GENERAL NOTES:

1.	OWNERSHIP AND UNIFIED CONTROL STATEMENT:								
THE PROPOSED PROJECT IS OWNED BY BORDER ROAD INVESTMENTS, LLC									
2.	2. CHARACTER AND INTENDED USE STATEMENT: SINGLE-FAMILY, PAIRED VILLA, AND MULTIFAMILY RESIDENTIAL SUBDIVISION, WITH MEDICAL OFFICE/HOUSE OF								
3.	WORSHIP/ASSISTED LIVING FACILITY 5. MAINTENANCE OF COMMON FACILITIES STATEMENT:								
	BORDER ROAD INVESTMENTS, LLC (HOME OWNERS ASSOCIATION) IS RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREAS, STORMWATER MANAGEMENT SYSTEM, IRRIGATION AND ROADS. THE WATER SYSTEM SHALL BE TURNED OVER TO THE								
	CITY OF VENICE FOR OWNERSHIP AND MAINTENANCE. THE SANITARY SEWER SYSTEM SHALL BE TURNED OVER TO tHE CITY OF VENICE AND SARASOTA COUNTY FOR OWNERSHIP AND MAINTENANCE, BASED ON THE CURRY CREEK IMPROVEMENT DISTRICT LINE.								
4.	EXISTING LAND USE:								
	AGRICULTURE, GRAZING LAND SOIL CAPABILITY CLASS, VACANT LAND / 0389–00–1010 AGRICULTURE, GRAZING LAND SOIL CAPABILITY CLASS, VACANT LAND / 0389–00–2005 AGRICULTURE, GRAZING LAND SOIL CAPABILITY CLASS, VACANT LAND / 0389–00–2006								
	AGRICULTURE, GRAZING LAND SOIL CAPABILITY CLASS, VACANT LAND / 0389-00-2000 CELLULAR TOWER, TELEPHONE UTILITY / 0389-00-2031								
	AGRICULTURE, GRAZING LAND SOIL CAPABILITY CLASS, VACANT LAND / 0390–00–3010 AGRICULTURE, GRAZING LAND SOIL CAPABILITY CLASS, VACANT LAND / 0390–00–3030								
	AGRICULTURE, GRAZING LAND SOIL CAPABILITY CLASS, VACANT LAND / 0390–00–3040 AGRICULTURE, GRAZING LAND SOIL CAPABILITY CLASS, VACANT LAND / 0390–00–3041								
5.	ZONING/PROPERTY ID: PLANNED UNIT DEVELOPMENT (PUD) / 0389-00-1010								
	PLANNED UNIT DEVELOPMENT (PUD) / 0389–00–2005 PLANNED UNIT DEVELOPMENT (PUD) / 0389–00–2006								
	PLANNED UNIT DEVELOPMENT (PUD) / 0389-00-2030 PLANNED UNIT DEVELOPMENT (PUD) / 0389-00-2031								
	PLANNED UNIT DEVELOPMENT (PUD) / 0390-00-3010 PLANNED UNIT DEVELOPMENT (PUD) / 0390-00-3030								
	PLANNED UNIT DEVELOPMENT (PUD) / 0390-00-3040 PLANNED UNIT DEVELOPMENT (PUD) / 0390-00-3041								
6.	FLOOD ZONE: THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONES "AE" (BASE FLOOD ELEVATION VARIES) AND "X" PER FIRM								
 _	#12115C0244F AND #12115C0332F, REVISED NOVEMBER 4, 2016.								
/.	SETBACKS: SETBACKS: REQUIRED PROVIDED								
	STREET YARD: 20'-0" (15'-0")(**) 20'-0" (OR 15'-0" WHEN BUILDING HAS REAR ENTRY GARAGE)(**) SIDE YARD: 5'-0" 6'-0"								
	REAR YARD: 10'-0" (*) 10'-0" (*) (*) ACCESSORY STRUCTURES/APPURTENANT STRUCTURES INCLUDING, BUT NOT LIMITED TO, POOL CAGES, MAY BE WITHIN 5'-0'								
	OF THE REAR LOT LINE. (**) LOTS FRONTING THE CONNECTION ROADWAY WITH STREET PARKING WILL HAVE A 15'-0" STREET YARD SETBACK AND								
8.	A 20'-O" ALLEY SETBACK. STORMWATER MANAGEMENT:								
	THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM THAT IS CONSISTENT WITH CITY OF VENICE AND SWFWMD REQUIREMENTS.								
9.	REFUSE AND RECYCLABLE NOTE: REFUSE AND RECYCLABLES TO BE PICKED UP BY AN AUTHORIZED TRASH HAULER OR TAKEN TO A PRIVATE RECYCLING								
	FACILITY. ALL REFUSE AND RECYCLING TO BE IN ACCORDANCE W/COUNTY CODES. REFUSE COLLECTION SHALL BE PROVIDED BY WASTE MANAGEMENT.								
10.	UTILITY NOTES:								
	 FDEP AND FDOH WASTEWATER AND WATER, SARASOTA COUNTY R/W USE AND SARASOTA CIOUNTY UTILITY PERMITS ARE REQUIRED. WATER DISTRIBUTION AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE 								
	SPECIFICATIONS. 3. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO								
	ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED. 4. UTILITIES AS FOLLOWS: - PHONE SERVICE TO BE PROVIDED BY FRONTIER.								
	- POWE TO BE PROVIDED BY FPL - TV SERVICE TO BE PROVIDED BY COMCAST.								
	 GAS, IF REQUESTED, TO BE PROVIDED BY TECO/PEOPLES GAS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE 								
	6. ANT WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.								
	 TO THE BEST OF OUR KNOWLEDGE THERE ARE NO SEPTIC TANKS LOCATED ON THIS SITE. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND. 								
11.	UTILITY PROVIDERS:								
	WATER ELECTRICITY TELEPHONE / CATV TELEPHONE / CATV SEWER CITY OF VENICE FLORIDA POWER & LIGHT COMCAST FRONTIER SARASOTA COUNTY								
	200 WARFIELD AVE 5676 S. McINTOSH RD. 5205 FRUITVILLE ROAD 1659 U.S. 41 BYPASS S. 1001 SARASOTA CEN VENICE, FL 34285 SARASOTA, FL 34233 SARASOTA, FLORIDA 34240 VENICE, FL 34293 (941) 861–6790 (941) 480–3333 (941) 927–4218 (941) 371–6700 (941) 906–6719 (941) 861–0603 fd								
	(941) 486-2084 fax (941) 952-5793 fax								
12.	SITE CLEARING NOTES 1. NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR								
	WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 118–14 OF CITY OF VENICE CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE CITY								
	ARBORIST. WHERE UNAUTHORIZED REMOVAL OF NATIVE VEGTATION WITHIN THE PROTECTED ROOT ZONE OCCURS, THE CITY ARBORIST MAY REQUIRE THE REPLANTING OF UNDERSTORY VEGETATION.								
	 A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR TREE REMOVAL. 								
13.	CITY OF VENICE REQUIRED NOTES: 1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY								
	USE PERMIT. 2. ALL WORK CONDUCTED IN CITY OF VENICE, SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE								
	ISSUED PERMITS. 3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE. 4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR,								
	25-YEAR STORM EVENT. 5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11								
	OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521. 6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION. 7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.								
	 CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941) 486-2422, FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION. 								
	9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARD DETAILS.								
14.	VERTICAL DATUM: CONTOURS AND ELEVATIONS SHOWN ARE IN NGVD 1929 DATUM. 1. TOPOGRAPHIC SURVEY ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND WERE 2. AND VERTICAL DATUM FOR DATU								
	CONVERTED TO NGVD 1929 DATUM FOR CONSISTENCY WITH THE DATUM USED IN THE ICPR DRAINAGE MODEL. 2. CONTROL MONUMENT ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "N 699" (PID DL2714). A								
	FOUND ALUMINUM DISK STAMPED (N 699 2007), HAVING A PUBLISHED ELEVATION OF 13.37' NAVD 1988 (14.485' NGVD 1929) AND NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "E 727" (PID DM5042), A FOUND ALUMINUM DISK								
	STAMPED (E 727 2009), HAVING A PUBLISHED ELEVATION OF 14.20' NAVD 1988 (15.315' NGVD 1929)								
	 CONVERSION FROM NAVD 1988 TO NGVD 1929 USING VERTCON (http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.prl), BASED ON LATITUDE: 27°07′47.9″N, AND LONGITUDE: 								
	82'23'30.4"W, RESULTS IN A VERTICAL SHIFT OF +1.115 FT.								
	HOMES: 58.42 AC								
	AMENTIY CENTER: 2.20 AC OUTPARCEL EAST:: 19.37 AC OUTPARCEL WEST: 29.05 AC								
	ROW: 17.55 AC								
	TOTAL DEVELOPMENT AREA: 126.59 AC (42%) WETLAND PRESERVATION: 23.14 AC								
	WETLAND CREATION: 8.45 AC 15 FT BUFFERS (@ LAUREL RD): 0.55 AC								
	LAKES 41.86 AC GENERAL OPEN SPACE: 98.56 AC								
	TOTAL OPEN SPACE: 172.56 AC (58%)								
	TOTAL SITE AREA: 299.15 AC (100%)								
16.	LOT TRACKING CHART: TOTAL ALLOWED: 1,300								
	PAIRED VILLAS: 122 SINGLE FAMILY UNITS: 269								
17	TOTAL: 391 PRODUCT TRACKING CHART:								
	TYPE A (75'x126') 122 TYPE B (40'x120') 75								
	TYPE C (50'x120') 85								
	TYPE D (45'x140') 67 TYPE E (57'x135') 42 TOTAL: 391								
1									

18. ENGINEER'S ESTIMATE OF INFRASTRUCTURE QUANTITIES: EAR FEET OF GRAVITY SEWER MAIN: 13.084 LF

2	PETONE STIDI II ATIONS	ER ORDINANCE NO 2010-10
	NUMBER OF LIFT STATIONS:	1
	NUMBER OF MANHOLES:	56
	LINEAR FEET OF REUSE MAIN:	5,523 LF
	LINEAR FEET OF FORCE MAIN:	3,037 LF
	LINEAR FEET OF POTABLE WATER	MAIN: 14,534 LF
		10,001 El

- **19. REZONE STIPULATIONS:** PER ORDINANCE NO. 2019–19 1. THE NORTHERN ITALIAN RENAISSANCE STYLE OF ARCHITECTURE IS REQUIRED FOR THIS PROJECT UNLESS AN
- ALTERNATIVE IS PROVIDED BY THE CITY'S LAND DEVELOPMENT CODE. ALL SUBSEQUENT PETITIONS FOR THE DEVELOPMENT OF THE GCCF PUD MUST PROVIDE CLEAR DELINEATION OF THE SPECIFIC PROPERTIES/PARCELS THAT ARE LOCATED IN THE CURRY CREEK ASSESSMENT DISTRICT AND THEREFORE
- SPECIFIC PROPERTIES/PARCELS THAT ARE LOCATED IN THE CORRT CREEK ASSESSMENT DISTINCT AND THEREFORE SERVICED BY COUNTY SEWER.
 THE PROPOSED MEDICAL OFFICE AND HOUSE OF WORSHIP ARE CONSIDERED NON-RESIDENTIAL USES AND THE PUD IS LIMITED TO 5% OF THE TOTAL PUD FOR THESE USES.
 THE CELL TOWER FACILITY SHALL NOT BE IN THE 5% NON-RESIDENTIAL LIMIT FOR THE GCCF PUD. FOR PURPOSES OF THIS PUD, THE TERM CELL TOWER FACILITY SHALL ENCOMPASS ALL EQUIPMENT, TOWERS, ANTENNAE, AS WELL AS
- THE ENTIRETY OF THE PARCEL (0389-00-2031) OF WHICH IT IS LOCATED UPON. 5. AT THE TIME OF FINAL PLAT (FINAL PHASE) OPEN SPACE (INCLUDING WETLANDS) SHALL BE PROTECTED IN PERPETUITY BY A RECORDED DOCUMENT APPROVED BY THE CITY.

LEGAL DESCRIPTION: (PROVIDED BY ARDURRA)

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

F SAID LANDS; THENCE S 89 29 01"E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 292.8. 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 015'55" E, ALONG SAID EAST LINE, A DISTANCE OF 28'33.07 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 (1-75), 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

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 017755" W, 3390.20 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE N 017755" W, 537.81 FEET; THENCE N 89'31'01" W, 810.03 FEET; THENCE S 017755" 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 1/4OF 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 PARCEL 6:

A PORTION OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE

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 THE EAST 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 016'58" 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 0016'58" 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. PARCEL 8:

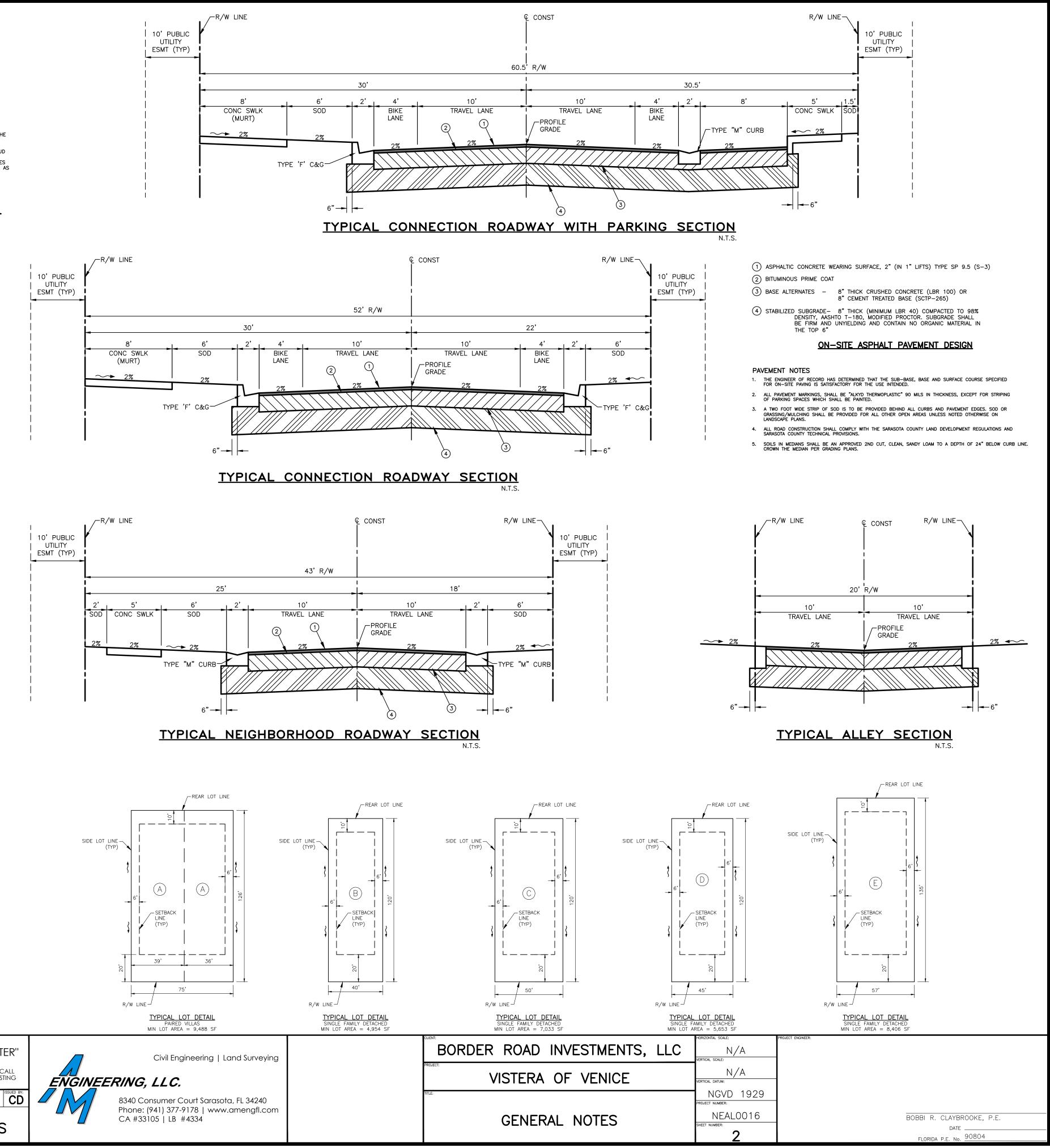
THE WEST 1/2 OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, LESS TRACTS DESCRIBED IN OFFICIAL RECORDS BOOK 1035, PAGE 1096, OFFICIAL RECORDS BOOK 1037, PAGE 1561, OFFICIAL RECORDS BOOK 1075, PAGE 876 AND OFFICIAL RECORDS BOOK 1185, PAGE 1809, OF THE PUBLIC RECORDS OF SARASOTA COUNTY,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

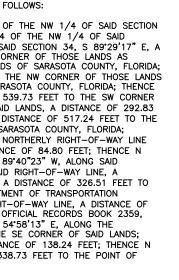
BEGIN AT THE NW CORNER OF THE NE 1/4 OF SECTION 34. TOWNSHIP 38 SOUTH, RANGE 19 EAST: THENCE N 89'34'05" E 1359.48 FEET ALONG THE NORTH LINE OF SAID SECTION 34 TO THE NE CORNER OF NW 1/4 OF NE 1/4 OF SAID SECTION 34; THENCE S 00°10'46" E 2664.93 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF EAST 1/2 OF 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.

<u></u>									
202									CALL BEF
/20/									CALL BEF SUNSHINE STATE 1-800
d: 7,									1-800
Saveo									THE CONTRACTOR SHALL N CENTER'' AND ALL OTHER UT
21 5									FACILITIES PRIOR TO E
202									ISSUE DATE: 04-
ering									
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© AM	$\triangle REV.$ No.	REV. DATE	REVISION DESCRIPTION	BY	\triangle REV. No.	REV. DATE	REVISION DESCRIPTION	BY	





FORE YOU DIG! TE ONE-CALL CENTER'' 0-432-4770 NOTIFY "SUNSHINE STATE ONE-CALL UTILITIES FOR LOCATION OF EXISTING D BEGINNING CONSTRUCTION. -30-21 JCTION PLANS

