

LOCATION MAP (NOT TO SCALE)

ABBREVIATIONS: Alum =Aluminum BM =Bench Mark C)=Calculated data C=Chord dimension C B = Chord Bearing
C M = Concrete Monument C.C.C.C.C.L.=Charlotte County Coastal Construction Control Line (D)=Deed data, Description data
DEP.=Department of Environmental Protection DNR =Department of Natural Resources DOT =Department of Transportation Drain =Drainage El =Elevation s'mt=Easement (F)=Field data
Fin. Fl.=Finished Floor
Fnd =Found Gar FI = Garage Floor Inv = Invert L.B =Land Surveying Business _S = Land Surveyor M)=Measured data M H.W L.=Mean High Water Line M P.=Metal Pipe Mag =Magnetic NGVD=National Geodetic Vertical Datum 1929 N G V D = National Geodetic Vertical DC OR = Official Records (P)=Plat data P C = Point of Curvature P C C = Point of Compound Curvature PCP =Permanent Control Point
P.I.=Point of Intersection PK =PARKER-KALON
PLS =Professional Land Surveyor POB=Point of Beginning
POC=Point of Commencement POL=Point on Line POT=Point of Terminus PRC=Point of Reverse Curvature PRM =Permanent Reference Monument PSM.=Professional Surveyor and Mapper T=Point of Tangency R =Radius R/W=Right-of-Way SF.=Square Feet Sta =Station Struc =Structure TBM=Temporary Bench Mark Typ =Typical

(U)=Unrecorded data
USGS=United States Geodetic Survey

= Found 4"x4"Concrete Monument

△ = Set Mag Nail and Disc L.B #3943

(number noted if any)

= Found 5/8" Rebar
(ID noted if any)

= Found PK Nail and Disc
(ID noted if any)

(W) = Well/Monitor/Irrigation (S) = Sanitary Sewer Manhole S = Storm Manhole (MH) = Miscellaneous Manhole

(E) = Electric Hand Hole/Manhole

(T) = Telephone Riser/Hand Hole

ES = Electric Service

(стv) = Cable TV

→ ■ Mail Box

= Road Sign

€ = Light Pole

= Street Light Box

= Backflow Preventer

Wetland line = --- --

🏿 💢 = Ground Light

Util =Utility
Wit Cor =Witness Corner

WF=Wetland Flac

LEGEND:

© =Centerline P =Property Line

Utility Box Utility Pole = Guy Wire Anchor = Water Meter = Sewer Valve = Sewer Service = Fire Hydrant C = Sewer Cleanout (WS) = Water Service

ALTA/ACSM LAND TITLE SURVEY:

PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY,

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

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 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

LESS AND EXCEPT THOSE CERTAIN PARCELS 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 2008036088, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AND SURVEYED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3, ALSO BEING THE CENTER LINE INTERSECTION OF NORTH CLERMONT ROAD (66 FOOT RIGHT OF WAY) AND BORDER ROAD. (RIGHT OF WAY VARIES) AS SHOWN ON SAID PLAT OF NORTH VENICE FARMS; THENCE SOUTH 89 DEGREES 39 MINUTES 40 SECONDS EAST ALONG THE CENTER LINE OF SAID BORDER ROAD ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER A DISTANCE OF 33.00 FEET TO INTERSECT THE NORTH EXTENSION OF THE EAST RIGHT OF WAY OF SAID NORTH CLERMONT ROAD; THENCE SOUTH 00 DEGREES 34 MINUTES 21 SECONDS WEST A DISTANCE OF 46.58 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF BORDER ROAD AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2004242187, AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE AS MEASURED A DISTANCE OF 1609.84 FEET TO A POINT LYING 33 FEET SOUTH OF AT RIGHT ANGLES TO THE CENTER LINE OF SAID BORDER ROAD; THENCE SOUTH 89 DEGREES 39 MINUTES 40 SECONDS EAST ALONG SAID LINE A DISTANCE OF 988.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 270, LYING ON THE WEST RIGHT OF WAY LINE OF JACARANDA BOULEVARD (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 00 DEGREES 30 MINUTES 40 SECONDS WEST ALONG SAID LINE ALSO BEING THE EAST LOT LINE OF SAID LOTS 270 AND 274 A DISTANCE OF 1255.16 FEET TO THE EXISTING SOUTHEAST CORNER OF SAID LOT 274; THENCE NORTH 89 DEGREES 44 MINUTES 03 SECONDS WEST ALONG THE SOUTH LOT LINES OF SAID LOTS 271 THRU 274, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EWING DRIVE (66 FEET OF RIGHT OF WAY) A DISTANCE OF 2235.68 FEET TO THE EAST LIMITS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2008036088, AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA: THENCE ALONG THE EAST AND NORTH MONUMENTED LIMITS OF SAID LANDS THE FOLLOWING TWO CALLS; NORTH 00 DEGREES 15 MINUTES 11 SECONDS EAST A DISTANCE OF 202.28 FEET (201.78 FEET DEED) SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST A DISTANCE OF 362.45 FEET (362.61 FEET DEED) TO THE EAST RIGHT OF WAY LINE OF SAID NORTH CLERMONT ROAD; THENCE NORTH OO DEGREES 34 MINUTES 21 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1044.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 73.05 ACRES MORE OR LESS.

1. FLOOD ZONE: FLOOD ZONE LINES SHOWN HEREON WERE TAKEN FROM F.E.M.A. SHAPE FILE, PER FLOOD INSURANCE RATE MAPS, COMMUNITY NO. 125144, MAP NO. 12115C, PANEL NO. 0332F. REVISED DATE 11/04/2016. 2. BEARINGS ARE BASED ON FLORIDA STATE PLANE WEST ZONE GRID BEARINGS BEING REFERENCE TO THE

CENTERLINE OF BORDER ROAD BEARING SOUTH 89 DEGREES 39 MINUTES 40 SECONDS EAST.

3. NO LANDSCAPING OR IRRIGATION HAS BEEN LOCATED OR DEPICTED ON THIS SURVEY.

4. ALL ROAD RIGHTS-OF-WAY AS SHOWN ARE OPEN, IMPROVED AND TRAVELED.

5. ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.

6 ALTA = AMERICAN LAND TITLE ASSOCIATION, ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING. N.S.P.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.

7. THIS SURVEY IS BASED ON A CLOSED FIELD TRAVERSE RESULTING IN A RELATIVE POSITIONAL PRECISION EXCEEDING 0.07 FEET.

8. BASE BENCH MARK: N.G.S. B.M. N641 2006, PUBLISHED ELEVATION 13.93'

9. ELEVATIONS ARE BASED ON N.A.V.D. 1988.

10. SEE SHEET 3 OF 3 FOR OBSERVABLE UTILITY AND TOPOGRAPHIC ELEVATIONS.

11. WETLAND FLAG LOCATIONS AS DEPICTED ARE BASED ON THE SURVEY PROVIDED BY CLIENT AND HAVE NOT BEEN FIELD LOCATED.

12. THE LAND DESCRIPTION AND EASEMENTS NOTED OR SHOWN WERE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE FILE No. 2037-4172707.

13. BEARINGS SHOWN AS PLAT(P) HAVE BEEN ROTATED 00°06'00" TO THE RIGHT TO MATCH THE SURVEY BASIS OF BEARING FOR PLAT AND FIELD COMPARISON.

14. THE TOPOGRAPHIC DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 3 CM RMSE(Z) VERTICAL ACCURACY CLASS EQUATING TO NVA $\pm /-$ 2.5 CM AT 95% CONFIDENCE LEVEL AND VVA=/- 4 CM AT THE 95% CONFIDENCE LEVEL.

SCHEDULE B - SECTION TWO EXCEPTION AS FOLLOWS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. ANY RIGHTS, INTEREST, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC

NOT PART OF SURVEY / NON-DEPICT-ABLE

NOT PART OF SURVEY / NON-DEPICT-ABLE

3. 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 PART OF SURVEY / NON-DEPICT-ABLE

4. ANY LIEN, FOR SERVICE, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIR OR RENOVATIONS PROVIDED BEFORE, ON OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. NOT PART OF SURVEY / NON-DEPICT-ABLE

5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. NOT PART OF SURVEY / NON-DEPICT-ABLE

6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, DATE OF POLICY. NOT PART OF SURVEY/NON-DEPICT-ABLE

7. ANY MATERIALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. NOT PART OF SURVEY/NON-DEPICT-ABLE

8. TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND NOT PART OF SURVEY/NON-DEPICT-ABLE

NOTES FOR STANDARD EXCEPTIONS: STANDARD EXCEPTIONS FOR PARTIES IN POSSESSION, FOR MECHANICS LIENS, AND FOR TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS SHALL BE DELETED UPON RECEIPT OF AN ACCEPTABLE NON-LIEN AND POSSESSION AFFIDAVIT ESTABLISHING WHO IS IN POSSESSION OF THE LANDS, THAT THERE ARE NO LIENS OR ENCUMBRANCES UPON THE LANDS OTHER THAN AS SET FORTH IN THE COMMITMENT, THAT NO IMPROVEMENTS TO THE LANDS HAVE BEEN MADE WITHIN THE PAST 90 DAYS OR ARE CONTEMPLATED TO BE MADE BEFORE CLOSING THAT WILL NOT BE PAID IN FULL, AND THAT THERE ARE NO UNRECORDED TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID AFFIDAVIT.

STANDARD EXCEPTION(S) FOR QUESTIONS OF SURVEY MAY BE DELETED UPON RECEIPT AND REVIEW OF A PROPERLY CERTIFIED SÚRVEY MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS FOR ALL LAND SURVEYS DATED NO MORE THAN 90 DAYS PRIOR TO CLOSING OR SUCH OTHER PROOF AS MAY BE ACCEPTABLE TO THE COMPANY. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID SURVEY OR PROOF.

THE STANDARD EXCEPTION FOR ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS IS HEREBY DELETED.

9. RIGHT OF WAY AGREEMENT RIGHT-OF-WAY AGREEMENT BY AND BETWEEN DOUGLAS R. MURPHY AND KATHERINE N. MURPHY. HIS WIFF AND FLORIDA POWER & LIGHT COMPANY RECORDED DECEMBER 20, 1972 IN BOOK 98 PAGE 556; AS AFFECTED BY THAT CERTAIN SUBORDINATION OF UTILITY INTERESTS RECORDED SEPTEMBER 23, 2004 IN INSTRUMENT NO. 2004184135.

10. EASEMENTS CONTAINED IN THE ORDER OF TAKING RECORDED DECEMBER 21, 2004 IN INSTRUMENT NO. 2004242187 AND THE STIPULATED FINAL JUDGMENT RECORDED OCTOBER 20, 2006 IN INSTRUMENT NO.

DEPICTED 11. THIS POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING BELOW THE ORDINARY HIGH WATER MARK OF ANY ABUTTING BODY OF WATER. NOT PART OF SURVEY / NON-DEPICT-ABLE

12. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED.

NOT PART OF SURVEY / NON-DEPICT-ABLE

DEPICTED

13. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). NOT PART OF SURVEY / NON-DEPICT-ABLE

NOTE: ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE

SURVEYOR'S CERTIFICATION: TO: D.R. HORTON., A DELAWARE CORPORATION, NELSON MULLINS RILEY & SCARBOROUGH LLP, d/b/a NELSON MULLINS BROAD AND CASSEL AND FIRST AMERICAN TITLE INSURANCE COMPANY

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6A, 6B, 8, 11 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER

02/15/2019

DATE OF SIGNATURE

05, 2018,

DATE OF FIELD SURVEY WARREN (SARRY) MELEOD PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSED SURVEYOR NO. 4855 LAND SURVEYING BUSINESS NO. 3943

FILE NO. <u>18-0296</u>

---//-- = Overhead Utility Line -x -x = Barb Wire or Wire Fence - - - Chain Link Fence = B = Wooden Fence WTR = Buried Water Line TEL = Buried Telephone Line SEW = Buried Sanitary Sewer ELEC = Buried Electric Line RW = Buried Reuse Water Line GAS = Buried Gas Line

Legend symbols are not to scale and are for graphic ID only.



