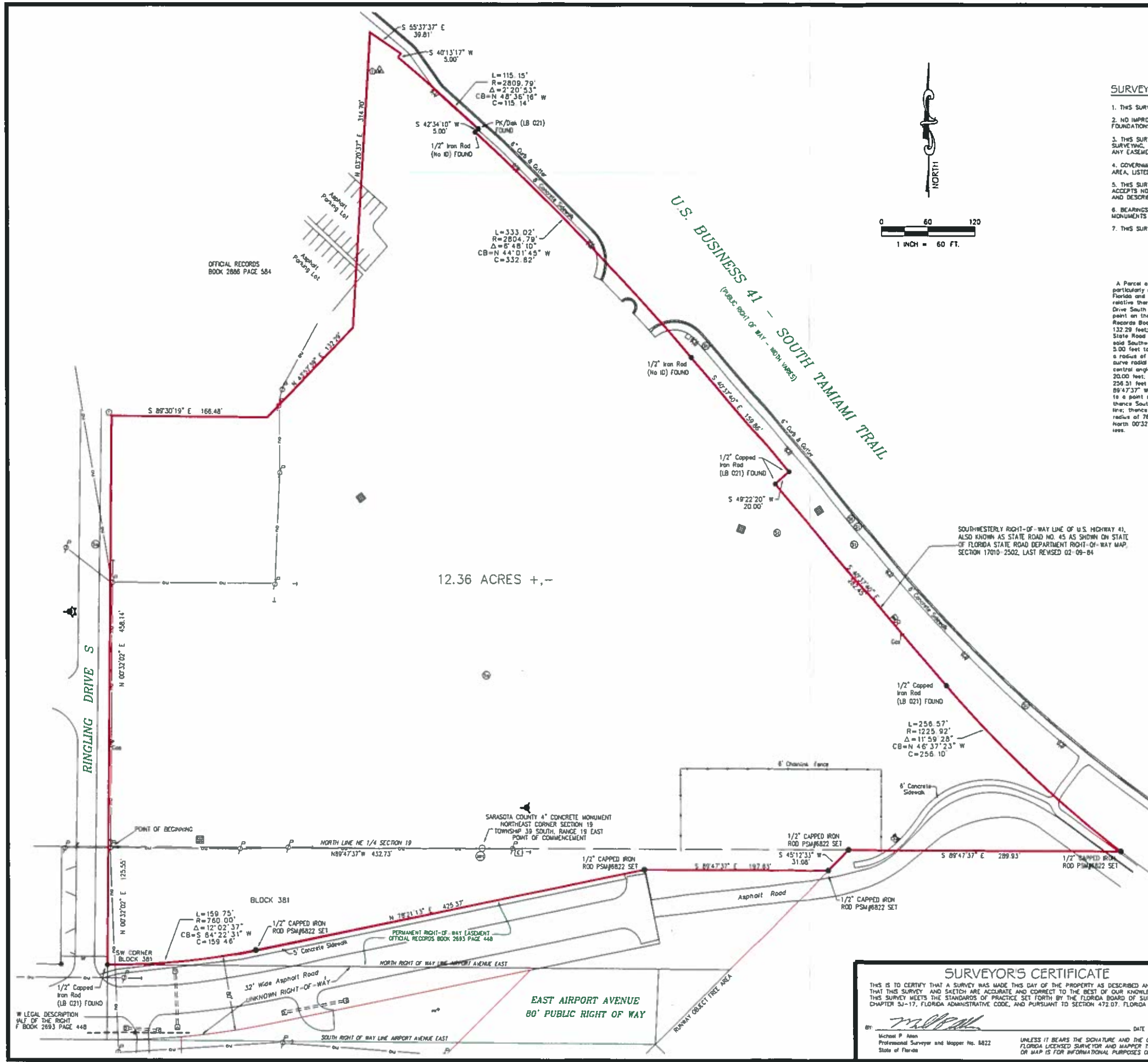




SURVEYOR'S NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
2. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS PLAN. 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 XXXXXXXX LINE OF THE SUBJECT PARCEL AS BEING XXXXXXXX, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
7. THIS SURVEY IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.

DESCRIPTION:

A Parcel of land located in the South one half of Section 19 and 20 Township 39 South, Range 19 East, City of Venice, County of Sarasota Florida more particularly described as follows: Commencing at the Northwest Corner of Section 19, Township 39 South, Range 19 East, City of Venice, County of Sarasota Florida and considering the North Line of the Northeast one quarter of said Section 19 to bear North 89°47'37" West with all bearings contained herein relative thereto; thence North 89°47'37" West along and with said North line a distance of 432.73 feet to a point on the Eastern Right-of-Way of Ringling Drive South said point being the Point of Beginning; thence North 00°32'02" East, along and with said Eastern Right-of-Way a distance of 458.14 feet to a point on the Southern line of Official Records Book 2889, Page 584 in the Public Records of Sarasota County, Florida; thence along and with said Official Records Book 2889, Page 584 the next three calls, thence South 89°30'19" East, a distance of 166.48 feet; thence North 43°37'39" East, a distance of 132.29 feet; thence North 03°20'37" East, a distance of 314.70 feet to a point on the Southwesterly Right-of-Way of U.S. Highway 41, also known as State Road No. 45 as shown on State of Florida State Road Department Right-of-Way map, Section 17010-2502, last revised 02-09-84; thence along said Southwesterly Right-of-Way the next nine calls; thence South 55°37'37" East, a distance of 39.81 feet; thence South 40°13'17" West, a distance of 5.00 feet to the beginning of a curve radial to said line; thence southeasterly a distance of 115.15 feet along the curve concave to the southwest, having a radius of 2809.79 feet and a central angle of 2°20'53"; thence South 42°34'10" West radial to said curve, a distance of 5.00 feet to the beginning of a curve radial to said line; thence southeasterly a distance of 333.02 feet along the curve concave to the southwest, having a radius of 2804.79 feet and a central angle of 8°48'10"; thence South 40°37'40" East tangent to said curve, a distance of 159.86 feet; thence South 49°22'20" West, a distance of 20.00 feet; thence South 40°37'40" East, a distance of 282.45 feet to the beginning of a curve tangent to said line; thence southeasterly a distance of 256.31 feet along the curve concave to the northeast, having a radius of 1225.92 feet and a central angle of 11°59'18"; to a point of curve; thence North 89°47'37" West, a distance of 289.99 feet; thence South 45°12'31" West, a distance of 31.08 feet; thence North 89°47'37" West, a distance of 197.83 feet to a point on a Permanent Right-of-Way Easement as recorded in Official Records Book 2693, Page 448 in the Public Records of Sarasota County Florida; thence South 78°21'13" West, along and with said Permanent Right-of-Way Easement a distance of 425.37 feet to the beginning of a curve tangent to said line; thence westerly along and with said Permanent Right-of-Way Easement a distance of 159.75 feet along the curve concave to the north, having a radius of 780.00 feet and a central angle of 12°02'37" to a point of curve to a point on the Eastern Right-of-Way line of Ringling Drive South; thence North 00°32'02" East, along and with said Eastern Right-of-Way a distance of 125.55 feet to the Point of Beginning. Containing 12.3637 Acres, more or less.

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. = HAS MANUFACTURED BY PARKER-KALON
R/W = RIGHT-OF-WAY
C = CENTER LINE
E = PROPERTY LINE
R = RADIUS
L = ARC LENGTH
Δ = DELTA ANGLE
C = CHORD DISTANCE
CB = CHORD BEARING

LEGEND:

- = MONUMENTATION FOUND AS NOTED
- = 1/2" CAPPED IRON ROD PSM#8822 SET
- ⊕ = WELL
- ⊕ = GAS VALVE
- ⊕ = MANHOLE
- ⊕ = SEWER MANHOLE
- ⊕ = STORM INLET
- ⊕ = STORM MANHOLE
- ⊕ = BACKFLOW PREVENTER
- ⊕ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊕ = ELECTRIC BOX
- ⊕ = GUY ANCHOR
- ⊕ = UTILITY POLE
- ⊕ = TELECOMMUNICATION (PHONE, CABLE ECT.)
- ⊕ = UNDERGROUND UTILITY MARKER
- ⊕ = LIGHT POLE

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 34-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

BY: Michael P. Allen DATE OF SURVEY: 4/2/18
Professional Surveyor and Mapper No. 8822
State of Florida

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

Title: BOUNDARY SURVEY

Prepared for: _____

Certified to: (SEE THIS SHEET)

Sketch No. 260421 Scale: 1"=60'

Field Book: N/A Page: N/A

Drawn By: PJA Checked By: MPA

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