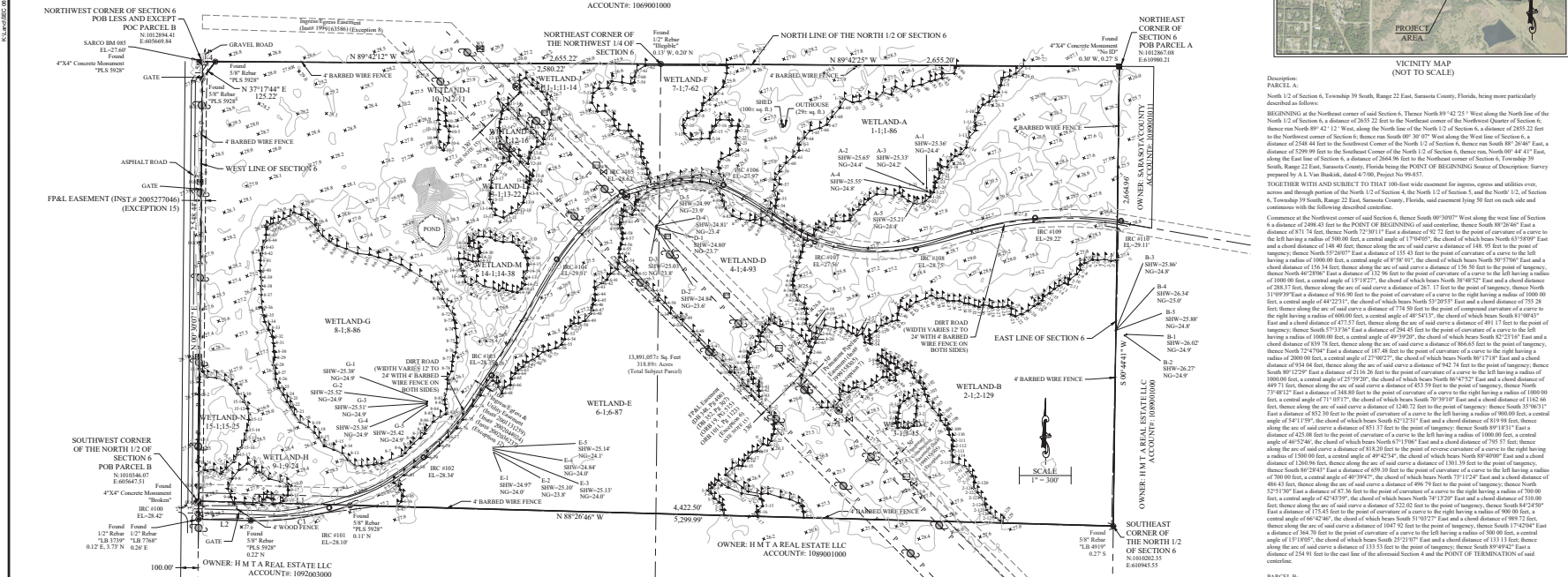


LINE	BEARING	DISTANCE
L1	S 88°20'46" E	877.49
L2	N 88°20'46" W	303.20
L3	N 00°30'01" E	100.00
L4	S 89°42'24" E	75.00
L5	N 00°30'01" E	100.00

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,630.00	584.85	20°33'29"	S 81°16'29" W	581.72

OWNER: SARASOTA COUNTY
ACCOUNT#: 106001000



DESCRIPTION:
PARCEL A:
North 1/2 of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows:
BEGINNING at the Northeast corner of said Section 6, thence North 89°42'24" West along the North line of the North 1/2 of Section 6, a distance of 2852.22 feet to the Northeast corner of the Northeast Quarter of Section 6; thence North 89°42'24" West along the North line of the North 1/2 of Section 6, a distance of 2852.22 feet to the Northeast corner of Section 6; thence North 89°30'01" West along the West line of Section 6, a distance of 2548.44 feet to the Southwest corner of the North 1/2 of Section 6; thence North 89°20'46" East, a distance of 2799.99 feet to the Southwest corner of the North 1/2 of Section 6; thence North 89°42'24" East, a distance of 2548.44 feet to the Northeast corner of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, being the POINT OF BEGINNING. Source of Description: Survey prepared by A.J. Van Hook, dated 4/30/06, Project No. 9457.

TOGETHER WITH AND SUBJECT TO THAT 10-foot wide easement for ingress, egress and utility use, across and through portions of the North 1/2 of Section 6, and the North 1/2 of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, said easement lying 50 feet on each side and containing the following described easement:
Commencing at the Northeast corner of said Section 6, thence South 00°30'01" West along the West line of Section 6, a distance of 2194.00 feet to the POINT OF BEGINNING and containing, thence South 89°20'46" East, a distance of 877.49 feet to the Southwest corner of the North 1/2 of said Section 6 and the Point of Beginning; thence North 89°42'24" West along the North line of the North 1/2 of Section 6, a distance of 2852.22 feet to the Northeast corner of the Northeast Quarter of Section 6; thence North 89°20'46" East, a distance of 2799.99 feet to the Southwest corner of the North 1/2 of Section 6; thence North 89°42'24" East, a distance of 2548.44 feet to the Northeast corner of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, being the POINT OF TERMINATION of said easement.

EXEMPTIONS TO AMERICAN LAND TITLE ASSOCIATION COMMITMENT (OF A SURVEY MADE)

CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE: SCARBOROUGH, CULLEN, TRALFURN & GINSBURG, PA
ISSUING OFFICE FILE NUMBER: 1502-13463
ORDER NUMBER: 1049596
COMMITMENT DATE: MARCH 22, 2022 AT 8:00 A.M.

EXEMPTIONS TO SCHEDULE B-B:

- Right of Way Agreements with Florida Power & Light Company recorded in Deed Book 498, Deed Book 352, Page 307, an amendment to O.R. Book 39, Page 101, and recorded in O.R. Book 1011, Page 1123 of the Public Records of Sarasota County, Florida. (Shown on Survey)
- Easement Agreement between M&E FARMS, LTD and PEACE BY THE MANASOTA REGIONAL WATER SUPPLY AUTHORITY recorded in O.R. 15999193505, of the Public Records of Sarasota County, Florida. (Shown on Survey)
- Memorandum of Rights-of-Way Consent Agreement between PEACE BY THE MANASOTA REGIONAL WATER SUPPLY AUTHORITY and FLORIDA POWER AND LIGHT COMPANY dated November 9, 1999 recorded in O.R. 1499161506, of the Public Records of Sarasota County, Florida. (Shown on Survey)
- Easement recorded in Warranty Deed between GLAWSON INVESTMENTS CORP. and STEPHEN T. DEANS, SR. and MARY A. DEANS, dated March 7, 2002 and recorded in O.R. 1620028274, of the Public Records of Sarasota County, Florida. (Shown on Survey)
- Agreement dated May 23, 2003 between STEPHEN T. DEANS, SR. and MARY A. DEANS, and CALLITON SARASOTA I, L.L.C. (DAVIS SARASOTA I, L.L.C., PALLARIY SARASOTA I, L.L.C., and WINDHURST COMMERCIAL INTERCHANGE, L.L.C., pertaining to the dedication of fee a public road and easements, recorded in O.R. 1620028274, of the Public Records of Sarasota County, Florida. (Shown on Survey)
- 100' wide Easement over a portion of the subject property mentioned in Special Warranty Deed dated 8/10/00 between GLAWSON INVESTMENTS CORP. as Grantor and SHANLEY TRAIL LAND AND CATTLE COMPANY, LLC, recorded in O.R. 16200111259, and in Special Warranty Deed dated 03/05/02 between GLAWSON INVESTMENTS CORP., as Grantor and STEPHEN T. DEANS, SR. and MARY A. DEANS, recorded in O.R. 1620028274, of the Public Records of Sarasota County, Florida. (Shown on Survey)
- Certificate of Dedication of Easement to Sarasota County recorded in O.R. Book 404, Page 534 of the Public Records of Sarasota County, Florida. (Not described in document, made in place previously)
- Easement recorded in Florida Power & Light Company recorded at Official Records Instrument Number 2005277046. (Shown on Survey)

SURVEY NOTES:

- MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INDICATED UNLESS OTHERWISE SHOWN.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER (P.A.S.)
- THE NATIONAL FLOOD INSURANCE INFORMATION.
- COMMUNITY NUMBER: 12079
- PANEL NUMBER: 2315 0282
- SURVEY EFFECTIVE DATE: 06/28/2008
- FIRM ZONE: AL, X
- BASE FLOOD ELEVATION: 71.28; F.I. N.A. (N.A. D.B.M.) (FORM PANEL LISTED ABOVE SHOULD BE CONSULTED FOR VERTICAL DATUM AND ALL FLOOD RELATION INFORMATION).
- BEARINGS BASED ON THE WEST LINE OF NORTH HALF (1/2) OF SECTION 6, TOWNSHIP 39 S, RANGE 22 E BEING N00°00'00".
- DATE OF LAST FIELD WORK: JULY 12, 2022
- RECORDING INSTRUMENT LISTED HEREON SHOULD BE CONSULTED AND REVIEWED FOR ADDITIONAL INFORMATION.
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF AN UP TO DATE TITLE COMMITMENT. ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT © 2022 ARDURRA GROUP, INC. ALL RIGHTS RESERVED. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
- COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM (ZONE 9803) AND ADJUSTED THEREFROM USING THE FOOT PERMANENT REFERENCE STATION NETWORK (FPN).
- NO CEMENTERS, NO HISTORICAL MONUMENTS, NO GAPS OR GORES, PROPERTY MATHEMATICALLY CLOSED, AND NO EARTH MOVING WORK.
- TIER SURVEY INSTRUMENTS ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED ON SARASOTA COUNTY BENCHMARKS 88 (PPD AG9209 and 096 ELEVATION SHOWN). THEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED ON SARASOTA COUNTY BENCHMARKS 88 (PPD AG9209 and 096 ELEVATION SHOWN).
- PROPERTY IS PLATTED LAND. THE ADJUSTED OR PIPELINE EASEMENT CALLS TO BE FOLLOWED BY THE CENTERLINE OF THE EASEMENT WHICH WILL PLACE THIS EASEMENT 305 FEET WEST OF THE CENTERLINE OF THE EASEMENT WHICH WILL PLACE THIS EASEMENT 305 FEET WEST OF THE CENTERLINE OF THE EASEMENT. THEREFORE, THE LOCATION OF THE PIPELINE EASEMENT SHOULD BE TO CALL THE PIPELINE EASEMENT AS IT IS BELIEVED THE DISTANCE CALLS TO BE 1,099.58 FEET FROM THE CENTERLINE OF THE EASEMENT TO THE CENTERLINE OF THE PIPELINE EASEMENT. ALONG WITH GROUND-BASED GPS/RTK DATA, UTILIZING THE FOOT PERMANENT REFERENCE STATION NETWORK (FPN).

CERTIFICATIONS:
Dedication Document, LLC, a Florida limited liability company
Change Title Insurance Company
Lead Model Call: Trina Farris & Company, PA
This is to certify that this map or plan and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, as currently established and adopted by ALTA and NSPS, and include items 1.4, 7a), 8.1, 11.1, 11.14 and 19 of Table A herein. The Endblock hereon is completed on March 30, 2022.
Date of Plot or Map: March 30, 2022

Digitally signed by Jeffrey S. Stouten
Date: 2022.09.07 15:48:06 -0400
JEFFREY S. STOUTEN FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6484
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEY LEGEND		SURVEY ABBREVIATIONS	
●	FOUND NAIL & DISK	P.C.C.	POINT OF COMMENCEMENT
●	FOUND IRON ROD & CAP	P.D.	POINT OF DISCONTINUITY
●	SET NAIL IRON ROD & CAP (L.B. 2410)	INSTR.#	INSTRUMENT NUMBER
●	SET NAIL (L.B. 2410)	PR.	PLAT NUMBER
■	FOUND CONCRETE MONUMENT	REC.#	RECORD NUMBER
■	FIRE HYDRANT	PL.	PAGE
■	WATER VALVE	PL.#	IDENTITY PLAT
■	WATER ASSEMBLY	DR.	DEBITS MARKED
■	WATER POST	DE.	DEBITS DEPTH
■	WATER MANSUKE	P.A.L.	PUBLIC UTILITY EASEMENT
■	CENTELINE	E.P.	EDGE OF PAVEMENT
■	CATCH BASIN	R.L.	RELIEF VALVE
■	STORM MANSUKE	TR.	TRIP FOR BANK
■	SANITARY MANSUKE	T.C.	TRICE OR ALONG
■	CONCRETE POLE	E.O.W.	EDGE OF WATER
■	GWY ANCHOR	C.P.P.	CORROGATED PLASTIC PIPE
■	WATER METER	C.M.P.	CORROGATED METAL PIPE
■	BACKFLOW PREVENTOR VALVE	R.P.P.	REINFORCED CONCRETE PIPE
■	VAULT BOX	P.V.C.	POLYVINYL CHLORIDE PIPE
■	UTILITY RISER	D.V.	DUCT
■	OVERHEAD POWER LINES	S.H.W.	SHADOW HIGH WATER
■	NATURAL GROUND	SG.	NATURAL GROUND
■	IRON ROD & CAP	IR.	IRON ROD & CAP
■	WELT AND FLAGGING BY OTHERS	IR.	IRON ROD

ALTA/NSPS Survey
7/20/20 Toledo Blade Bancard
lying in Section 06, Township 39 South, Range 22 East, Sarasota County, Florida.

Jeffrey D. Stouten
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6484

FILE NO: 2022-09-07
DATE BOOK: 386, PGS 53-54
FIELD: 68, PGS 20022
SCALE: AS SHOWN

1 of 1
DRAWN BY: L.W.S.