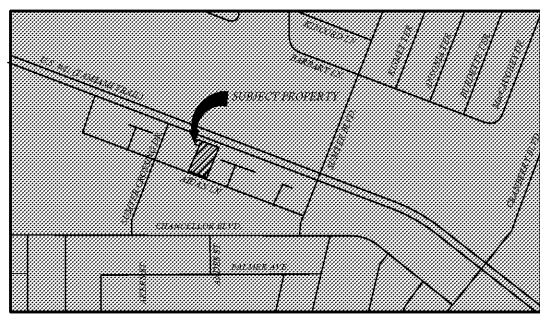
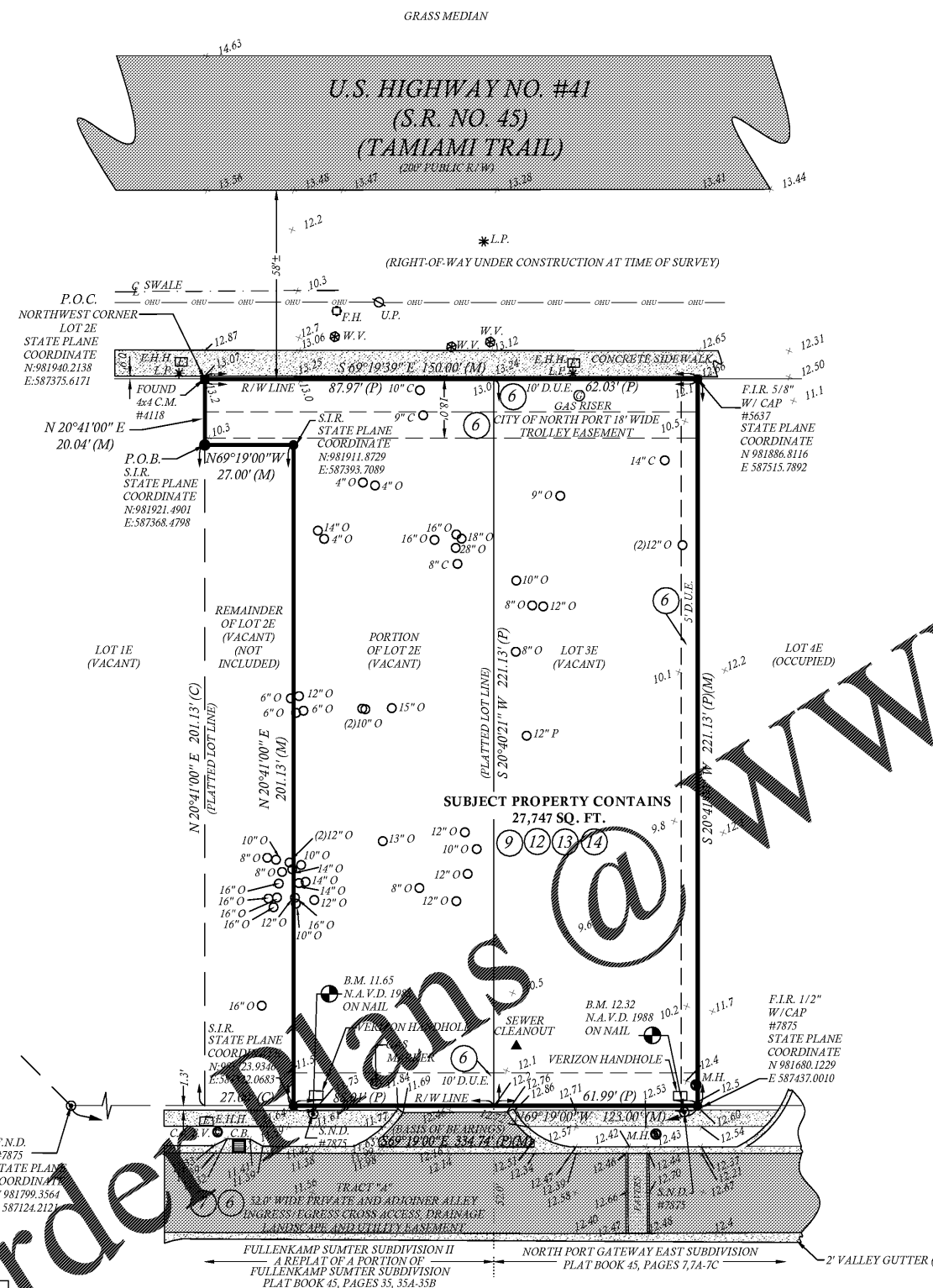


# "ALTA/NSPS LAND TITLE SURVEY"

- LEGEND**
- S.I.R. = SET 1/2" IRON ROD WITH CAP L.B.#7875
  - F.I.R. = FOUND 5/8" IRON ROD WITH NO IDENTIFICATION
  - I.P. = IRON PIPE
  - D.H. = DRILL HOLE
  - P.C.P. = PERMANENT CONTROL POINT
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - C.M. = CONCRETE MONUMENT
  - (D) = DEED DATA
  - (M) = MEASURED DATA
  - (P) = RECORD PLAT DATA
  - (C) = CALCULATED DATA
  - (F) = FIELD DATA
  - D = DELTA
  - ARC = ARC LENGTH
  - R = RADIUS
  - CHD = CHORD LENGTH
  - CH.R. = CHORD BEARING
  - B.M. = BENCHMARK
  - P.O.L. = POINT OF LEVEL
  - R/W = RIGHT-OF-WAY
  - C. = CENTERLINE
  - P.C. = POINT OF CURVATURE
  - W.S.H. = WASH WATER FLOOR ELEVATION
  - W.M. = WATER METER
  - F.M. = FOUND
  - S.N. = SET NAIL
  - F. = FOUND NAIL
  - F.N.D. = FOUND NAIL & DISK
  - A.T.O.S. = AT TIME OF SURVEY
  - E.O.W. = EDGE OF WATER
  - T.O.B. = TOP OF BANK
  - O.H.U. = OVERHEAD UTILITY
  - U.P. = UTILITY POLE
  - GUY = GUY WIRE
  - P.S.B. = PHONE SERVICE BOX
  - M.H. = MANHOLE
  - F.H. = FIRE HYDRANT
  - C.B. = CATCH BASIN
  - \* = LAST DAY IN FIELD
  - L.P. = LIGHT POLE
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - D.U.E. = DRAINAGE & UTILITY EASEMENT
  - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
  - INV. = INVERT
  - EL. = ELEVATION
  - W.F. = WATER VALVE
  - S.V. = SEWER VALVE
  - I.D. = IDENTIFICATION
  - N.A.V.D. 88 = NORTH AMERICAN VERTICAL DATUM 1988
  - N.G.V.D. 29 = NATIONAL GEODETIC VERTICAL DATUM 1929
  - CONC. = CONCRETE
  - A/C = AIR CONDITIONING UNIT
  - N = NORTH
  - E = EAST
  - S = SOUTH
  - W = WEST
  - L.B. = LICENSED BUSINESS
  - COR. = CORNER
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - C.O. = CLEANOUT
  - M.E.S. = MITERED END SECTION
  - W/CAP = WITH CAP
  - O.R. = OFFICIAL RECORDS
  - H.C. = HANDICAP PARKING
  - W.E. = WELL EQUIPMENT
  - P.E. = POOL EQUIPMENT
  - C.U.P. = CONCRETE UTILITY POLE
  - T.S.H. = TRAFFIC SIGNAL HAND HOLE
  - C.A.T.V. = CABLE SERVICE
  - E.H.H. = ELECTRIC HAND HOLE
  - = BOUNDARY LINE WHERE APPLICABLE
  - 90.00' = SPOT ELEVATION



**SURVEYOR'S NOTES:**

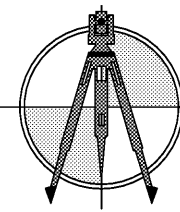
- THIS SURVEY WAS PREPARED BY USE OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER No. 686996, EFFECTIVE DATE 06/10/2018, FURNISHED BY CLIENT.
- BASE BENCHMARK NATIONAL GEODETIC SURVEY BENCHMARK #W 634, ELEVATION 12.02 N.A.V.D. 1988.
- REGARDS TO ITEMS CONTAINED IN SCHEDULE B - SECTION II, THE FOLLOWING APPLIES:
  - ITEM #1 IS NOT PLOTTABLE.
  - ITEM #2 IS NOT PLOTTABLE.
  - ITEM #3 IS NOT PLOTTABLE.
  - ITEM #4 IS NOT PLOTTABLE.
  - ITEM #5 IS NOT PLOTTABLE.
  - ITEM #6 MATTERS CONTAINED IN OFFICIAL RECORDS INSTRUMENT #2006014809 ARE PLOTTED HEREON.
  - ITEM #7 MATTERS CONTAINED IN PLAT BOOK 46, PAGE 4 ARE PLOTTED HEREON.
  - ITEM #8 MATTERS CONTAINED IN DEED BOOK 64, PAGE 32 ARE NOT PLOTTED HEREON DUE TO THE DOCUMENT BEING ILLEGIBLE.
  - ITEM #9 MATTERS CONTAINED IN OFFICIAL RECORDS BOOK 2895, PAGE 1910 ARE BLANKET IN NATURE AND ENCOMPASSES ALL OF THE SUBJECT PROPERTY.
  - ITEM #10 MATTERS CONTAINED IN OFFICIAL RECORDS INSTRUMENTS #2002129383 AND #2005125167 DOES NOT AFFECT SUBJECT PROPERTY.
  - ITEM #11 MATTERS CONTAINED IN OFFICIAL RECORDS INSTRUMENT #2005089524 DOES NOT AFFECT SUBJECT PROPERTY AND ARE NOT PLOTTED HEREON.
  - ITEM #12 MATTERS CONTAINED IN OFFICIAL RECORDS INSTRUMENTS #2006061984, #2006093961, #2012019932, #2013033685 AND #2013033687 ARE BLANKET IN NATURE AND ENCOMPASSES ALL OF THE SUBJECT PROPERTY.
  - ITEM #13 MATTERS CONTAINED IN OFFICIAL RECORDS INSTRUMENTS #2006061985, #2006093960 AND #200728220 ARE BLANKET IN NATURE AND ENCOMPASSES ALL OF THE SUBJECT PROPERTY. MATTERS CONTAINED IN OFFICIAL RECORDS INSTRUMENT #2006141368 PERTAINS TO OFFSITE PARKING OUTSIDE THE LIMITS OF THE SUBJECT PROPERTY.
  - ITEM #14 MATTERS CONTAINED IN OFFICIAL RECORDS INSTRUMENT #2006103601 ARE BLANKET IN NATURE AND ENCOMPASSES ALL OF THE SUBJECT PROPERTY.
- TREES AND THEIR LOCATIONS ARE APPROXIMATE. NON NATIVE TREES, TREES UNDER 3.5 INCHES IN DIAMETER AND UNDERBRUSH HAVE NOT BEEN LOCATED. HERITAGE TREES IF ANY, ARE TO BE DETERMINED BY THE LOCAL GOVERNING BODY.

**LEGAL DESCRIPTION:**  
 LOT 2E, LESS AND EXCEPT THE SOUTH 201.13 FEET OF THE WEST 27.00 FEET OF LOT 2E, FULLENKAMP SUMTER II SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 35,35A-35B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**ALONG WITH:**  
 LOT 3E, NORTH PORT GATEWAY EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 7,7A-7C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTE: BASE B.M. NATIONAL GEODETIC SURVEY B.M. #W 634, ELEVATION 12.02 N.A.V.D. 1988

NOTE: STATE PLANE COORDINATES OBTAINED BY USE OF G.P.S. THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND ARE BASED ON FLORIDA WEST NAD 83-(2011) DATUM IN DECIMAL FEET.



**ALL SERVICE LAND SURVEYING, INC.**  
 17840 TOLEDO BLADE BOULEVARD, SUITE B  
 PORT CHARLOTTE, FLORIDA  
 PHONE: (941) 629-6801 FAX: (941) 627-5168  
 EMAIL: allservicelandsurveying@comcast.net  
 L.B. #7875

REVISION:	DATE:

NOTE: ELEVATIONS ARE BASED ON N.A.V.D. 1988. BEARINGS ARE BASED ON THE RECORD PLAT. FLOOD ZONE "X" 0.2% CHANCE ANNUAL FLOOD BASE FLOOD ELEVATION N/A. COMMUNITY MAP #120279. PANEL #0837F DATE PRINTED 11-4-16. ALL DISTANCES ARE EXPRESSED IN DECIMAL FEET. SYMBOLS DEPICTED ON THIS SKETCH ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPING, UNDERGROUND UTILITIES AND NON PERMANENT IMPROVEMENTS HAVE NOT BEEN LOCATED.

NOTE: THE UNDERSIGNED AND ALL SERVICE LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS, EXCEPT PLATTED EASEMENTS WHERE APPLICABLE. DETERMINATION OR RESEARCH FOR THE ABILITY OR INABILITY TO USE THIS PARCEL OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYOR'S SEAL. ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH, OR DUPLICATION OF THIS SKETCH, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER. WHERE APPLICABLE, FLOOD ZONE INFORMATION HAS BEEN DETERMINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND IS A COURTESY TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE FLOOD ZONE INFORMATION AND ANY APPLICABLE BASE FLOOD ELEVATION REQUIREMENTS WITH THE LOCAL GOVERNING BODY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION. JURISDICTIONAL WETLANDS, IF ANY HAVE NOT BEEN LOCATED.

TO (CHICAGO TITLE INSURANCE COMPANY) (DAVID H. ROSENBERG, P.L. d/b/a DHR LAW) (NTW, LLC, d/b/a TIRE KINGDOM) (JBCC DEVELOPMENT, LLC)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED ON WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MARCH 22, 2019.

R.J. STRICKLAND, JR., P.S.M.  
 FLORIDA REGISTRATION # 6144

DATE 03-22-19\*

PROJECT: 19-3780