

SCALE: 1" = 50'

- LEGEND:**
- Traffic Light Pole
  - Traffic Crossing Pole
  - FDOT Hand Hole
  - Verizon Vault
  - Light Pole
  - FDOT Vault
  - Fiber Optics Marker
  - Sarasota County Vault
  - MCI Vault
  - MCI Marker
  - Gas Valve
  - Underground Gas Marker
  - Concrete Power Pole
  - Guy Wire
  - Cable Vault
  - Metal Sign & Post
  - Gas Riser
  - Bollard
  - Guard Rail
  - Wood Power Pole
  - Mitered End Section
  - Water Valve
  - Fire Hydrant
  - Water Riser
  - (D) Denotes information taken from Deed
  - O.R.B. - Denotes Official Records Book
  - 20 Item Number shown in Title Commitment Schedule B-II

**DESCRIPTION:**

That part of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 lying South of U.S. Highway No. 41 and East of West River Road, and also that part of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 lying South of U.S. Highway 41, Section 34, Township 39 South, Range 20 East, Sarasota County, Florida, Less any reservations, conveyances or grants for Right-of-Way purposes for State Road 777 or U.S. Highway No. 41;

**AND**

That portion of land lying in Sarasota County, Florida, South and East of the centerline of a creek, on the following described property:

A part of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 39 South, Range 20 East, described as follows:

Starting at the centerline of the intersection of two roads designated as being U.S. 41 a/k/a State Route 45, and State Route 777, respectively, and proceeding Easterly along centerline of U.S. 41, 318.2 feet, thence South 54.06 feet to the edge of Right-of-Way of said road to the Point of Beginning; thence Southerly 313.7 feet more or less to the right-of-way of State Road 777; thence Northwesterly along the right-of-way of State Road 777, 314.85 feet more or less to intersect the right-of-way of road U.S. 41; thence Easterly along the right-of-way of U.S. 41, 242 feet more or less to the Point of Beginning, LESS road right-of-way;

**AND ALSO LESS** that real property described as:

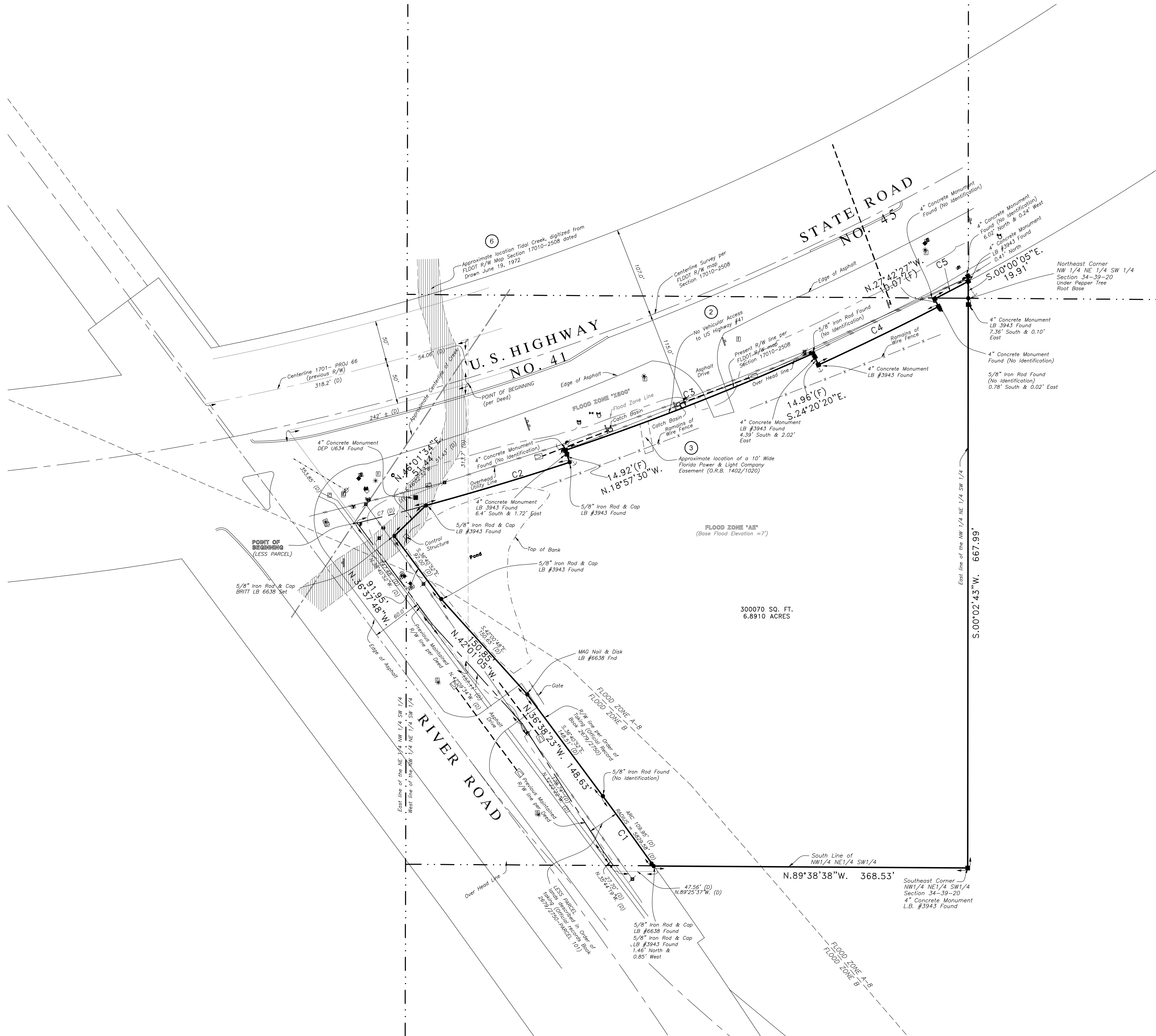
That portion of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

Begin at the intersection of the East existing right-of-way line of County Road 777, (River Road) (per Project 17060-2502) and the South existing right-of-way line of U.S. 41 (State road 45/Tamiami Trail) (per project 17010-2508) and the beginning of a curve concave Northerly; thence along said South existing right-of-way line on the arc of said curve having a radius of 3031.73 feet, a central angle of 01°34'27", an arc length of 83.29 feet, the chord for which bears N.75°41'59"E., 92.00 feet; thence S.46°02'32"W., 51.43 feet; thence S.36°40'52"E., 92.00 feet; thence S.42°00'48"E., 150.65 feet; thence S.36°40'52"E., 148.51 feet; to the beginning of a curve concave Southwesterly; thence along the arc of said curve having a radius of 5829.58 feet, a central angle of 01°04'50" an arc length of 109.95 feet, the chord for which bears S.36°08'26"E. of the South line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 34 and the end of said curve; thence along said line N.89°25'37"W., 47.56 feet to the east maintained right-of-way line of said County Road 777; thence along said maintained right-of-way line the following three courses, N.35°44'19"W., 27.70 feet; N.32°22'22"W., 178.74 feet; N.42°09'34"W., 157.11 feet to the end of said courses and to the East existing right-of-way line of said County Road 777; thence along said existing right-of-way line N.36°40'52"W., 147.48 feet to the Point of Beginning, as per Florida Department of Transportation right-of-way map for County Road 777 (River Road).

- REPORT OF SURVEY:**
- This plat represents a Boundary Survey showing visible improvements.
  - Bearings shown hereon refer to an assumed meridian, The East line of Section 34 as having a bearing of S.00°47'13"E.
  - There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
  - Description shown hereon has been taken from Title Report provided by Flash Investors, LLC, Fund File Number: 1303050 A1.
  - Subject to easements and rights of way of record, if any. No research has been made of easements or rights of ways of record. No easements shown on Record Plat.
  - Attorneys' Title Fund Services, LLC, Title Search Report Fund File Number 1303050 A1, Dated February 9, 2023 and Title Search Report Fund File Number 1303050, dated January 27, 2023.
- Standard Exceptions:**
- Items 1, 2, 4, 7, and 8 are not a matter of land surveying.
- Item 3 is applicable, and blanket in nature, not depicted hereon.
- Items 5 and 6 are not applicable.
- Restrictions/Easements:**
- Item 1 is applicable, blanket in nature, not depicted hereon.
- Items 2 and 3 are applicable and depicted hereon.
- Items 4 and 5 are not applicable.
- Items 6 and 7 are not matters of land surveying.
7. Parcel shown hereon is situated in Flood Zone "AE", base flood elevation = 7 feet, and Flood Zone "X500", base flood elevation Not Determined, per current Flood Insurance Rate Map 121500370F, Index Map dated November 4, 2016.
8. Accuracy: The expected use of the land is "Suburban", the minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
9. (P) Denotes information obtained from record Plat.
10. (F) Denotes information obtained from Field measurement.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5159.26'	101.26'	101.26'	S 35°59'07" E	01°07'28"
C2	3031.73'	176.02'	175.99'	S 73°14'33" W	03°19'35"
C3	3031.73'	312.06'	311.92'	S 68°37'39" W	05°55'36"
C4	3031.73'	156.79'	156.77'	S 64°07'38" W	02°57'47"
C5	3021.73'	44.45'	44.45'	S 62°22'34" W	00°05'34"



**BRITT SURVEYING, INC.**  
 LAND SURVEYORS AND MAPPERS  
 CERTIFICATE OF AUTHORIZATION NO. LB 6638  
 680 US 41 Bypass N., Suite #1, Venice, Florida, 34285  
 Telephone: (941) 493-1396  
 Email: bs@brittsurveying.com

**A BOUNDARY SURVEY**  
 U.S. 41 AND RIVER ROAD  
 9068 S. TAMIAAMI TRAIL, VENICE, FL. 34923

CERTIFIED TO:  
 FLASH INVESTORS, LLC

DATE OF SURVEY: JULY 27, 2022  
 REVISIONS: 03/25/23 UPDATED TITLE WORK (CBN)  
 07/17/23 UPDATED TITLE WORK (CBN)

FIELD BOOK: 607 PAGE(S): 45  
 JOB NUMBER: 21-09-22B DRAWN BY: DML

**SHEET**  
**1 OF 1**