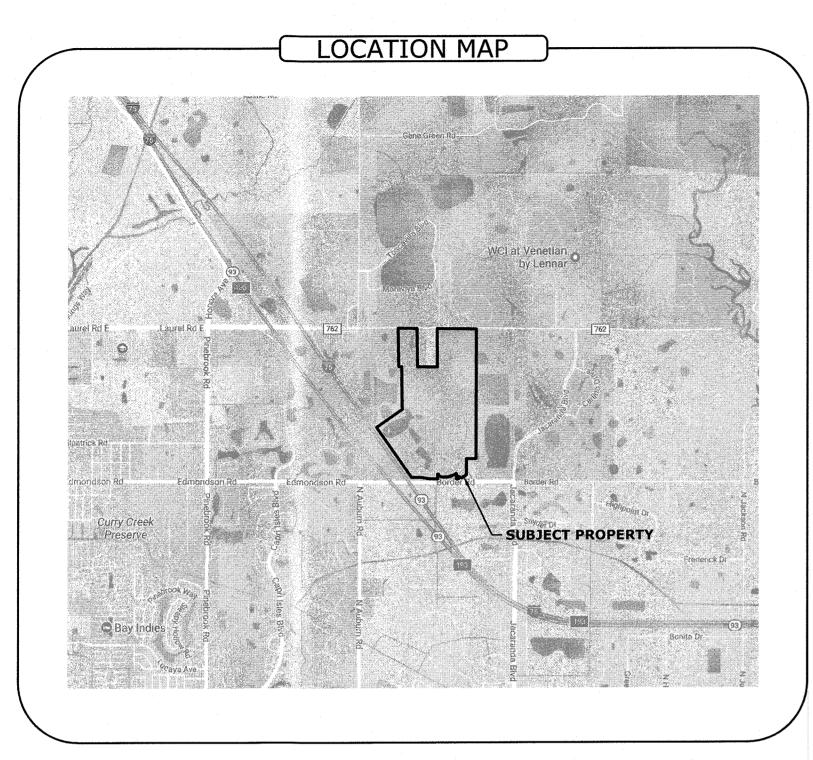
## SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST SARASOTA COUNTY, FLORIDA



# SEE SHEET 2 FOR KEY MAP AND SCHEDULE B-SECTION II COMMENTS SEE SHEET 3 FOR FEMA FLOOD ZONES SEE SHEETS 4 - 7 FOR MAP OF SURVEY

LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS FOR = FOUND SCRIBED CROWS FOOT FCM = FOUND CONCRETE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN) FCR = FOUND CAPPED IRON ROD (SIZE AND IDENTIFICATION AS SHOWN) CONC = CONCRETE FIR = FOUND IRON ROD (SIZE AS SHOWN AND NO IDENTIFICATION) = CONCRETE FLARED END SECTION • FND = FOUND NAIL & DISK (TYPE AND IDENTIFICATION AS SHOWN) = CONTOUR LINE • FNL = FOUND NAIL (TYPE AND NO IDENTIFICATION) FOP = FOUND IRON PIPE (SIZE AND IDENTIFICATION AS SHOWN) = IRRIGATION CONTROL BOX FPP = FOUND PINCHED PIPE (SIZE AS SHOWN) IV ⋈ = IRRIGATION CONTROL VALVE FRV = FOUND RIVET (NO IDENTIFICATION) ||HH| = IRRIGATION HAND HOLE FRD = FOUND RIVET & DISK (IDENTIFICATION AS SHOWN) x FX = FOUND SCRIBED "X" = MATLBOX= PEDESTRIAN CROSSWALK SIGNAL SCM = SET 4"X4" CONCRETE MONUMENT AND DISK STAMPED LB#2610  $\int SIR = SET 1/2" IRON ROD & CAP STAMPED LB#2610$ ☼ = SPRINKLER HEAD SND = SET NAIL AND DISK STAMPED LB#2610 SVD = SET RIVET AND DISK STAMPED LB#2610 ⊸ = SIGN  $TOS - \cdot - \cdot - \cdot - = TOE OF SLOPE$ M NGS = NATIONAL GEODETIC SURVEY, SURVEY MARK (IDENTIFICATION AS SHOWN) TOB ---- = TOP OF BANK (C) = BEARING/DISTANCE PER CALCULATION (D) = BEARING/DISTANCE PER DEED DESCRIPTION ▼ = TRAFFIC SIGN (M) = BEARING/DISTANCE PER FIELD MEASUREMENT TSP 🔯 = TRAFFIC SIGNAL POLE TSB 🖾 = TRAFFIC SIGNAL BOX (P) = BEARING/DISTANCE PER RECORDED PLAT = TRAFFIC SIGNAL HAND HOLE ADW = ASPHALT DRIVEWAY TSV = TRAFFIC SIGNAL VAULT BM = BENCHMARK BWF = BARBED WIRE FENCE ---- = WETLAND LINE CDW = CONCRETE DRIVEWAY CLF = CHAIN LINK FENCE = SANITARY SEWER MANHOLE, PIPE, VALVE, CLEANOUT, CMP = CORRUGATED METAL PIPE WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY CPP = CORRUGATED PLASTIC PIPE EL = ELEVATION © CV TEL C TO CHH TELECOMMUNICATIONS MANHOLE, LINE, VAULT, BOX, HAND HOLE, FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY FPL = FLORIDA POWER & LIGHT COMPANY GDW = GRAVEL DRIVEWAY GUY = GUY ANCHOR = FIBER OPTIC VAULT, LINE, BOX, HAND HOLE, IE = INVERT FLEVATION WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY LB# = LICENSED BUSINESS NUMBER OA = OVERALL = GAS MANHOLE, LINE, VALVE, METER, ORB = OFFICIAL RECORD BOOK WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY ORI = OFFICIAL RECORDS INSTRUMENT PB = PLAT BOOK WV ARV FH, FDC BO WWS WPM

(M) → W → WM W → WM WPM → W → WM WPM WPM = WATER MANHOLE, LINE, VALVE, AIR RELEASE VALVE, METER, FIRE PG = PAGE POB = POINT OF BEGINNING HYDRANT, FIRE DEPARTMENT POC = POINT OF COMMENCEMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PSM = PROFESSIONAL SURVEYOR & MAPPER PROBABLE LOCATION OF UTILITY PVC = POLY VINYL CHLORIDE PVCF = POLY VINYL CHLORIDE FENCE RV RARV RFH, RFDC RBO RWS RPM = RECLAIMED WATER MANHOLE, LINE, VALVE, AIR RELEASE VALVE, METER, R/W = RIGHT-OF-WAYRCP = REINFORCED CONCRETE PIPE FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK RLS = REGISTERED LAND SURVEYOR IDENTIFYING PROBABLE LOCATION OF UTILITY SW = SIDEWALK SWFWMD = SOUTHWEST FLORIDA WATER = ELECTRIC MANHOLE, LINE, TRANSFORMER, VAULT, OUTLET, BOX, HAND HOLE, MANAGEMENT DISTRICT TYP = TYPICAL WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY WF = WIRE FENCE TOP BACK OF CURB = GUY ANCHOR, POWER POLE, PANEL, OVERHEAD WIRE, METER, FLOWLINE OF CURB POWER POLE WITH LIGHT, UTILITY POLE AND GUY POLE EP EDGE OF PAVEMENT = TYPICAL ROADWAY SPOT BC TOP BACK OF CURB WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY EP EDGE OF PAVEMENT (C) STORM SEWER MANHOLE, PIPE, GRATE INLET & CLEANOUT EP EDGE OF PAVEMENT

= TYPICAL GROUND SPOT (GS)

GROUND ELEVATIONS 6.3 ELEVATIONS (IF SHOWN)

CONCRETE CURB INLETS

LEGAL DESCRIPTION: (PER COMMITMENT, SHOWN AS (D) ON MAP OF SURVEY)

#### PARCEL 1:

A PARCEL OF LAND LYING AND BEING IN THE NW 1/4 AND THE SW 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 34, S 0°50'33" E, A DISTANCE OF 1342.18 FEET TO THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NW 1/4 OF SAID SECTION 34, S 89°29'17" E, A DISTANCE OF 1470.24 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2359, PAGES 2069 AND 2070, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID LINE, S 89°29'17" E, A DISTANCE OF 425.54 FEET, TO THE NW CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3024, PAGE 558, PUBLIC RECORDS OF SARASOTA COUNTY. FLORIDA; THENCE S 0°15'55" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 539.73 FEET TO THE SW CORNER OF SAID LANDS; THENCE S 89°29'01"E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS. A DISTANCE OF 292.83 FEET; THENCE S 0°15'55" E, A DISTANCE OF 524.13 FEET; THENCE S 89°29'01" E, A DISTANCE OF 517.24 FEET TO THE EAST LINE OF SAID NW 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 0°15'55" E, ALONG SAID EAST LINE, A DISTANCE OF 2833.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BORDER ROAD; THENCE N 89°40'23" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 84.80 FEET; THENCE N 0°19'37" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 17.00 FEET; THENCE N 89°40"23" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET; THENCE N 80°23'38" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 303.93 FEET; THENCE N 89°28'33" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 326.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 93 (I-75), FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 17075-2406; THENCE N 35°01'47" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2115.71 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2359, PAGES 2069 AND 2070, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA: THENCE N 54°58'13" E, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 1091.03 FEET TO THE SE CORNER OF SAID LANDS: THENCE N 0°50'28" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 138.24 FEET; THENCE N 0°50'33" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 1338.73 FEET TO THE POINT OF BEGINNING.

LESS THOSE LANDS DESCRIBED IN WARRANTY DEED WHEREIN SARASOTA COUNTY, FLORIDA, IS GRANTEE AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004206575, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

#### PARCEL 2:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE N 0°17'55" W, 3390.20 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE N 0°17'55" W, 537.81 FEET; THENCE N 89°31'01" W, 810.03 FEET; THENCE S 0°17'55" E, 537.81 FEET; THENCE S 89°31'01" E, 810.03 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS LYING ON THE WEST OF THE EAST LINE OF THE SW 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND LYING BETWEEN THE SOUTH LINE OF ABOVE DESCRIBED PARCEL AND THE NORTH LINE OF BORDER ROAD.

#### PARCEL 3:

COMMENCE AT THE NW CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, THENCE S 89°34'05" E 1690.65 FEET ALONG THE NORTH LINE OF SAID SECTION 34, FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89°34'05" E 325.69 FEET ALONG SAID NORTH LINE; THENCE S 1°03'08" E 1337.54 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 34 TO THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE N 89°42'00" W 325.67 FEET ALONG SAID SOUTH LINE; THENCE N 1°03'08" W 1338.29 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 34, TO THE POINT OF BEGINNING.

#### PARCEL 4:

COMMENCE AT THE NW CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, THENCE S 89°34'05" E, A DISTANCE OF 1365.14 FEET ALONG THE NORTH LINE OF SAID SECTION 34, FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89°34'05" E, A DISTANCE OF 325.51 FEET ALONG SAID NORTH LINE; THENCE S 1°03'08" E, A DISTANCE OF 1338.29 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 34 TO THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE N 89°42'00" W, A DISTANCE OF 325.49 FEET ALONG SAID SOUTH LINE; THENCE N 1°03'08" W, A DISTANCE OF 1339.04 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 34. TO THE POINT OF BEGINNING.

## PARCEL 5:

COMMENCE AT THE NW CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, THENCE S 0°50'33" E, 1342.18 FEET; THENCE S 89°29'17" E, 1470.24 FEET; THENCE S 89°29'17" E, 425.54 FEET; THENCE S 0°15'55" EAST, 539.73; THENCE S 89°29'01" E, 292.83 FEET FOR A POINT OF BEGINNING; THENCE S 0°15'55" E, 524.13 FEET; THENCE S 89°29'01" E, 517.24 FEET; THENCE N 0°17'55" W, 524.13 FEET; THENCE N 89°31'01" W, 517.20 FEET TO THE POINT OF BEGINNING.

## PARCEL 6:

A PORTION OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SE 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 89°52'24" E ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 667.01 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89°52'24" E ALONG SAID SOUTH LINE A DISTANCE OF 332.66 FEET; THENCE N 00°10'44" W A DISTANCE OF 100.00 FEET TO THE SW CORNER OF WADE PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 1037, PAGE 1561, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 89°52'24" W ALONG A LINE A DISTANCE OF 100.00 FEET FROM AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 332.66 FEET TO THE SW CORNER OF PRESTIA PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1035, PAGE 1096, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 00°10'44" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, LESS: THE SOUTH 33.00 FEET OF THE WEST 20.00 FEET OF THE EAST 665.23 FEET OF THE SOUTH 100.00 FEET OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

## TOGETHER WITH:

COMMENCE AT A POINT 100.00 FEET NORTH AND 667.11 FEET EAST OF THE SW CORNER OF THE SE 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE EAST A DISTANCE OF 332.66 FEET; THENCE N 0°16'58" W A DISTANCE OF 654.73 FEET; THENCE WEST A DISTANCE OF 332.66 FEET; THENCE S 0°16'58" E A DISTANCE OF 654.73 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

## PARCEL 7:

COMMENCE AT A CONCRETE MONUMENT 100 FEET NORTH AND 667.11 FEET EAST OF THE SW CORNER OF THE SE 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE RUN N 00°16'58" W 654.73 FEET TO A CONCRETE MONUMENT FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°16'58" W 654.73; THENCE RUN EAST 665.32 FEET; THENCE RUN S 00°16'58" E 654.73 FEET TO A CONCRETE MONUMENT; THENCE RUN WEST 665.32 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST.

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT, 30 FEET WIDE, FOR INGRESS AND EGRESS ACROSS THE LAND DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SECTION LINE LYING 667.11 FEET EAST OF THE SW CORNER OF THE SE 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST FOR A POINT OF BEGINNING; THENCE NORTH 100 FEET; THENCE N 00°16'58" W 694.73 FEET; THENCE WEST 30 FEET; THENCE S 00°16'58" E 694.73 FEET; THENCE SOUTH 100 FEET; THENCE EAST 30 FEET TO THE POINT OF BEGINNING.

#### LEGAL DESCRIPTION: (CONTINUED)

#### PARCEL 8:

THE WEST 1/2 OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, LESS TRACTS DESCRIBED IN OFFICIAL RECORDS BOOK 1035, PAGE 1096, OFFICIAL RECORDS BOOK 1037, PAGE 1561, OFFICIAL RECORDS BOOK 1075, PAGE 876 AND OFFICIAL RECORDS BOOK 1185, PAGE 1809, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

#### ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NW CORNER OF THE NE 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE N 89°34'05" E 1359.48 FEET ALONG THE NORTH LINE OF SAID SECTION 34 TO THE NE CORNER OF NW 1/4 OF NE 1/4 OF SAID SECTION 34; THENCE S 00°10'46" E 2664.93 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF EAST 1/2 OF SAID SECTION 34; THENCE CONTINUE ALONG SAID EAST LINE S 00°10'44" E 1183.64 FEET TO THE NE CORNER OF TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 1075, PAGE 876; THENCE N 89°52'24" W 665.32 FEET TO THE NE CORNER OF SAID TRACT; THENCE S 00°10'44" E 1409.46 FEET ALONG THE WEST LINE OF SAID PROPERTY AND TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 1035, PAGE 1096 AND TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 1165, PAGE 1809; TO SOUTH LINE OF SAID SECTION 34; THENCE N 89°52'24" W 666.71 FEET ALONG SAID SOUTH LINE TO THE SW CORNER OF EAST 1/2 OF SAID SECTION 34; THENCE N 00°28'38" W 5265.49 FEET ALONG WEST LINE OF EAST 1/2 OF SAID SECTION 34 TO THE POINT OF BEGINNING.

LESS AND EXCEPT BORDER ROAD AND LAUREL ROAD RIGHTS OF WAY.

LESS AND EXCEPT THE ADDITIONAL RIGHT OF WAY FOR BORDER ROAD CONVEYED TO SARASOTA COUNTY IN OFFICIAL RECORDS INSTRUMENT NO. 2004032618.

LESS AND EXCEPT THE LANDS CONVEYED TO THE CITY OF VENICE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006171348.

#### **SURVEYOR'S NOTES:**

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE INSURANCE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 6381058, CUSTOMER REFERENCE 38970-113689, EFFECTIVE DATE 5/24/2018 AT 4:57 PM. SEE SHEET 2 OF 7 FOR SCHEDULE B (EXCEPTIONS FROM COVERAGE) COMMENTS.

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

5. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED.

6. 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.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.

9. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. BEARINGS SHOWN HEREON, AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AS BEING SOUTH 89°21'29" EAST, AS SHOWN HEREON.

10. STATE PLANE COORDINATES SHOWN HEREON (APPLICABLE ZONE) WERE DERIVED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION, AND THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION "175 83 A31" NORTH AMERICAN DATUM (NAD) 83(2011)

11. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (SHADED AND UNSHADED) AND FLOOD ZONE "AE" (BASE FLOOD ELEVATION VARIES), PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12115C0244F AND MAP NUMBER 12115C0332F, MAP EFFECTIVE DATES NOVEMBER 4, 2016. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

12. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 FLORIDA ADMINISTRATIVE CODE) IS "COMMERCIAL/HIGH RISK". CONTROL POSITIONS WERE DERIVED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION AND THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH.

- 13. CONSIDERATION WAS GIVEN TO THE FOLLOWING IN PREPARATION OF THIS SURVEY:
  - (A) A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF STATE ROAD 93 (I-75), SECTION 17075-2406 AS PREPARED BY BEISWINGER, HOCH & ASSOCIATES.
  - (B) A BOUNDARY SURVEY PREPARED BY BRITT SURVEYING, INC., JOB NUMBER 05-06-16, DATED 6/25/2005.
     (C) A BOUNDARY SURVEY PREPARED BY BANKS ENGINEERING, PROJECT 6002-013, DRAWING 6002-013SR, LAST REVISED 6/18/2007.

14. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

15. LAST DATE OF FIELD SURVEY: 7/28/2017

KING ENGINEERING ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER LB2610

Robert Curtis, PSM FLORIDA LICENSE - LS6051 ENGINEERING ASSOCIATES, INC
4921 Memorial Highway, One Memoria
Tampa, Florida 3363Phone: (813) 880-8881, Fax: (81.
www.kingengineering.cc
Engineering License #26

ELS NO DATE

E COAST STRATEGIC
MENTS, INC. PARCEL
NEAL COMMUNITIES
SARASOTA COUNTY, FLORIDA
BOUNDARY SURVEY

JOB NO: 8854-023-000

FIELD BOOK: FLANARY

DATE: 10/10/2018

SCALE: AS SHOWN

#### **EXCEPETION ITEMS ARE DEPICTED HEREON AS #**

TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
 NOT A SURVEY MATTER

#### PARCEL 1:

- 2. RIGHT OF WAY AGREEMENT WITH FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 960, PAGE 1513, TOGETHER WITH SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004184135.

  SHOWN HEREON
- 3. PERMANENT DRAINAGE & SIDE SLOPE EASEMENT IN FAVOR OF SARASOTA COUNTY SET FORTH IN OFFICIAL RECORD INSTRUMENT NO. 2004206576. SHOWN HEREON

#### PARCELS 1 AND 5:

4. INGRESS AND EGRESS EASEMENT AS SET FORTH IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1818, PAGE 247 AND OFFICIAL RECORDS BOOK 1847, PAGE 1287. **SHOWN HEREON** 

#### PARCELS 1, 2 AND 5:

5. NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE AS RECORDED IN OFFICIAL RECORDS BOOK 1701, PAGE 2048.

THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.

#### PARCEL 2:

- 6. SHORT FORM LEASE TO PINNACLE TOWERS INC., A DELAWARE CORPORATION (TENANT) RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 1999055288 AND BILL OF SALE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 1999055289.

  THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.
- 7. SHORT FORM/MEMORANDUM OF LICENSE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 1998164117. THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.
- 8. EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1881, PAGE 1798.

  SHOWN HEREON
- 9. TELEPHONE DISTRIBUTION EASEMENT DEED/CORPORATION IN FAVOR OF GTE FLORIDA INCORPORATED, A FLORIDA CORPORATION SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 2632, PAGE 407.

  SHOWN HEREON
- 10. MEMORANDUM OF ANTENNA SITE LEASE TO M/A-COM PRIVATE RADIO SYSTEMS, INC., A DELAWARE CORPORATION RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2002055600.
- THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.

  11. ASSIGNMENT OF LEASE & RELEASE OF RIGHT OF FIRST REFUSAL BY AND BETWEEN MARK I. CAITHNESS AND PAULA M. CAITHNESS AND GULF COAST STRATEGIC INVESTMENTS, INC., A FLORIDA NOT FOR PROFIT CORPORATION RECORDED IN
- OFFICIAL RECORDS INSTRUMENT NO. 2005144879.
  THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCEL 2 AND THE PARCEL 2 ACCESS EASEMENT.
- 12. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1009, PAGE 1170, TOGETHER WITH MEMORANDUM OF RIGHT OF WAY CONSENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2008036457.

  SHOWN HEREON

## PARCELS 3 AND 4:

- 13. EASEMENTS PURSUANT TO THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2353, PAGE 214, TOGETHER WITH PERMANENT EASEMENT MODIFICATIONS RECORDED IN OFFICIAL RECORDS BOOK 2642, PAGE 2789 AND OFFICIAL RECORDS BOOK 2653, PAGE 1138.

  SHOWN HEREON
- 14. AGREEMENT FOR INGRESS EGRESS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 1685, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018048425, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.

  SHOWN HEREON
- 15. EASEMENT RESERVATION AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1179, PAGE 316, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.

  SHOWN HEREON (NOTE RESTRICTIONS 2-4 EXPIRED JANUARY 1, 1986)

## PARCELS 1 THROUGH 5:

- 16. PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY TO CITY OF VENICE NO. 2005-118 RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006082724.

  LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCELS 1-5 (AS MODIFIED BY ORDINANCE 2017-01)
- 17. DECLARATION OF CROSS EASEMENT AND AGREEMENT TO USE WETLAND FOR TREATMENT OF STORM WATER RUNOFF

RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007047799.

- NOTE: THE DESCRIPTION FOR SAID EASEMENTS HAS MULTIPLE SCRIVENERS ERRORS IN IT AND DOES NOT CREATE A MATHEMATICALLY CLOSED FIGURE. ADDITIONALLY, THE POINT OF COMMENCEMENT IS REFERENCED TO THE NORTHWEST CORNER OF SECTION 31. BASED ON OTHER INFORMATION IN THE DESCRIPTION IT APPEARS THAT THE POINT OF COMMENCEMENT SHOULD REFERENCE THE NORTHWEST CORNER OF SECTION 34. GRAPHICALLY DEPICTED HEREON FOR INFORMATIONAL PURPOSES ONLY.
- 18. ORDINANCE NO. 2017-01 OF THE CITY OF VENICE, FLORIDA ANNEXING CERTAIN LANDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2017021198.

  LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCELS 1-5.

## PARCEL 6:

19. GRANT OF NON-EXCLUSIVE UTILITY EASEMENT IN FAVOR OF PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION SET FORTH IN OFFICIAL RECORD INSTRUMENT NO. 2009052332. SHOWN HEREON

## PARCELS 6 AND 8:

20. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 960, PAGE 1511.

SHOWN HEREON

#### SCHEDULE B (CONTINUED)

21. PERMANENT DRAINAGE & SIDE SLOPE EASEMENT IN FAVOR OF SARASOTA COUNTY SET FORTH IN OFFICIAL RECORDS INSTRUMENT NO. 2004032619.

SHOWN HEREON

## PARCEL 7:

22. GRANT OF NON-EXCLUSIVE UTILITY EASEMENT IN FAVOR OF PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION SET FORTH IN OFFICIAL RECORD INSTRUMENT NO. 2009052331.

SHOWN HEREON

## PARCEL 8:

- 23. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1023, PAGE 989.

  SHOWN HEREON
- 24. AGREEMENT FOR INGRESS-EGRESS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 1685, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018048425, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.

  SHOWN HEREON
- 25. EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1203, PAGE 560.

  SHOWN HEREON
- 26. EASEMENT RESERVED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1259, PAGE 1334, TOGETHER WITH PERMANENT EASEMENT MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2653, PAGE 1151, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018048425, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.

  SHOWN HEREON
- 27. GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 386, RE-RECORDED IN OFFICIAL RECORDS BOOK 1381, PAGE 41 AND CORRECTIVE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1386, PAGE 317, AS AFFECTED BY QUIT CLAIM DEEDS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2018048424, OFFICIAL RECORDS INSTRUMENT NO. 2018049693 AND OFFICIAL RECORDS INSTRUMENT NO. 2018049694.

  SHOWN HEREON
- 28. EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1848, PAGE 2652.

  SHOWN HEREON
- 29. GRANT OF NON-EXCLUSIVE UTILITY EASEMENT IN FAVOR OF PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION SET FORTH IN OFFICIAL RECORD INSTRUMENT NO. 2009052330. SHOWN HEREON

#### PARCELS 6 THROUGH 8:

- 30. RESERVATIONS OF VENICE LAND COMPANY IN AND TO THE RIGHTS TO 2/3 OF THE OIL AND MINERALS TOGETHER WITH RIGHTS TO EXPLORE AND TAKE OIL AND MINERALS AND RESERVATION OF RIGHTS TO 1/2 AND 2/3 OF THE REALTY RENTS RESPECTFULLY, ALL AS CONTAINED IN THOSE CERTAIN WARRANTY DEEDS RECORDED IN DEED BOOK 315, PAGE 431 AND DEED BOOK 350, PAGE 49, WITHOUT RIGHT OF ENTRY.

  DOCUMENTS ARE ILLEGIBLE.
- 31. PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY TO CITY OF VENICE NO. 2003-35 RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2003138862.

  THE LANDS DESCRIBED THEREIN INCLUDE ALL OF PARCELS 6-8.

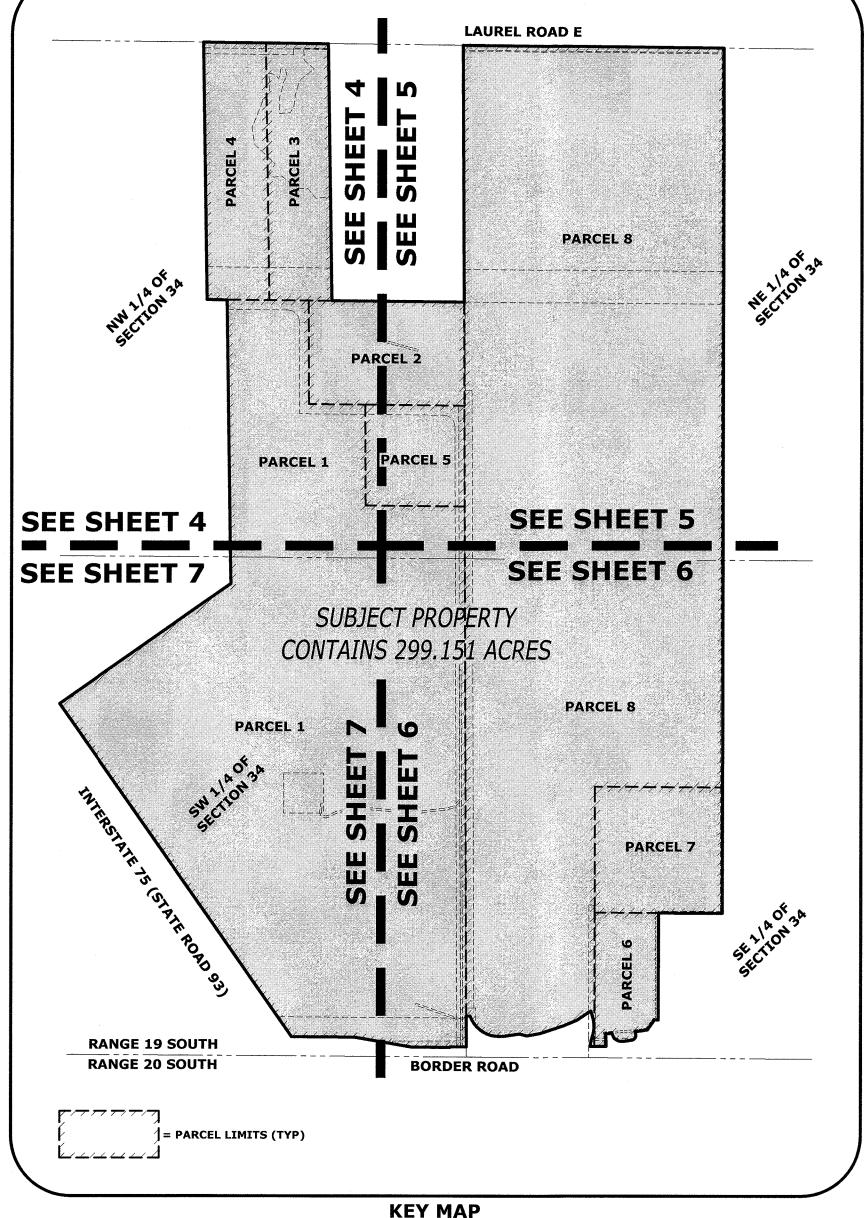
## PARCELS 1 THROUGH 8:

- 32. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED.

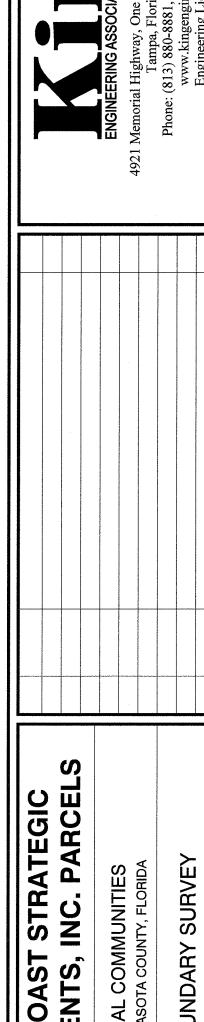
  NOT A SURVEY MATTER
- 33. NOTWITHSTANDING THE LEGAL DESCRIPTION IN SCHEDULE A, THIS POLICY DOES NOT INSURE TITLE TO ANY LANDS LYING BELOW THE MEAN OR ORDINARY HIGH WATER LINE OF ANY NAVIGABLE OR TIDALLY INFLUENCED WATERS.

  NOT A SURVEY MATTER
- 34. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY.

  NOT A SURVEY MATTER
- 35. SUBJECT TO THE MATTERS FOUND ON SURVEY PREPARED BY KING ENGINEERING ASSOCIATES, INC., DATED JULY 20, 2017, UNDER JOB NO. 8854-023-000 SHOWN HEREON



NOT TO SCALE



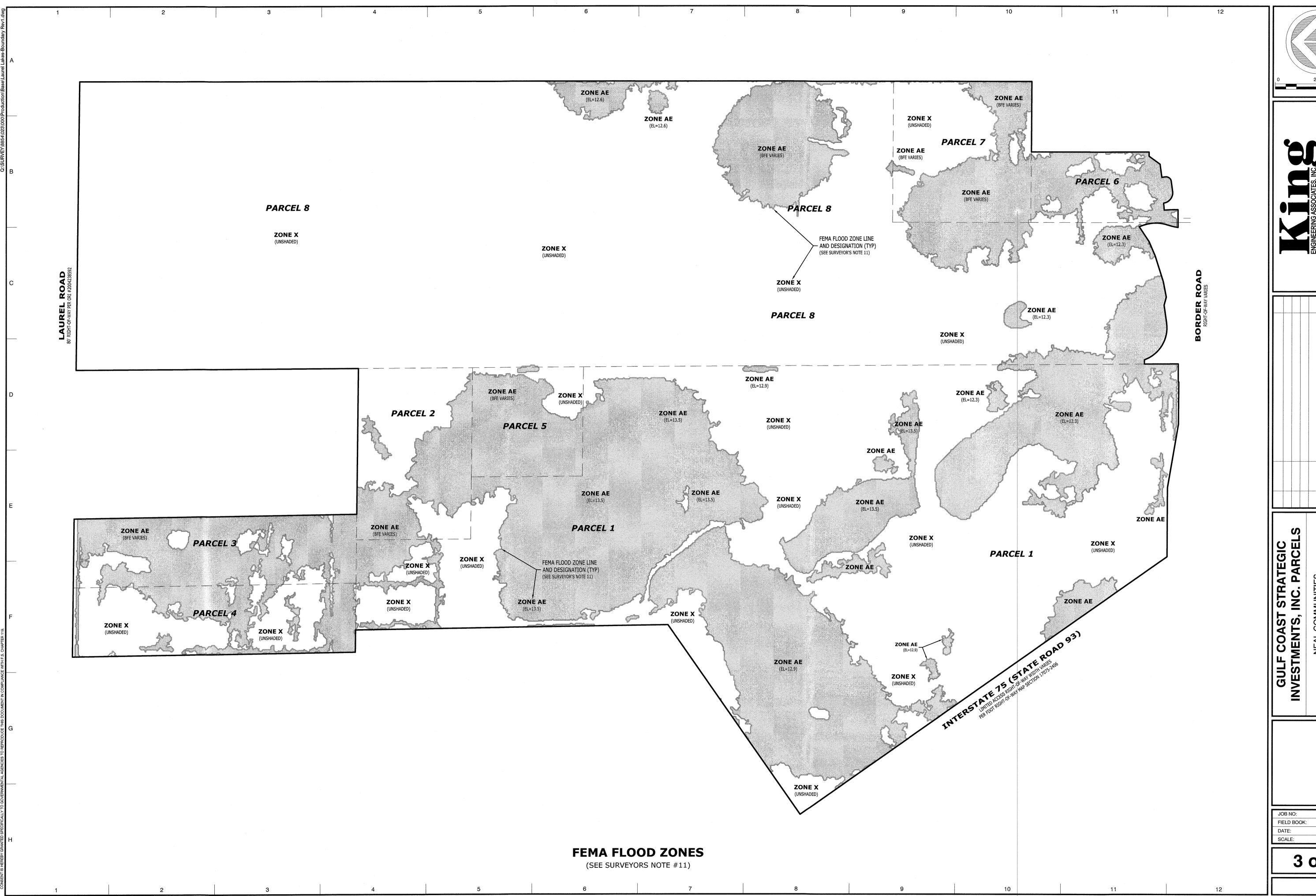
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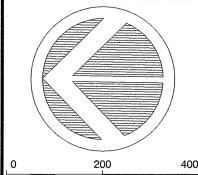
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DATE: 10/10/2018

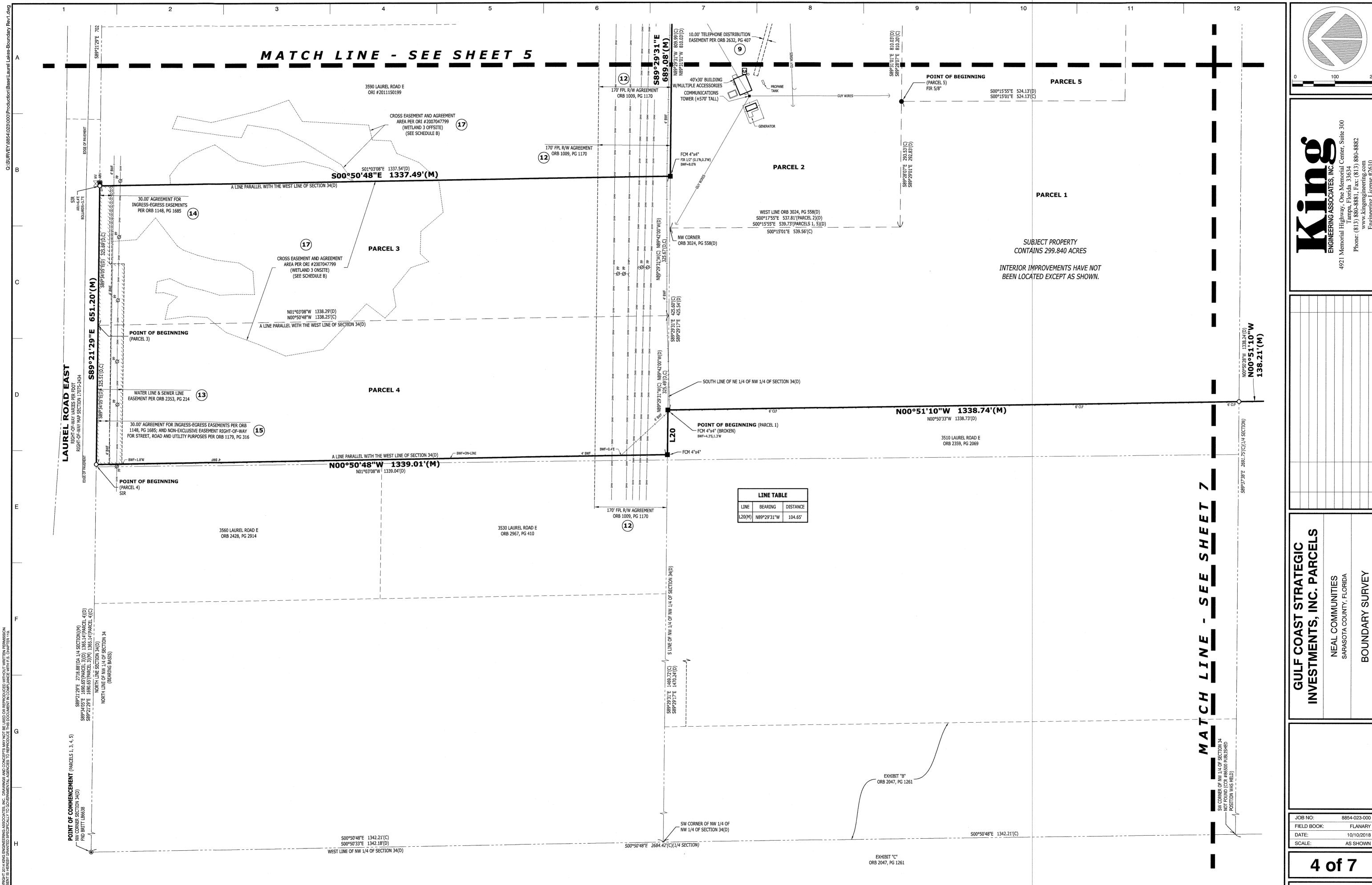
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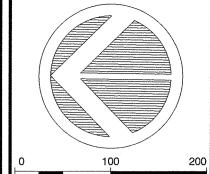
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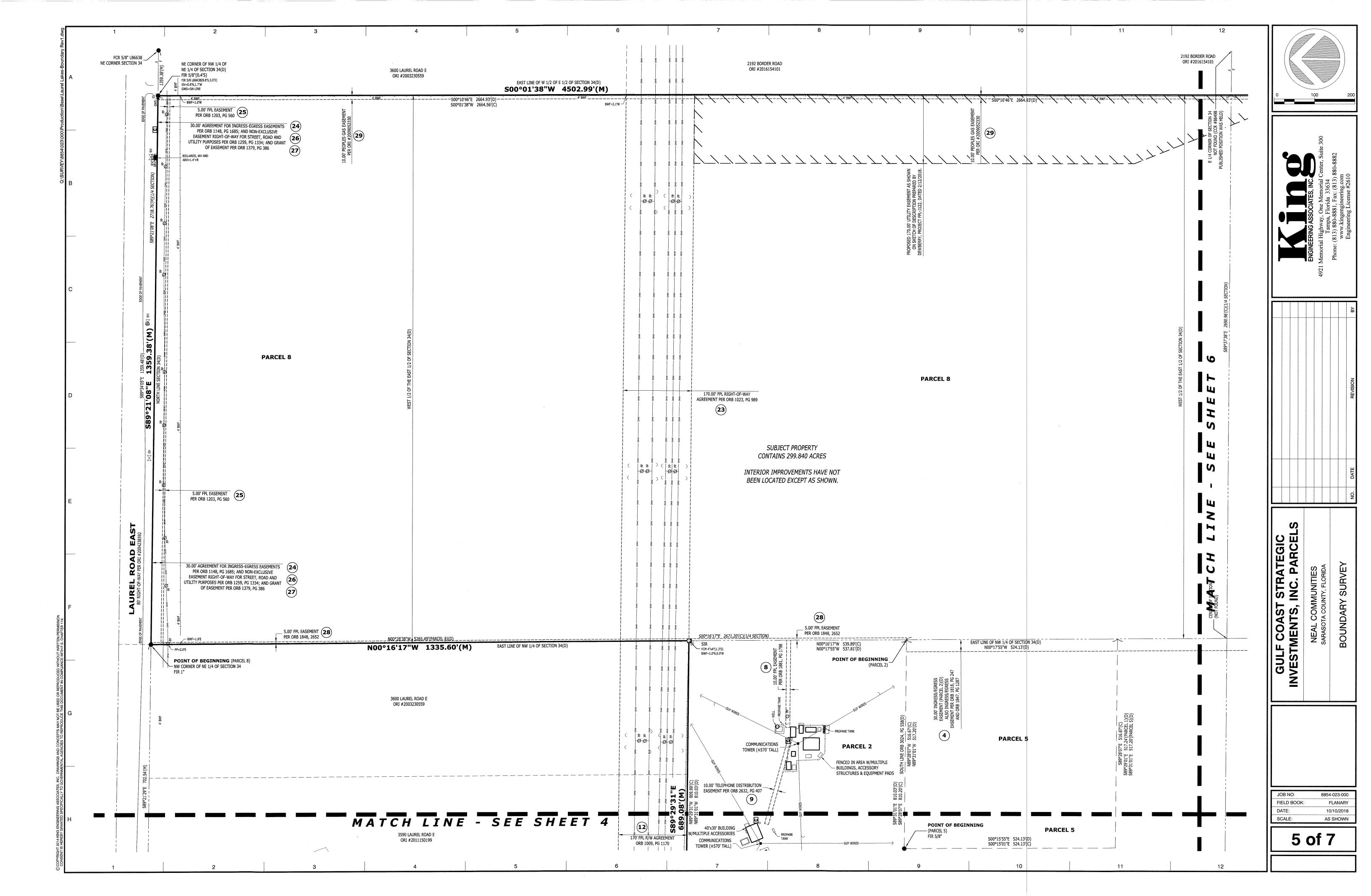
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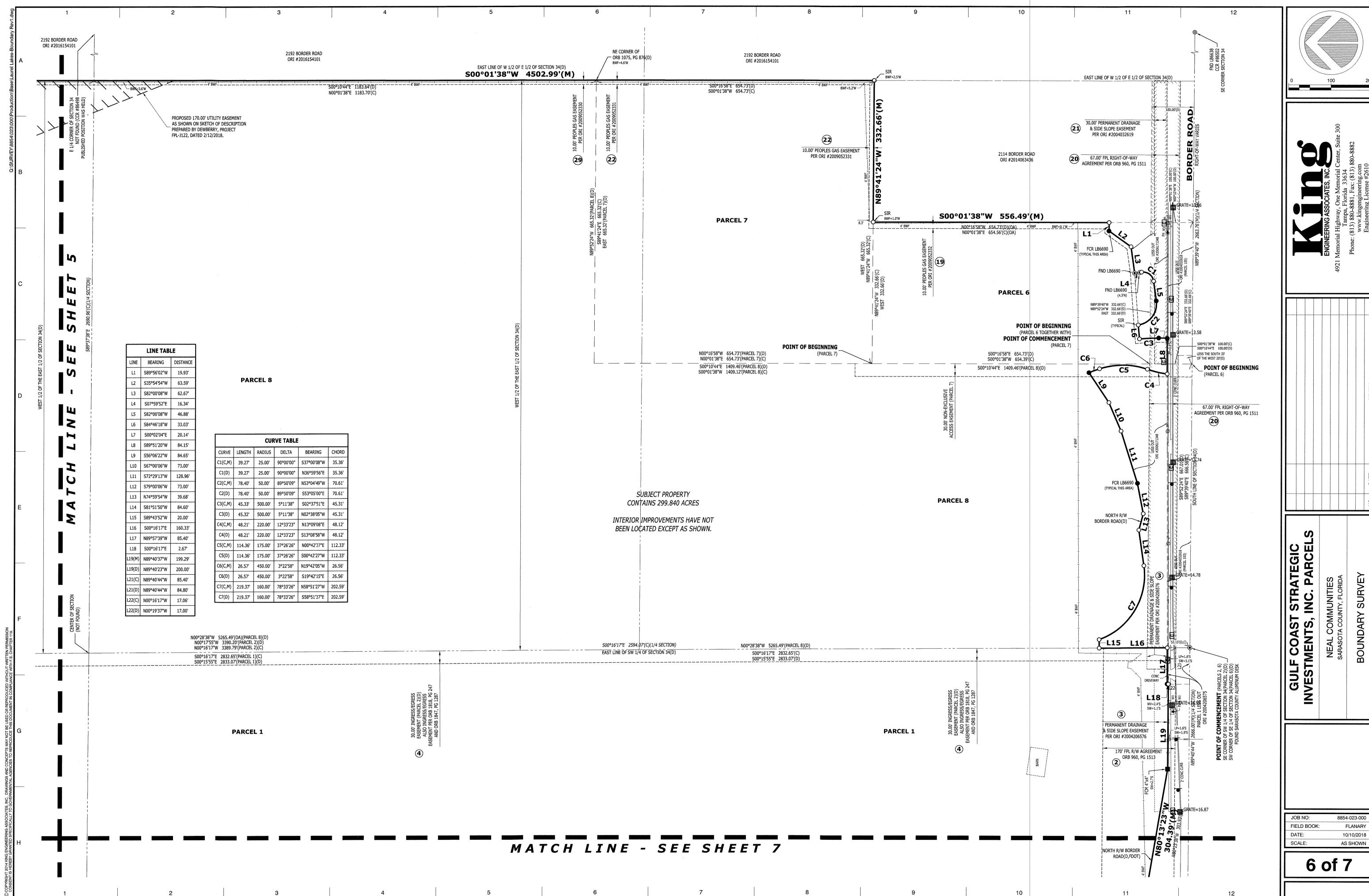


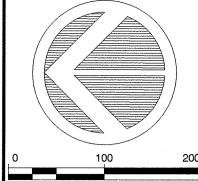


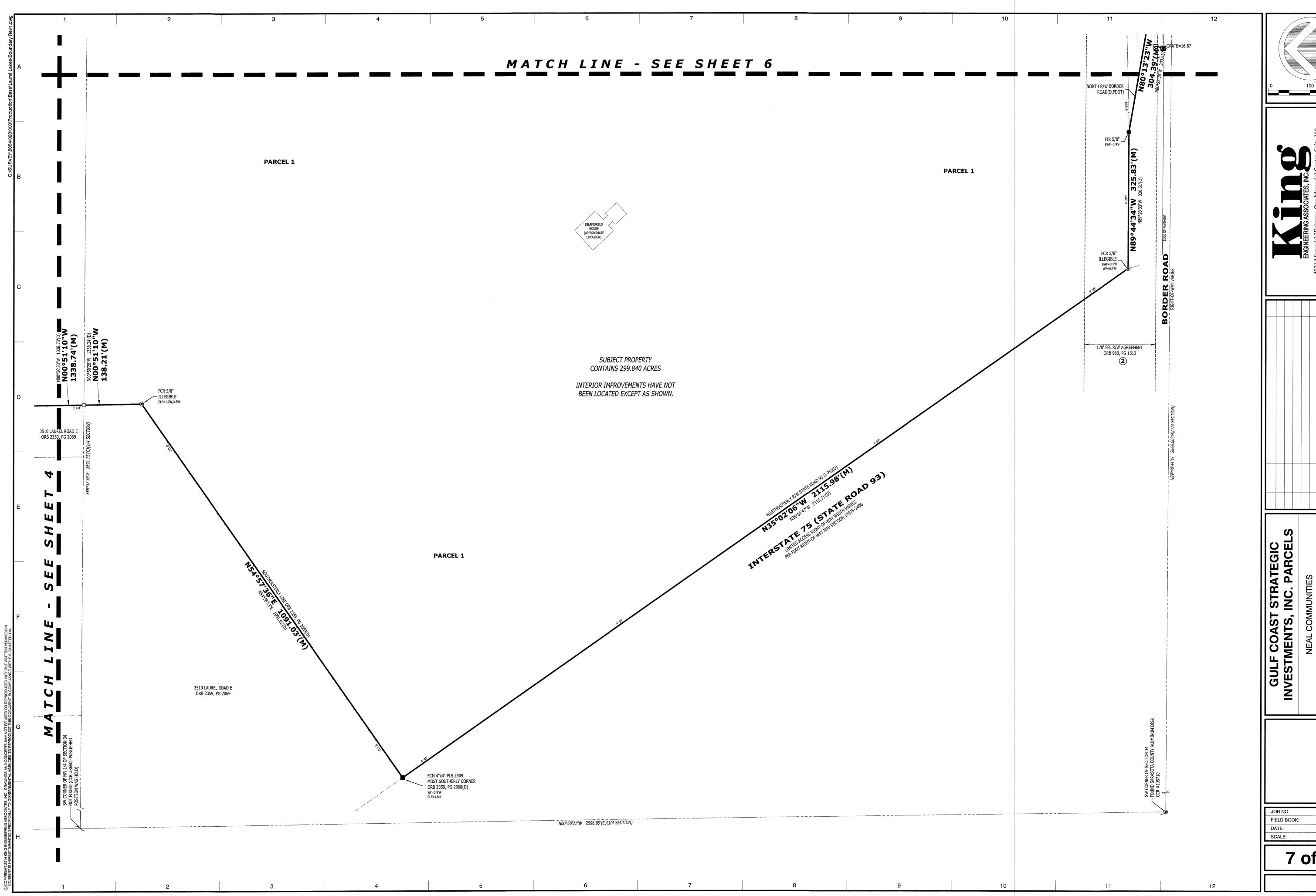
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|---------------------------|--------------------|--------------------------|-----------------|--|

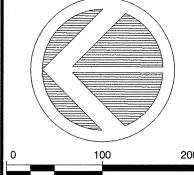
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