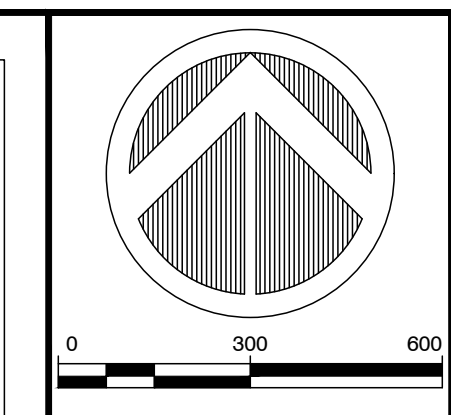


LINE	BEARING	DISTANCE
L1	S 88°26'46" E	877.49'
L2	N 88°26'46" W	303.20'
L3	N 00°30'07" E	103.82'
L4	S 89°42'24" E	75.00'
L5	N 00°30'01" E	100.00'

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'



324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: 239-541-1441
www.ardurra.com
License #LB-2610



NO.	DATE	REVISION
1	06/12/2022	ADDED WETLAND FLAGGING BY OTHERS
2	07/27/2022	ADDED SHW ELEVATIONS (MARKED BY OTHERS)
3	07/27/2022	ADDED CONDITIONS AND SPOT ELEVATIONS
4	06/07/2022	ADDED ADDITIONAL SQUARE FOOTAGE TO SUBJECT PARCEL TOTAL
5	01/31/2023	CORRECTED LEGAL DESCRIPTION

ALTA/NSPS Survey
7020 Toledo Blade Boulevard
lying in Section 06, Township 39 South, Range 22
East, Sarasota County, Florida.

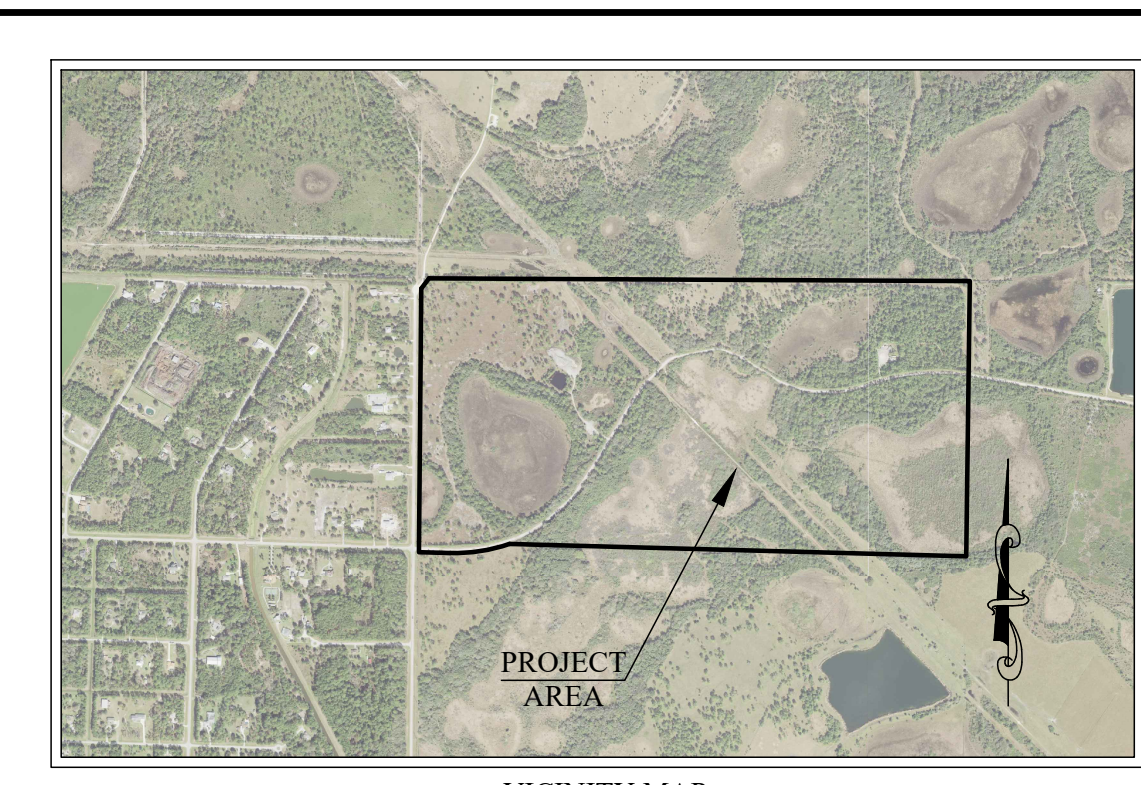
Jeffrey D. Stouten

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584

JOB NO: 2022-0491-00
FIELD BOOK: 386, PGS 52-54
DATE: 03/30/2022
SCALE: AS SHOWN

1 of 1

DRAWN BY L.W.S.



VICINITY MAP (NOT TO SCALE)

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°42'25" West along the North line of the North 1/2 of Section 6, a distance of 2655.22 feet to the Northeast corner of the Northwest Quarter of Section 6; thence run North 89°42'12" West, along the North line of the North 1/2 of Section 6, a distance of 2655.22 feet to the Northwest corner of Section 6; thence run South 00°30'07" 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 run South 88°26'46" East, a distance of 2599.99 feet to the Southeast Corner of the North 1/2 of Section 6; thence run North 00°44'41" East, a distance of 2664.96 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.L. Van Buren, dated 4/7/00, Project No. 99-857.

TOGETHER WITH AND SUBJECT TO THAT 100-foot wide easement for ingress, egress and utilities over, across and through portion of the North 1/2 of Section 4, the North 1/2 of Section 5, 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 continuous with the following described centerline:
Commence at the Northwest corner of said Section 6, thence South 00°30'07" West along the West line of Section 6 a distance of 2484.44 feet to the POINT OF BEGINNING of said centerline, thence South 88°26'46" East a distance of 871.74 feet, thence North 72°30'11" East a distance of 92.72 feet to the point of curvature of a curve to the left having a radius of 500.00 feet, a central angle of 17°04'05", the chord of which bears North 63°58'09" East and a chord distance of 148.40 feet; thence along the arc of said curve a distance of 148.95 feet to the point of tangency; thence North 55°26'07" East a distance of 155.43 feet to the point of curvature of a curve to the left having a radius of 1000.00 feet, a central angle of 8°58'01", the chord of which bears North 50°57'06" East and a chord distance of 156.34 feet; thence along the arc of said curve a distance of 156.50 feet to the point of tangency, thence North 46°28'06" East a distance of 132.96 feet to the point of curvature of a curve to the left having a radius of 1000.00 feet, a central angle of 15°19'27", the chord of which bears North 38°45'53" East and a chord distance of 288.37 feet; thence along the arc of said curve a distance of 267.17 feet to the point of tangency, thence North 31°09'39" East a distance of 916.90 feet to the point of curvature of a curve to the right having a radius of 1000.00 feet, a central angle of 55°26'07", the chord of which bears North 53°20'55" East and a chord distance of 755.28 feet; thence along the arc of said curve a distance of 774.50 feet to the point of compound curvature of a curve to the right having a radius of 600.00 feet, a central angle of 48°54'13", the chord of which bears South 81°00'43" East and a chord distance of 477.57 feet; thence along the arc of said curve a distance of 491.17 feet to the point of tangency; thence South 53°20'55" East a distance of 294.45 feet to the point of curvature of a curve to the left having a radius of 1000.00 feet, a central angle of 49°39'20", the chord of which bears South 82°23'16" East and a chord distance of 839.78 feet; thence along the arc of said curve a distance of 866.65 feet to the point of tangency, thence North 72°47'04" East a distance of 187.48 feet to the point of curvature of a curve to the right having a radius of 2000.00 feet, a central angle of 27°00'27", the chord of which bears North 86°17'18" East and a chord distance of 934.04 feet; thence along the arc of said curve a distance of 942.74 feet to the point of tangency; thence South 80°12'29" East a distance of 2116.26 feet to the point of curvature of a curve to the left having a radius of 1000.00 feet, a central angle of 25°52'29", the chord of which bears North 86°47'52" East and a chord distance of 449.71 feet; thence along the arc of said curve a distance of 453.59 feet to the point of tangency, thence North 73°48'12" East a distance of 425.30 feet to the point of curvature of a curve to the left having a radius of 900.00 feet, a central angle of 54°11'59", the chord of which bears South 62°12'31" East and a chord distance of 819.98 feet; thence along the arc of said curve a distance of 831.37 feet to the point of tangency; thence South 89°31'31" East a distance of 425.08 feet to the point of curvature of a curve to the left having a radius of 1000.00 feet, a central angle of 46°52'46", the chord of which bears North 67°15'06" East and a chord distance of 795.57 feet; thence along the arc of said curve a distance of 818.20 feet to the point of reverse curvature of a curve to the right having a radius of 1500.00 feet, a central angle of 49°23'47", the chord of which bears North 89°40'00" East and a chord distance of 1260.96 feet; thence along the arc of said curve a distance of 1301.39 feet to the point of tangency, thence South 86°28'43" East a distance of 659.10 feet to the point of curvature of a curve to the left having a radius of 700.00 feet, a central angle of 40°39'47", the chord of which bears North 73°11'24" East and a chord distance of 486.43 feet; thence along the arc of said curve a distance of 486.79 feet to the point of tangency; thence North 52°51'30" East a distance of 87.36 feet to the point of curvature of a curve to the right having a radius of 700.00 feet, a central angle of 42°43'39", the chord of which bears North 74°13'20" East and a chord distance of 510.00 feet; thence along the arc of said curve a distance of 522.02 feet to the point of tangency; thence South 84°24'59" East a distance of 175.45 feet to the point of curvature of a curve to the right having a radius of 900.00 feet, a central angle of 66°42'46", the chord of which bears South 51°03'27" East and a chord distance of 989.72 feet; thence along the arc of said curve a distance of 1047.92 feet to the point of tangency; thence South 74°24'24" East a distance of 364.70 feet to the point of curvature of a curve to the left having a radius of 500.00 feet, a central angle of 15°18'05", the chord of which bears South 25°21'07" East and a chord distance of 133.13 feet; thence along the arc of said curve a distance of 133.53 feet to the point of tangency; thence South 89°49'42" East a distance of 254.91 feet to the east line of the aforesaid Section 4 and the POINT OF TERMINATION of said centerline.

PARCEL B:
A portion of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows:
Commence at the Northwest corner of said Section 6; thence South 00°30'07" West along the West line of Section 6 a distance of 2548.44 feet to the Southwest corner of the North half of said Section 6 and the Point of Beginning; thence North 88°16'46" East, along the South line of said North half a distance of 877.49 feet to an intersection with a non-tangent curve concave to the North having a radius of 1630.00 feet; thence Southwesterly along said curve to the right through a central angle of 20°33'29", an arc distance of 584.85 feet (chord = 581.72 feet bearing South 81°16'29" West) to the end of said curve and a point on the line lying 103.82 feet South and parallel with said South line of the North half of Section 6; thence North 88°26'46" West along said parallel line a distance of 303.20 feet to the aforesaid West line of Section 6; thence North 00°30'07" East along said West line a distance of 103.82 feet to the Point of Beginning.

LESS AND EXCEPT THEREFROM THAT PART OF THE ABOVE DESCRIBED LAND CONVEYED TO SARASOTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 2015033509, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
That part of the Northwest Quarter (1/4) of Section 6, Township 39 South, Range 22 East, Sarasota County, Florida, being more particularly described as follows:
Begin at the Northwest corner of said Section 6; thence run S. 89°42'24" E. along the North line of said Section 6 for a distance of 75.00 feet; thence run S. 37°17'44" W. for a distance of 125.22 feet to the intersection with the West line of said Section 6; thence run N. 00°30'01" E. along said West line for a distance of 100.00 feet to the Point of Beginning.

SURVEY LEGEND	SURVEY ABBREVIATIONS
◆ FOUND NAIL & DISK	P.O.C. POINT OF COMMENCEMENT
● FOUND IRON ROD & CAP	P.O.B. POINT OF BEGINNING
○ SET 5/8" IRON ROD & CAP (LB 2610)	INSTR.# INSTRUMENT NUMBER
■ SET NAIL & DISK (LB 2610)	PB PLAT BOOK
▲ FOUND CONCRETE MONUMENT	ORB OFFICIAL RECORDS BOOK
⊗ FIRE HYDRANT	PG. PAGE
⊕ WATER VALVE	(P) DENOTES PLAT
⊗ WATER ASSEMBLY	(M) DENOTES MEASURED
⊕ WATER POST	(D) DENOTES DEED
⊕ WATER MANHOLE	D.E. DRAINAGE EASEMENT
⊕ CENTERLINE	P.U.E. PUBLIC UTILITY EASEMENT
⊕ CATCH BASIN	EP. EDGE OF PAVEMENT
⊕ STORM MANHOLE	R/W. RIGHT OF WAY
⊕ SANITARY MANHOLE	EL. ELEVATION
○ CONCRETE POWER POLE	TOB. TOP OF BANK
⊕ GUY ANCHOR	TOE. TOE OF SLOPE
⊕ WATER METER	EOW. EDGE OF WATER
⊕ BACKFLOW PREVENTOR VALVE	CPP. CORRUGATED PLASTIC PIPE
⊕ VAULT BOX	CMP. CORRUGATED METAL PIPE
⊕ UTILITY RISER	RCF. REINFORCED CONCRETE PIPE
⊕ WETLAND FLAGGING BY OTHERS	PVC. POLYVINYL CHLORIDE PIPE
	INVERT
	NG. OVERHEAD POWER LINES
	SHW. SEASONAL HIGH WATER
	NG. NATURAL GROUND
	IBC. IRON ROD & CAP
	BM. BENCHMARK

SURVEY NOTES:

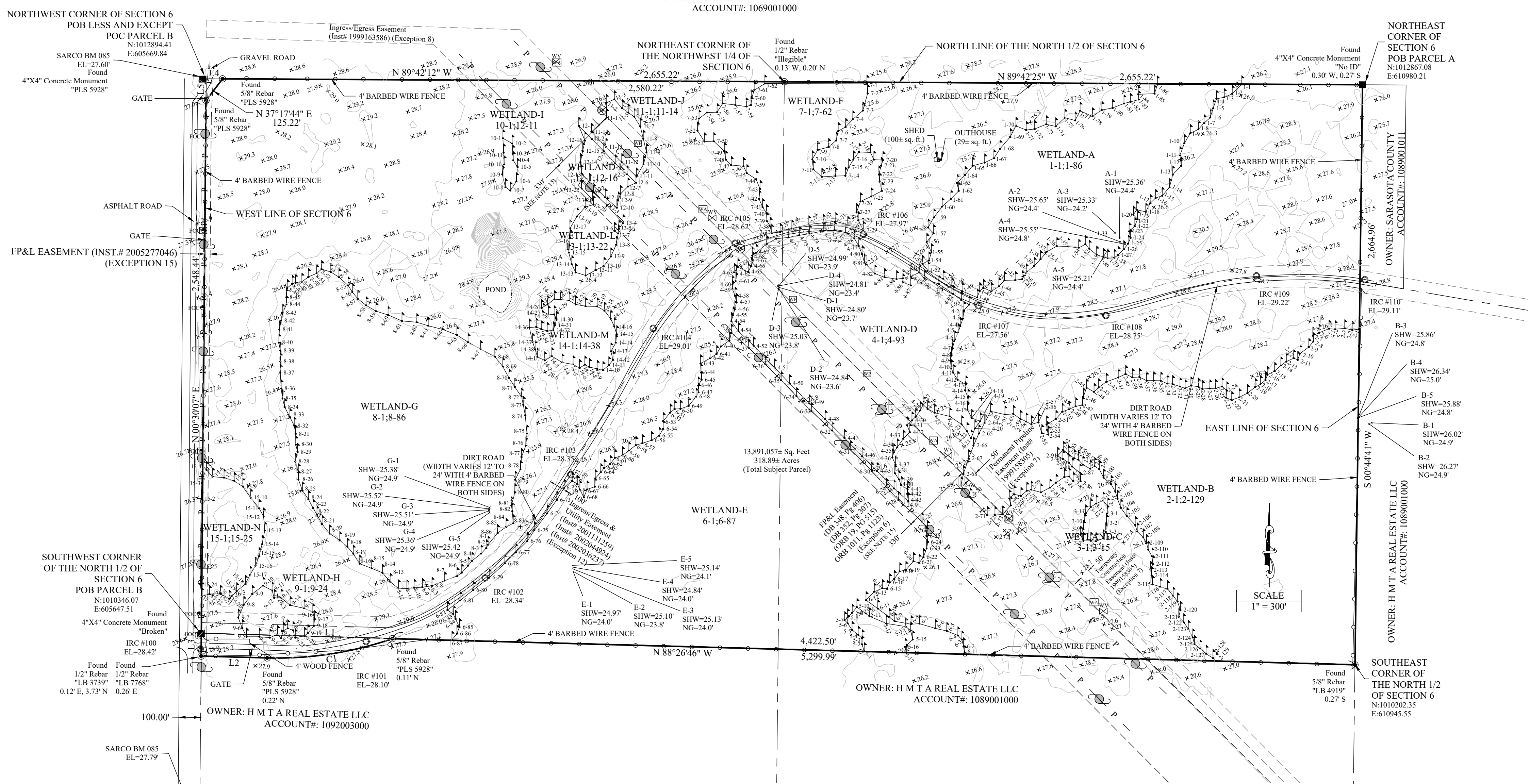
- MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.).
- THE NATIONAL FLOOD INSURANCE INFORMATION: COMMUNITY NUMBER: 120279; PANEL NUMBER: 12115 C 082; SURVEY: F; EFFECTIVE DATE: 08/28/2008; FIRM ZONE: AE, X; BASE FLOOD ELEVATION: 271.28 ft. (N.A. V.D. 88); (FIRM PANEL LISTED ABOVE SHOULD BE CONSULTED FOR VERIFICATION OF ALL FLOOD RELATED INFORMATION)
- BEARINGS ARE BASED ON THE WEST LINE OF NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 39 S, RANGE 22 E BEING 00°30'07"E.
- DATE OF LAST FIELD WORK: JULY 12, 2022.
- RECORDING INSTRUMENTS 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 0902) (NAD 83/2011) AND DETERMINED USING THE FDOT PERMANENT REFERENCE STATION NETWORK (PPRN).
- NO CEMETERIES, NO HISTORICAL MONUMENTS, NO GAPS OR GORES, PROPERTY MATHEMATICALLY CLOSED, AND NO EARTH MOVING WORK.
- ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A. V.D. 88) AND ARE BASED ON SARASOTA COUNTY BENCHMARKS 085 (PID AG9520) AND 086 (PID AG9521).
- FPL EASEMENT (OR 1011, PG 1123) CONTAINS A CALL TO THE NW CORNER OF SECTION 6 OF 1,109.56 FEET FROM THE CENTERLINE OF THE EASEMENT WHICH WOULD PLACE THIS EASEMENT 330' WESTERLY OF ITS PLOTTED LOCATION. THE ADJACENT 50' PIPELINE EASEMENT CALLS TO RUN ALONG A LINE COMMON TO THIS FPL EASEMENT. THEREFORE THE LOCATION OF THE PIPELINE EASEMENT WAS HELD TO LOCATE THE FPL EASEMENT AS IT IS BELIEVED THE DISTANCE CALL OF 1,109.56 IN THE FPL DESCRIPTION IS IN ERROR.
- CONTOURS AND ELEVATIONS SHOWN ARE DERIVED FROM UAV MOUNTED REMOTE SENSING EQUIPMENT (LIDAR), ALONG WITH GROUND BASED GPS RTK DATA, UTILIZING THE FDOT PERMANENT REFERENCE STATION NETWORK (PPRN).

CERTIFICATIONS:
TO:
Delatex Development, LLC, a Florida limited liability company
Chicago Title Insurance Company
Chico Merrill Cullis Timm Furen & Ginsburg, PA

This is to certify that this map or plat 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, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7b1, 8, 11, 13, 14 and 19 of Table A thereof. The fieldwork was completed on March 30, 2022.

Date of Plat or Map: March 30, 2022

JEFFREY D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER



SCHEDULE B II EXEMPTIONS TO AMERICAN LAND TITLE ASSOCIATION COMMITMENT: (OF A SURVEY NATURE)
CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE: ICARD, MERRIL, CULLIS, TIMM, FUREN & GINSBURG PA
ISSUING OFFICE FILE NUMBER: 51922-134463
ORDER NUMBER: 10349596
COMMITMENT DATE: MARCH 22, 2022 AT 8:00 A.M.

EXCEPTIONS TO SCHEDULE B-II:

- Right of Way Agreements with Florida Power & Light Company recorded in Deed Book 348, Page 406, Deed Book 352, Page 307, as supplemented in O.R. Book 19, Page 515, and as recorded in O.R. Book 1011, Page 1123, of the Public Records of Sarasota County, Florida. (Shown on Survey)
- Easement Agreement between MCK FARMS, LTD and PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY recorded in O.R. #1999158305, of the Public Records of Sarasota County, Florida. (Shown on Survey)
- Memoandum of Right-of-Way Consent Agreement between PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY and FLORIDA POWER AND LIGHT COMPANY dated November 9, 1999 recorded in O.R. #1999163586, of the Public Records of Sarasota County, Florida. (Shown on Survey)
- Easement reserved 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. #19200085274, 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 CARLTON SARASOTA, L.L.C., DAVIS SARASOTA, L.L.C., PALLARDY SARASOTA, L.L.C., and NORTHPORT COMMERCIAL INTERCHANGE, L.L.C., pertaining to the dedication of the a public road and easements, recorded in O.R. #19200102700, 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 9/10/01 between GLAWSON INVESTMENTS CORP., as Grantor and SPANISH TRAIL LAND AND CATTLE COMPANY, LLC, recorded in O.R. #12001131259, 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. #12002049224, of the Public Records of Sarasota County, Florida. (Shown on Survey)
- Certificate of Donation of Easement to Sarasota County recorded in O.R. Book 484, Page 534, of the Public Records of Sarasota County, Florida. (Not described in document, unable to plot graphically)
- Easement granted to Florida Power & Light Company recorded in Official Records Instrument Number 2005277046. (Shown on Survey)

K:\Land\SEC 06-39-22\DWG\7020 Toledo Blade Blvd

CHOCTAW BOULEVARD (PLAT) (PB 14, PG. 44)
TOLEDO BLADE BOULEVARD (MAP)
(100' PUBLIC R.W.)

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