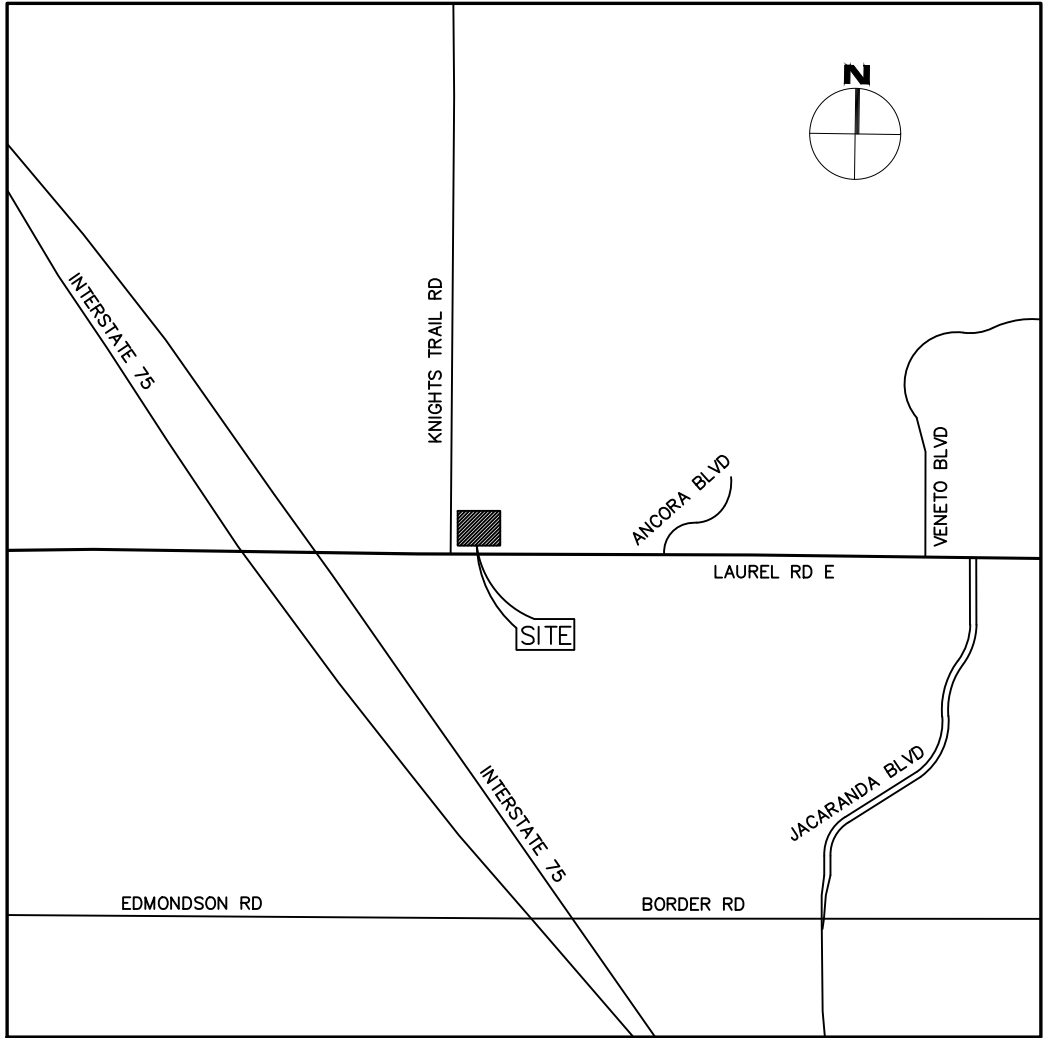


VICINITY MAP: NOT TO SCALE



LEGAL DESCRIPTION:

LOT 4, MIRASOL TOWN CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 162 THROUGH 164, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DESCRIBED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY IS LIMITED TO: (1) THE DOCUMENTATION OF THE PERIMETER OF THE PARCELS OF LAND SHOWN HEREON BY MONUMENTING THE BOUNDARY LINES FOR DESCRIBING SAID PARCELS. (2) THE LOCATION OF SURFACE IMPROVEMENTS. (3) SPOT ELEVATIONS AND CONTOURS. (4) TREE SURVEY. (5) STORM DRAINAGE AND SANITARY SEWER AS-BUILT.
- THE SURVEYED PROPERTY SHOWN HEREON CONTAINS A TOTAL AREA OF 64.402 ACRES (2,805,332 SQUARE FEET) MORE OR LESS.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST AS BEING SOUTH 89°13'55" EAST.
- THE HORIZONTAL SURVEY DATA SHOWN IS BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), WITH A 1990 ADJUSTMENT, STATE PLANE, COORDINATES, FLORIDA EAST ZONE, AND IS RELATIVE TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION HAVING LOCAL GROUND COORDINATE SYSTEM WITH CERTIFIED RECORD NUMBER 105710, BEING A SARASOTA COUNTY ALUMINUM DISK "ILLEGIBLE", AND HAVING THE COORDINATES OF N:1014022.985, E:5257778.599.
- THE VERTICAL DATUM AND ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BY CONVERSION OF NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) USING VERTCON PROCESS DATUM SHIFT OF 1.112 FEET, AND ARE RELATIVE TO NGS BENCHMARK F 727, HAVING AN ELEVATION OF 17.05 FEET (NGVD 29) AND 15.94 FEET (NAVD 88).
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF WALLS AND FENCES.
- THIS FIRM IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 3 CALIPER INCHES OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
- SPRINKLER HEADS WERE NOT LOCATED.
- L & S DIVERSIFIED, LLC DID NOT SEARCH THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY L & S DIVERSIFIED, LLC (L&S). L&S HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYORS CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. L&S MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT L&S DIRECTLY FOR VERIFICATION OF ACCURACY.
- THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER.
- THIS SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAYS OR HIATUS.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
- THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE SURVEYOR HAS BEEN ADVISED.
- SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO A PUBLIC RIGHT OF WAY.
- THERE ARE IMPROVEMENTS INCLUDING A CONCRETE DRIVEWAY AND A GRAVITY SANITARY SYSTEM WITHIN THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT DETERMINED OWNERSHIP OF IMPROVEMENTS AND CAN NOT DETERMINE IF ENCRDACHING.
- THE WETLAND AREA SHOWN HEREON WAS DELINEATED BY EKISTICS DESIGN STUDIO.

TITLE AND SCHEDULE BII EXCEPTIONS:

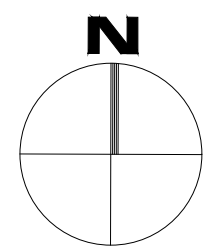
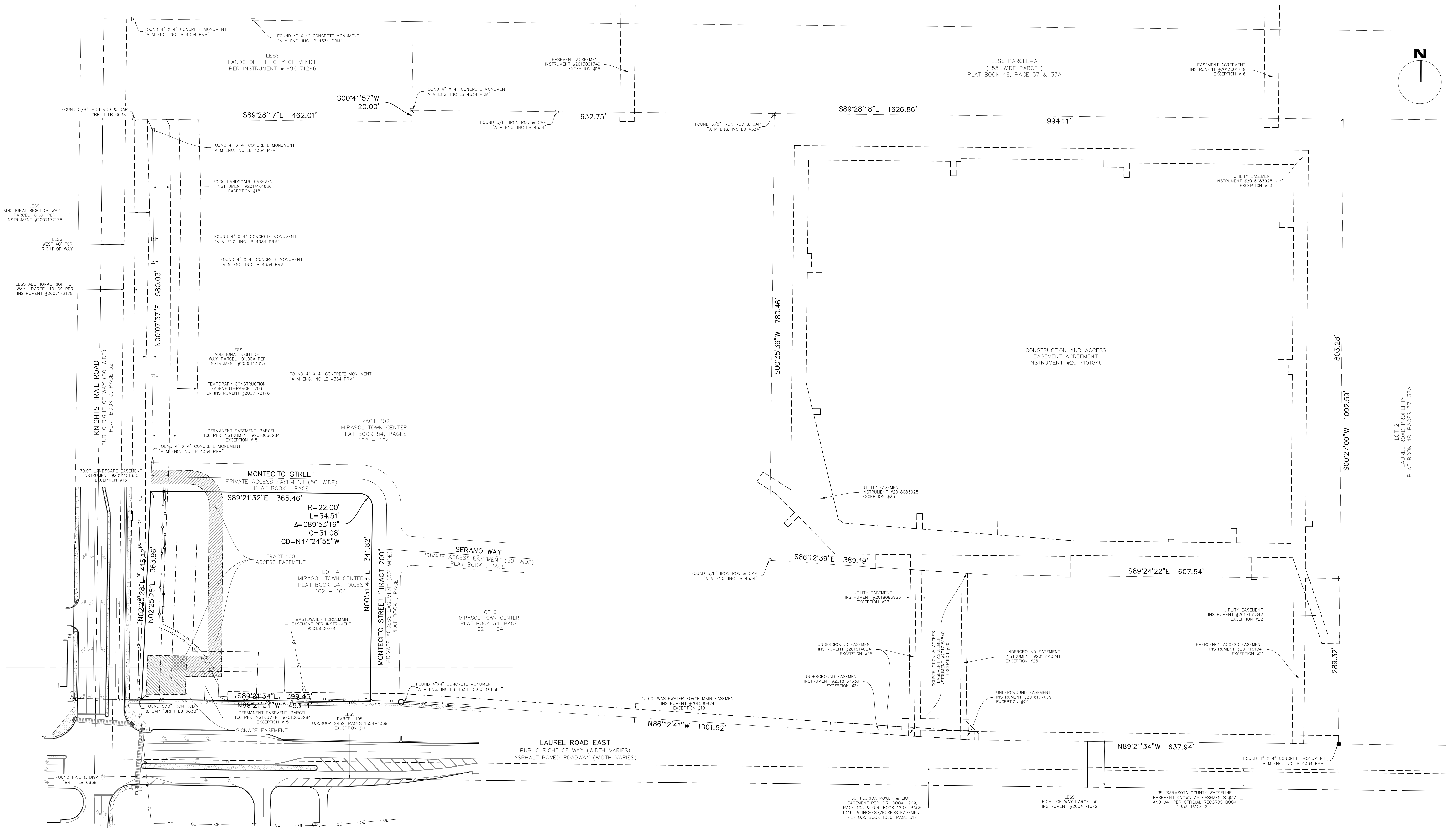
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: 1002-268435-RTT, COMMITMENT DATE: DECEMBER 28, 2019 @ 8:00AM. EASEMENTS AND RESTRICTIONS AS LISTED IN SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:

- MATTERS SHOWN ON THE PLAT OF LAUREL ROAD PROPERTY, RECORDED IN PLAT BOOK 48, PAGE 37 AND 37A. PLOTTED HEREON.
- NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING REAL ESTATE PURSUANT TO THE SARASOTA COUNTY ZONING CODE RECORDED IN OFFICIAL RECORDS BOOK 1974, PAGE 2019. DOCUMENT WAS NOT LOCATED ON COUNTY WEBSITE.
- ALL RIGHTS OF ACCESS, EGRESS, INGRESS, LIGHT, AIR AND VIEW DESCRIBED IN SCHEDULE A OF THE LIMITED ACCESS RIGHT OF WAY LINE DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2432, PAGE 1354. DOES NOT AFFECT PROPERTY - PLOTTED HEREON.
- EXCLUSIVE REVOCABLE LICENSE FOR ACCESS TA AND USE OF WELL, FOR AS LONG AS THAT WELL IS AVAILABLE, AS CONTAINED IN LICENSE AGREEMENT RECORDED IN INSTRUMENT NO. 1998109098. DOES NOT AFFECT PROPERTY - NOT PLOTTED.
- PERPETUAL, EXCLUSIVE LAKE MAINTENANCE EASEMENT RECORDED IN INSTRUMENT NO. 2008031439. DOES NOT AFFECT PROPERTY - NOT PLOTTED.
- PERPETUAL EXCLUSIVE STORMWATER MANAGEMENT AND DRAINAGE EASEMENT RECORDED IN INSTRUMENT NO. 2008031440. DOES NOT AFFECT PROPERTY - NOT PLOTTED.
- PERMANENT EASEMENT PARCEL NUMBER 106 AS CONTAINED IN ORDER OF TAKING IN FAVOR OF PEACE RIVER / MANASOTA REGIONAL WATER SUPPLY, A REGIONAL WATER SUPPLY AUTHORITY RECORDED IN INSTRUMENT NO. 2010066284. AFFECTS PROPERTY - PLOTTED HEREON.
- EASEMENT AGREEMENT BY AND BETWEEN VANGUARD LAND, LLC, LALP LOTS 08, LLC, TOSCANA ISLES COMMUNITY ASSOCIATION, INC. AND 08 WATERFORD, LLC RECORDED IN INSTRUMENT NO. 2013001749. AFFECTS PROPERTY - PLOTTED HEREON.
- DEVELOPER'S AGREEMENT BY AND BETWEEN LAUREL ROAD PROPERTY, LLC AND THE CITY OF VENICE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2014036852. LEGAL DESCRIPTION (EXHIBIT "A") NOT INCLUDED ON DOCUMENT.
- LANDSCAPE EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2014101630 AND AS MODIFIED BY MODIFICATION OF EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2017151843. AFFECTS PROPERTY - PLOTTED HEREON.
- WASTEWATER FORCE MAIN EASEMENT RECORDED IN INSTRUMENT NO. 2015009744. AFFECTS PROPERTY - PLOTTED HEREON.
- CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2017151840. AFFECTS PROPERTY - PLOTTED HEREON.
- EMERGENCY ACCESS EASEMENT RECORDED IN INSTRUMENT NO. 2017151841. AFFECTS PROPERTY - PLOTTED HEREON.
- UTILITY EASEMENT RECORDED IN INSTRUMENT NO. 2017151842. AFFECTS PROPERTY - PLOTTED HEREON.
- UTILITY EASEMENT RECORDED IN INSTRUMENT NO. 2018083925. AFFECTS PROPERTY - PLOTTED HEREON.
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT NO. 2018137639. AFFECTS PROPERTY - PLOTTED HEREON.
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT NO. 2018140241. AFFECTS PROPERTY - PLOTTED HEREON.

SYMBOL AND ABBREVIATION LEGEND:

	CABLE TELEVISION RISER		FOUND BRASS OR ALUMINUM DISK		WATER SERVICE MANHOLE
	ELECTRICAL CABINET		FOUND CONCRETE MONUMENT		WATER VALVE
	CONCRETE LIGHT POLE		FOUND IRON PIPE		EAST/EASTING
	CONCRETE POWER POLE		FOUND IRON ROD		ELEVATION
	GUY WIRE		FOUND NAIL & DISK		LICENSED BUSINESS
	TRANSFORMER		SET CONCRETE MONUMENT		LICENSED SURVEYOR
	ELECTRICAL VAULT		SET IRON ROD		NORTH/NORTHING
	WOODEN LIGHT POLE		SET NAIL & DISK		PROFESSIONAL SURVEYOR AND MAPPER
	WOODEN POWER POLE		SET TRAVERSE POINT OR BENCHMARK		REINFORCED CONCRETE PIPE
	BOLLARD		TELECOMMUNICATION VAULT		REGISTERED LICENSED SURVEYOR
	MAILBOX		TRAFFIC ELECTRIC CABINET		SOUTH
	MULTI STAND SIGN		PEDESTRIAN CROSS POLE		SPOT ELEVATION
	SINGLE STAND SIGN		SIGNAL MAST ARM		CONTOUR
	NATURAL GAS MARKER		TRAFFIC ELECTRIC VAULT		FENCE LINE
	NATURAL GAS VALVE		ORNAMENTAL PLANT		OVERHEAD ELECTRICAL LINE
	SANITARY SEWER MANHOLE		TREE LIVE OAK		DRAINAGE PIPE
	SANITARY SEWER VALVE		TREE PALM		EDGE OF PAVEMENT
	CATCH BASIN		TREE UNKNOWN SPECIES		AIR RELEASE VALVE MANHOLE
	STORM DRAINAGE MANHOLE		WATER AIR RELEASE VALVE		PEDESTRIAN DETECTION PLATE
	MITERED END SECTION		FIRE HYDRANT		LANDSCAPED HEDGE

7-ELEVEN VENICE		LOCATED IN		REVISIONS				SURVEYOR'S CERTIFICATION		PROJECT No. 190258		DRAWING No.		<div><div>L & S Diversified</div><div>Professional Surveyors and Mappers 405 LAKE HOWELL ROAD SUITE 200 HARTLAND, FL 33751 PHONE 877.661.8181 FAX 877.661.8184 WWW.LSSURVEYOR.COM INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE 1887529</div></div>	
CREIGHTON		SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST		No.	DATE	BY	DESCRIPTION	I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 37 AND 42 OF THE FLORIDA STATUTES.		SURVEY BY S.BROOKS		V-100			
BOUNDARY & TOPOGRAPHIC SURVEY		CITY OF VENICE SARASOTA COUNTY, FLORIDA		1	07.07.2020	CH	ADDITION OF "LOT 4, MIRASOL TOWN CENTER" PLAT			SURVEY DATE 2020.JAN.08		SHEET			
				2	09.15.2020	S. MANOR	ADJUST VERTICAL DATUM FROM NAVD 88 TO NGVD 29			DRAWN BY P.DURAND		1 OF 4			
				3	10.19.2020	S. MANOR	UPDATED PLAT REFERENCES TO RECORDED BOOK AND PAGE			DRAWN DATE 2020.JUL.01					
										REVIEWED BY J.MANOR					
								APPROVED BY S.MANOR							



7-ELEVEN VENICE

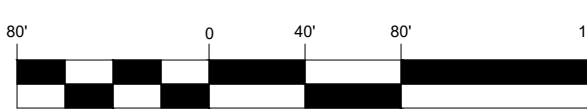
CREIGHTON

BOUNDARY &
TOPOGRAPHIC SURVEY

LOCATED IN

SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
CITY OF VENICE
SARASOTA COUNTY, FLORIDA

GRAPHIC SCALE



1 INCH = 80 FEET

REVISIONS

No.	DATE	BY	DESCRIPTION
1	07.07.2020	CH	ADDITION OF "LOT 4, MIRASOL TOWN CENTER" PLAT
2	09.15.2020	S. MANOR	ADJUST VERTICAL DATUM FROM NAVD 88 TO NAVD 29
3	10.19.2020	S. MANOR	UPDATED PLAT REFERENCES TO RECORDED BOOK AND PAGE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 55-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 17 AND 42 OF THE FLORIDA STATUTES.

SHERY LEE MANOR, PSM - LSR 6961
THE SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I AM THE ORIGINAL PLATER OF THIS SURVEY.

PROJECT No.

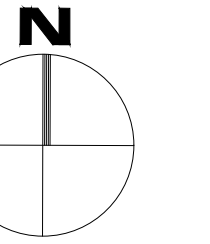
190258
SURVEY BY: S. MANOR
SURVEY DATE: 2020.JAN.08
DRAWN BY: P. JOURDAN
DRAWN DATE: 2020.JUL.01
REVIEWED BY: J. MANOR
APPROVED BY: S. MANOR

DRAWING No.

V-101
SHEET
2 OF 4

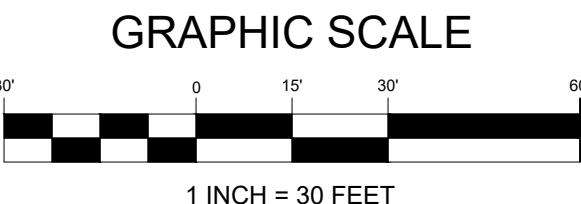


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WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | 1807529



7-ELEVEN VENICE
CREIGHTON
BOUNDARY &
TOPOGRAPHIC SURVEY

LOCATED IN
SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
CITY OF VENICE
SARASOTA COUNTY, FLORIDA



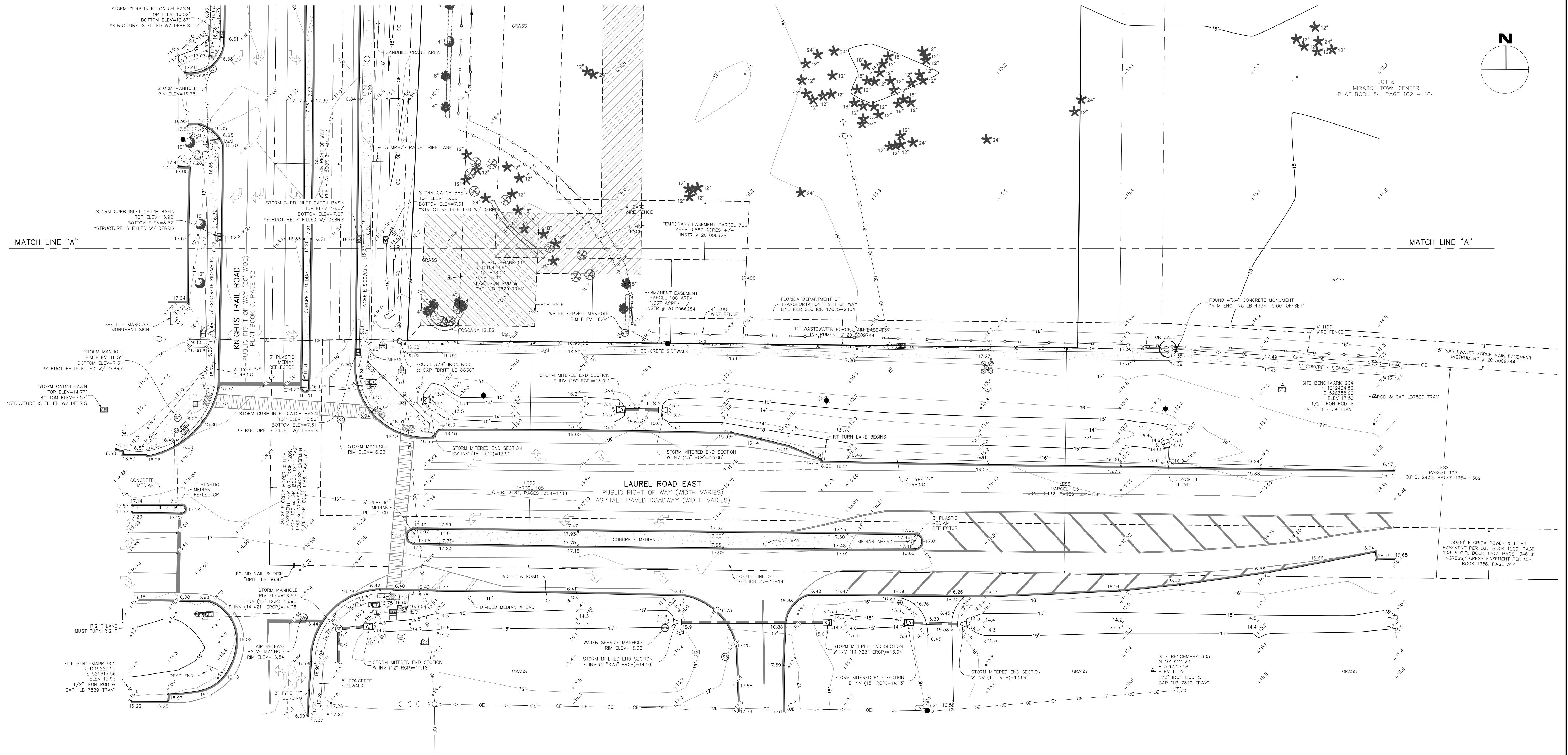
No.		DATE	BY	DESCRIPTION
1		07.07.2020	CH	ADDITION OF "LOT 4, MIRASOL TOWN CENTER" PLAT
2		09.15.2020	S. MANOR	ADJUST VERTICAL DATUM FROM NAVD 88 TO NGVD 29
3		10.19.2020	S. MANOR	UPDATED PLAT REFERENCES TO RECORDED BOOK AND PAGE

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 55-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 55 AND 62 OF THE FLORIDA STATUTES.
SHERRY LEE MANOR, PSM - LSR 6961
THE SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE ORIGINAL PLAT IS IN MY POSSESSION.

PROJECT No.	190258
SURVEY BY	S. MANOR
SURVEY DATE	2020.JAN.08
DRAWN BY	P. JOURDAN
DRAWN DATE	2020.JUL.01
REVIEWED BY	J. MANOR
APPROVED BY	S. MANOR

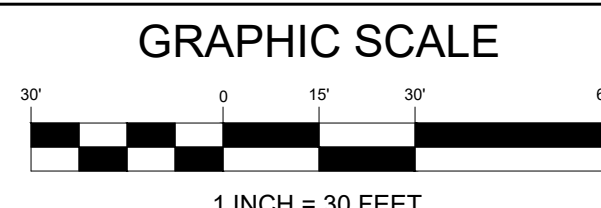
DRAWING No.
V-200
SHEET
3 OF 4

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7-ELEVEN VENICE
CREIGHTON
BOUNDARY &
TOPOGRAPHIC SURVEY

LOCATED IN
SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
CITY OF VENICE
SARASOTA COUNTY, FLORIDA



No.			DATE			BY			REVISIONS		
1	07.07.2020	CH	1	07.07.2020	CH	1	07.07.2020	CH	1	07.07.2020	CH
2	09.15.2020	S. MANOR	2	09.15.2020	S. MANOR	2	09.15.2020	S. MANOR	2	09.15.2020	S. MANOR
3	10.19.2020	S. MANOR	3	10.19.2020	S. MANOR	3	10.19.2020	S. MANOR	3	10.19.2020	S. MANOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 422 OF THE FLORIDA STATUTES.
SHERRY LEE MANOR, PSM - LSR 6961
THE SURVEY MAP AND REPORT HAVE BEEN PREPARED BY THE SURVEYOR AND THE ORIGINAL PLAT IS IN THE SURVEYOR'S POSSESSION.

PROJECT No. 190258
DRAWN BY: S. MANOR
SURVEY DATE: 2020.JAN.08
DRAWN BY: P. DURAND
DRAWN DATE: 2020.JUL.01
REVIEWED BY: J. MANOR
APPROVED BY: S. MANOR

DRAWING No. V-201
SHEET 4 OF 4

