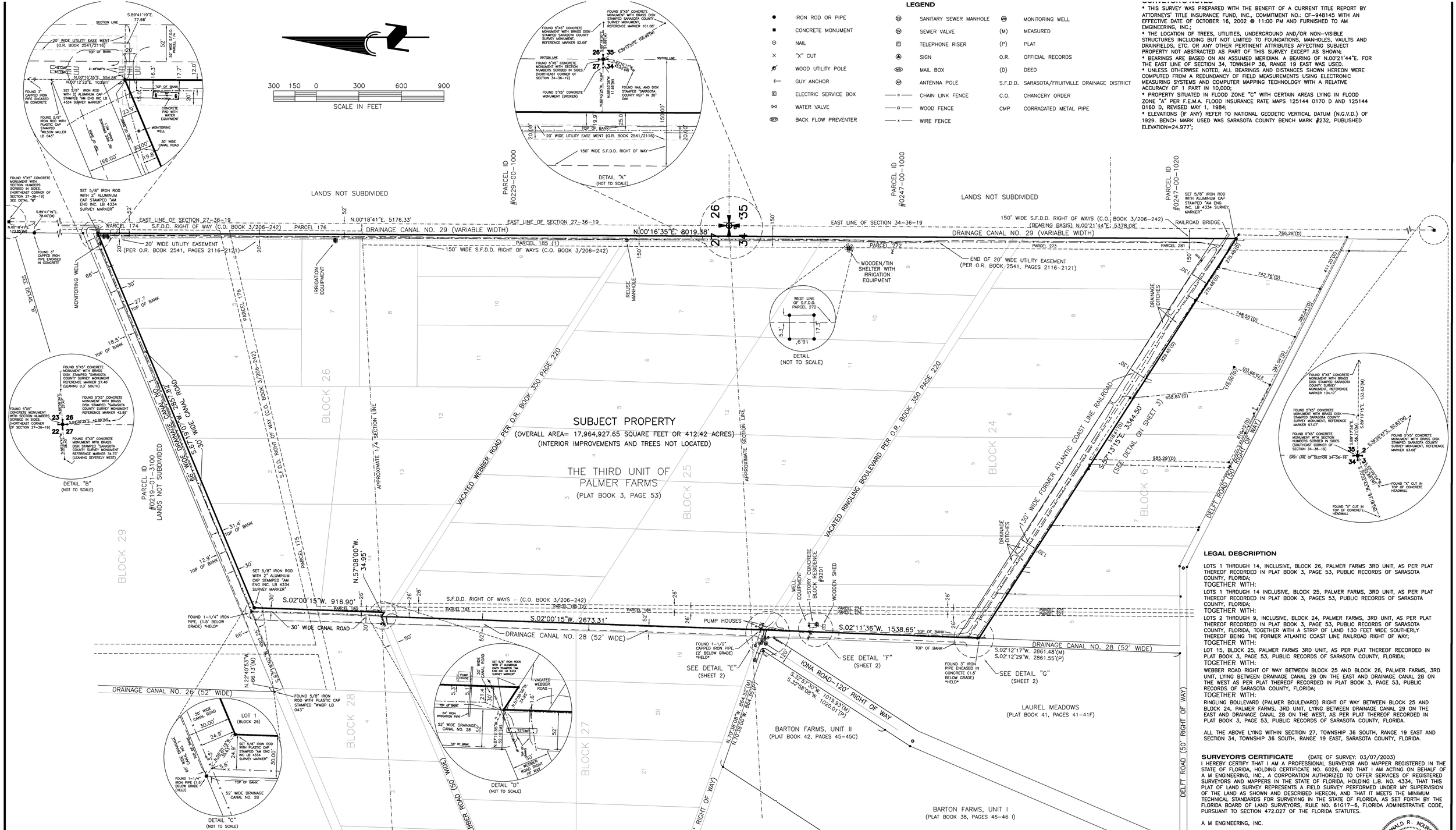

LEGEND

●	IRON ROD OR PIPE	(SS)	SANITARY SEWER MANHOLE	(MW)	MONITORING WELL
■	CONCRETE MONUMENT	(SV)	SEWER VALVE	(M)	MEASURED
⊙	NAIL	(TR)	TELEPHONE RISER	(P)	PLAT
×	"X" CUT	▲	SIGN	O.R.	OFFICIAL RECORDS
	WOOD UTILITY POLE	(MB)	MAIL BOX	(D)	DEED
←	GUY ANCHOR	(AP)	ANTENNA POLE	S.F.D.D.	SARASOTA/FRUITVILLE DRAINAGE DISTRICT
(E)	ELECTRIC SERVICE BOX	—o—	CHAIN LINK FENCE	C.O.	CHANCERY ORDER
⋈	WATER VALVE	—□—	WOOD FENCE	CMP	CORRAGATED METAL PIPE
(BFP)	BACK FLOW PREVENTER	—x—	WIRE FENCE		

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT BY ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT NO.: CF-948145 WITH AN EFFECTIVE DATE OF OCTOBER 16, 2002 @ 11:00 PM AND FURNISHED TO AM EMGINEERING, INC.;
- THE LOCATION OF TREES, UTILITIES, UNDERGROUND AND/OR NON-VISIBLE STRUCTURES INCLUDING BUT NOT LIMITED TO FOUNDATIONS, MANHOLES, VAULTS AND DRAINFIELDS, ETC. OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS SHOWN;
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. A BEARING OF N.00°21'44"E. FOR THE EAST LINE OF SECTION 34, TOWNSHIP 36, RANGE 19 EAST WAS USED.
- UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM A REDUNDANCY OF FIELD MEASUREMENTS USING ELECTRONIC MEASURING SYSTEMS AND COMPUTER MAPPING TECHNOLOGY WITH A RELATIVE ACCURACY OF 1 PART IN 10,000;
- PROPERTY SITUATED IN FLOOD ZONE "C" WITH CERTAIN AREAS LYING IN FLOOD ZONE "A" PER F.E.M.A. FLOOD INSURANCE RATE MAPS 125144 0170 D AND 125144 0160 D, REVISED MAY 1, 1984;
- ELEVATIONS (IF ANY) REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. BENCH MARK USED WAS SARASOTA COUNTY BENCH MARK #232, PUBLISHED ELEVATION=24.977';

LEGAL DESCRIPTION

LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 26, PALMER FARMS 3RD UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 53, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
TOGETHER WITH:
LOTS 1 THROUGH 14 INCLUSIVE, BLOCK 25, PALMER FARMS, 3RD UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 53, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
TOGETHER WITH:
LOTS 2 THROUGH 9, INCLUSIVE, BLOCK 24, PALMER FARMS, 3RD UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 53, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH A STRIP OF LAND 130 FEET WIDE SOUTHERLY THEREOF BEING THE FORMER ATLANTIC COAST LINE RAILROAD RIGHT OF WAY;
TOGETHER WITH:
LOT 15, BLOCK 25, PALMER FARMS 3RD UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 53, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
TOGETHER WITH:
WEBBER ROAD RIGHT OF WAY BETWEEN BLOCK 25 AND BLOCK 26, PALMER FARMS, 3RD UNIT, LYING BETWEEN DRAINAGE CANAL 29 ON THE EAST AND DRAINAGE CANAL 28 ON THE WEST AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 53, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
TOGETHER WITH:
RINGLING BOULEVARD (PALMER BOULEVARD) RIGHT OF WAY BETWEEN BLOCK 25 AND BLOCK 24, PALMER FARMS, 3RD UNIT, LYING BETWEEN DRAINAGE CANAL 29 ON THE EAST AND DRAINAGE CANAL 28 ON THE WEST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 53, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALL THE ABOVE LYING WITHIN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 19 EAST AND SECTION 34, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

(DATE OF SURVEY: 03/07/2003)

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 6026, AND THAT I AM ACTING ON BEHALF OF A M ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 4334, THAT THIS PLAT OF LAND SURVEY REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION OF THE LAND AS SHOWN AND DESCRIBED HEREON, AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

A M ENGINEERING, INC.

BY: _____
RONALD R. NOURSE, P.S.M., VICE PRESIDENT
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS 6026
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND ACCOMPANIED BY SHEETS 2 AND 3)

RONALD R. NOURSE CERTIFICATE NO. 6026 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S REPORT

- THE SOUTHERLY LINE OF SUBJECT PROPERTY, ALSO BEING THE SOUTH LINE OF A 130.00 FEET WIDE FORMER ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, HAS BEEN DETERMINED FROM THE FIELD LOCATION OF A 3" CAPPED IRON PIPE ENCASED IN CONCRETE AT THE NORTHWEST CORNER OF LOT 5, BLOCK 6 AND A 3/4" IRON PIPE BEING HELD AS THE NORTHEAST CORNER OF LOT 11, BLOCK 6 BY OTHER SURVEYORS IN THE FIELD. IT HAS BEEN DETERMINED BY FIELD LOCATION OF OTHER MONUMENTS IN THE VICINITY OF THIS SOUTHERLY LINE, THAT IN SOME CASES THESE MONUMENTS ENCROACH INTO THE SAID 130.00 FEET WIDE FORMER ATLANTIC COASTLINE RAILROAD RIGHT OF WAY. THESE MONUMENTS APPEAR TO HAVE BEEN ESTABLISHED FROM THE SAID 3/4" IRON PIPE AND A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LS 2915" BEING HELD AT THE SOUTHEAST CORNER OF SAID LOT 11. WHEN DEED DESCRIPTIONS FOR PARCELS LOCATED WITHIN LOTS 8 THROUGH 11 OF BLOCK 6 ARE PLOTTED AND ROTATED TO THE FIELD LOCATED MONUMENTATION, ENCROACHMENTS OCCUR ALONG SAID SOUTHERLY LINE. SEE SHEET 3 OF 3 FOR DETAIL OF SOUTHERLY LINE.
- MONUMENTATION FOR THE NORTHWEST CORNER OF LOT 5, BLOCK 6, THE SOUTHEAST CORNER OF SECTION 34-36-19, AND MONUMENTATION FOR THE BEERIDGE WASTE WATER TREATMENT PLANT ALL COINCIDE WITH DATA SHOWN ON BOUNDARY SURVEY BY SARASOTA COUNTY FOR SAID TREATMENT PLANT (PROJECT #92057).
- SARASOTA-FRUITVILLE DRAINAGE DISTRICT PARCELS (S.F.D.D.) SHOWN HEREON HAVE BEEN ESTABLISHED FROM SARASOTA COUNTY SECTION SHEETS AND ARE GRAPHICALLY SCALED HEREON. THE AREAS COMPUTED FROM THESE ARE APPROXIMATE AND ARE NOT TO BE CONSTRUED AS EXACT VALUES FOR THESE PARCELS.
- DRAINAGE CANAL NO. 29 HAS A VARIABLE WIDTH AS SHOWN AND DESCRIBED ON PLAT BOOK 3, PAGE 39 AND PLAT BOOK 3, PAGE 53, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- THE EAST LINES OF SECTION 34-36-19 AND SECTION 27-36-19 ARE ALSO THE EAST LINE OF DRAINAGE CANAL NO. 29 A DESCRIBED ON PLAT BOOK 3, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

S.F.D.D. AREA CALCULATIONS

PARCEL IDS	AREA
185(1), 272, 273, 281	467,354 SQ.FT.
180, 181, 184, 185(2), 274, 276	229,060 SQ.FT.
175, 176	179,341 SQ.FT.
20' UTILITY EASEMENT	35,936 SQ.FT.
TOTAL	911,691 SQ.FT.
	20.9 ACRES

OVERALL PARCEL AREA=412.42 ACRES
LESS S.F.D.D. DRAINAGE RIGHTS OF WAY AND EASEMENT (20.9 ACRES)

NET AREA=391.52 ACRES

REVISIONS		
BY:	DATE:	DESCRIPTION:
RRN	03/08/03	ADD CERTIFICATIONS

PLAT OF LAND SURVEY

IN SECTIONS 27 & 34, TOWNSHIP 36 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

THIS SURVEY IS CERTIFIED TO:
KEMMONS WILSON, INC.;
WILLIAMS, PARKER, HARRISON, DIETZ AND GETZEN;
ATTORNEYS TITLE INSURANCE FUND, INC.;
PROVIDENT BANK;
ABEL, BAND, RUSSELL, COLLIER, PITCHFORD & GORDON

DRAWN BY: RRN	DATE: 03/06/03	BOOK: 127/1	DISK: SURVEY-CD	DWG: RGWD12551.DWG	JOB: RGWD-0125

A M ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
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SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786