

Record \$

Prepared by and return to:
Jeffrey A. Grebe, Esq.
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

FIRST AMENDMENT TO
REAL PROPERTY DEDICATION AGREEMENT

THIS FIRST AMENDMENT TO REAL PROPERTY DEDICATION AGREEMENT is made this 20th day of June 2017, by and between **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate organized and existing under the Constitution and laws of the State of Florida, whose address is 1960 Landings Blvd, Sarasota, Florida 34231 (hereinafter referred to as "School Board"), and **MANASOTA BEACH RANCLANDS, LLLP**, a Florida limited liability limited partnership (hereinafter referred to as "Owner"), whose address is 1900 Summit Tower Boulevard, Suite 500, Orlando, Florida 32810.

RECITALS:

A. School Board and Owner previously entered into a Real Property Dedication Agreement (the "Dedication Agreement") dated September 20, 2016, and recorded in the Official Records as Instrument #2016136666, Public Records of Sarasota County, Florida.

B. The parties wish to amend the Dedication Agreement.

NOW, THEREFORE, in consideration of the premises, the mutual covenants contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. Words and phrases defined in the Dedication Agreement shall have the same meaning when used in this First Amendment. The terms contained in this First Amendment shall control if in conflict with terms contained in the Dedication Agreement.

2. As the result of the Donated Land Conveyance having occurred, Owner is now entitled to, and School Board does hereby transfer to Owner, the Educational System Impact Fee Credit in the amount of \$3,650,000, which credit can now be utilized in accordance with the terms of the Dedication Agreement.

3. Owner agrees to continue to use reasonable and diligent efforts to obtain a partial vacation or release from Sarasota County of a portion of a utility easement that currently runs across a part of the Donated Land, which easement is recorded in Official Records Book 2702, Page 2437, Public Records of Sarasota County, Florida.

4. All of the Exhibits to the Dedication Agreement are replaced with more legible copies attached hereto.

5. Except as modified by this First Amendment, all of the terms and provisions of the Contract are hereby ratified and confirmed, and declared to be in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;

SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this First Amendment on the day and year as first set forth above.

WITNESSES:

**THE SCHOOL BOARD OF SARASOTA COUNTY,
FLORIDA**

Signature of Witness #1

By: _____
Print Name: _____
As its Chair

Print Name of Witness #1

Signature of Witness #2

Print Name of Witness #2

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ____ day of June 2017 by _____, as Chair of **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate under the laws of the State of Florida. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

(Notary Seal)

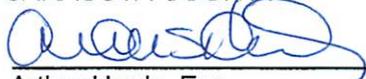
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on _____.

APPROVED FOR LEGAL CONTENT

Date: June 9, 2017

ATTORNEYS FOR THE SCHOOL BOARD
OF SARASOTA COUNTY

By:  _____
Arthur Hardy, Esq.
Matthews Eastmoore
1626 Ringling Blvd., Suite 300
Sarasota, FL 34236

**MANASOTA BEACH RANGLANDS, LLLP, a
Florida limited liability limited partnership**

Signature of Witness #1

By: Thomas Ranch Villages GP, LLC,
a Delaware limited liability company
As its General Partner

Print Name of Witness #1

By: Thomas Ranch Manager, LLC,
a Delaware limited liability
company
As its Manager

Signature of Witness #2

Print Name of Witness #2

By: _____
Print Name: _____
As its _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of June 2017, by _____, as _____ of, and on behalf of, THOMAS RANCH MANAGER, LLC, a Delaware limited liability company, as manager of, and on behalf of, THOMAS RANCH VILLAGES GP, LLC, a Delaware limited liability company, as general partner of and on behalf of, MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership, who is personally known to me or produced his driver's license as identification.

Signature of Notary Public

(Notary Seal)

Print Name of Notary Public

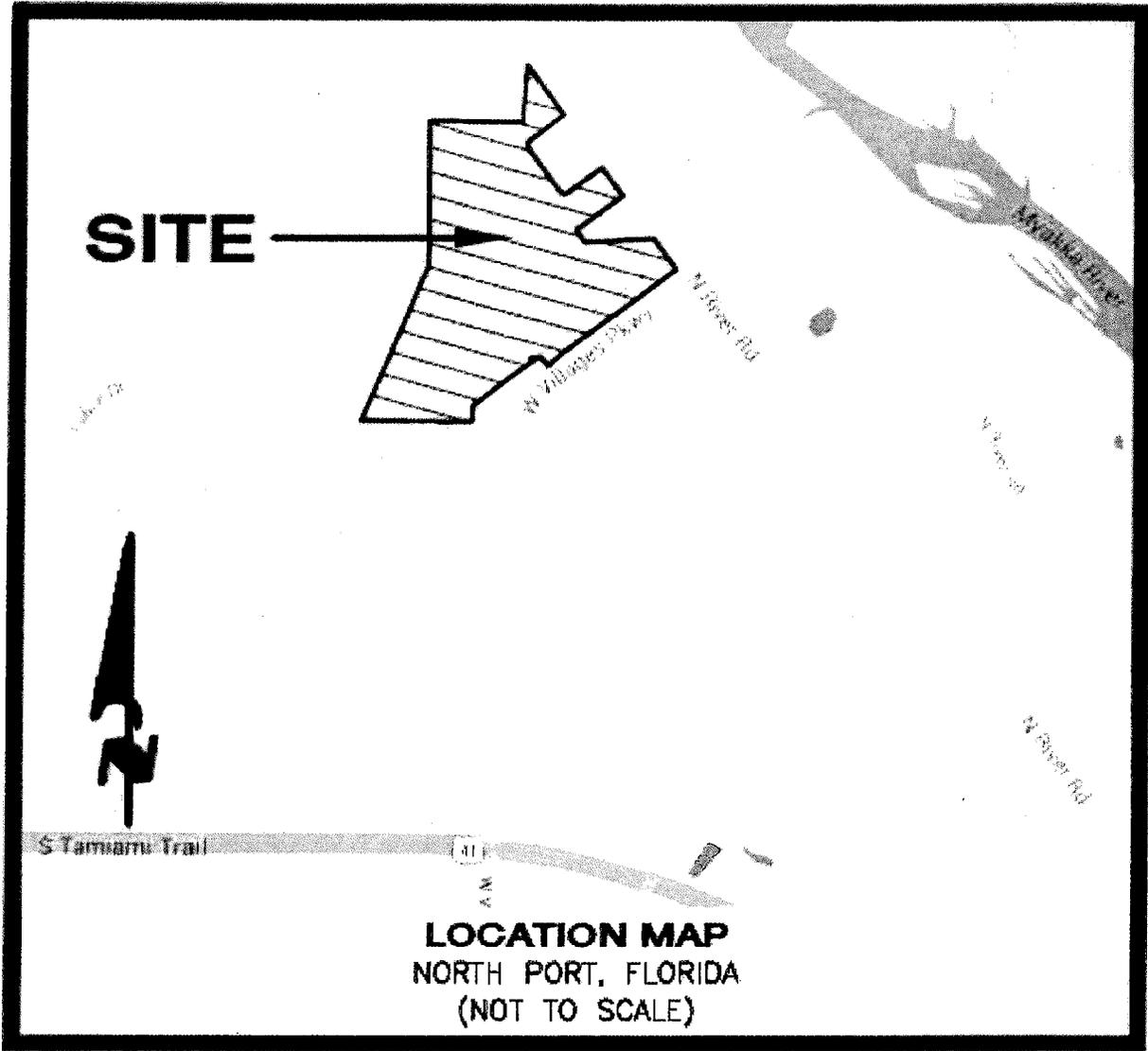
I am a Notary Public of the State of Florida, and my
commission expires on _____.

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A-1"

THE PRESERVE



LEGAL DESCRIPTION

A PART OF SECTIONS 21, 28 & 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA; THENCE N.03°31'33"E., LEAVING SAID NORTHEAST CORNER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, ALONG THE WEST LINE OF SECTION 21, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, A DISTANCE OF 445.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 777 AS PER DEED TO SARASOTA COUNTY PER OFFICIAL RECORDS INSTRUMENT NO.2008060371 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 777, THE FOLLOWING ELEVEN (11) COURSES: (1) THENCE S.36°46'13"E., A DISTANCE OF 481.12 FEET; (2) THENCE S.53°13'47"W., A DISTANCE OF 323.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 89°59'49"; A CHORD BEARING OF S.08°13'49"W., AND A CHORD LENGTH OF 74.95 FEET; (3) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.25 FEET; (4) THENCE S.36°46'13"E., A DISTANCE OF 400.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 90°00'11"; A CHORD BEARING OF S.81°46'09"E., AND A CHORD LENGTH OF 74.95 FEET; (5) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.25 FEET; (6) THENCE N.53°13'46"E., A DISTANCE OF 323.00 FEET; (7) THENCE S.36°46'12"E., A DISTANCE OF 272.46 FEET; (8) THENCE S.53°13'48"W., A DISTANCE OF 450.58 FEET; (9) THENCE S.36°46'13"E., A DISTANCE OF 114.21 FEET; (10) THENCE N.86°41'40"E., A DISTANCE OF 540.12 FEET; (11) THENCE S.36°46'13"E., A DISTANCE OF 301.28 FEET TO THE NORTHERLY RIGHT OF WAY LINE, OF WEST VILLAGES PARKWAY AS DESCRIBED IN OFFICIAL INSTRUMENT NO. 2008031552 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WEST VILLAGES PARKWAY, THE FOLLOWING NINE (9) COURSES: (1) THENCE S.53°10'42"W., A DISTANCE OF 1057.67 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 09°04'34"; A CHORD BEARING OF S.48°38'26"W., AND A CHORD LENGTH OF 191.47 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 191.67 FEET; (3) THENCE N.46°22'16"W., A DISTANCE OF 104.60 FEET; (4) THENCE S.52°27'01"W., A DISTANCE OF 40.16 FEET; (5) THENCE N.35°48'01"W., A DISTANCE OF 27.56 FEET; (6) THENCE S.54°11'59"W., A DISTANCE OF 14.00 FEET; (7) THENCE S.35°48'01"E., A DISTANCE OF 27.99 FEET; (8) THENCE S.52°27'01"W., A DISTANCE OF 584.00 FEET; (9) THENCE S.00°28'49"W., A DISTANCE OF 124.04 FEET TO A POINT ON THE BOUNDARY LINE OF GRAN PARADISO INFRASTRUCTURE PER PLAT BOOK 47, PAGE 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE ALONG SAID BOUNDARY LINE OF GRAN PARADISO INFRASTRUCTURE, THE FOLLOWING THREE (3) COURSES: (1) THENCE S.89°48'27"W., A DISTANCE OF 878.58 FEET; (2) THENCE N.22°49'39"E., A DISTANCE OF 1319.92 FEET; (3) THENCE N.00°00'00"W., A DISTANCE OF 1128.57 FEET TO THE NORTH LINE OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA; THENCE S.89°37'21"E., ALONG SAID NORTH LINE OF SECTION 29, A DISTANCE OF 731.24 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,117,109 SQUARE FEET, OR 71.5590 ACRES MORE OR LESS.

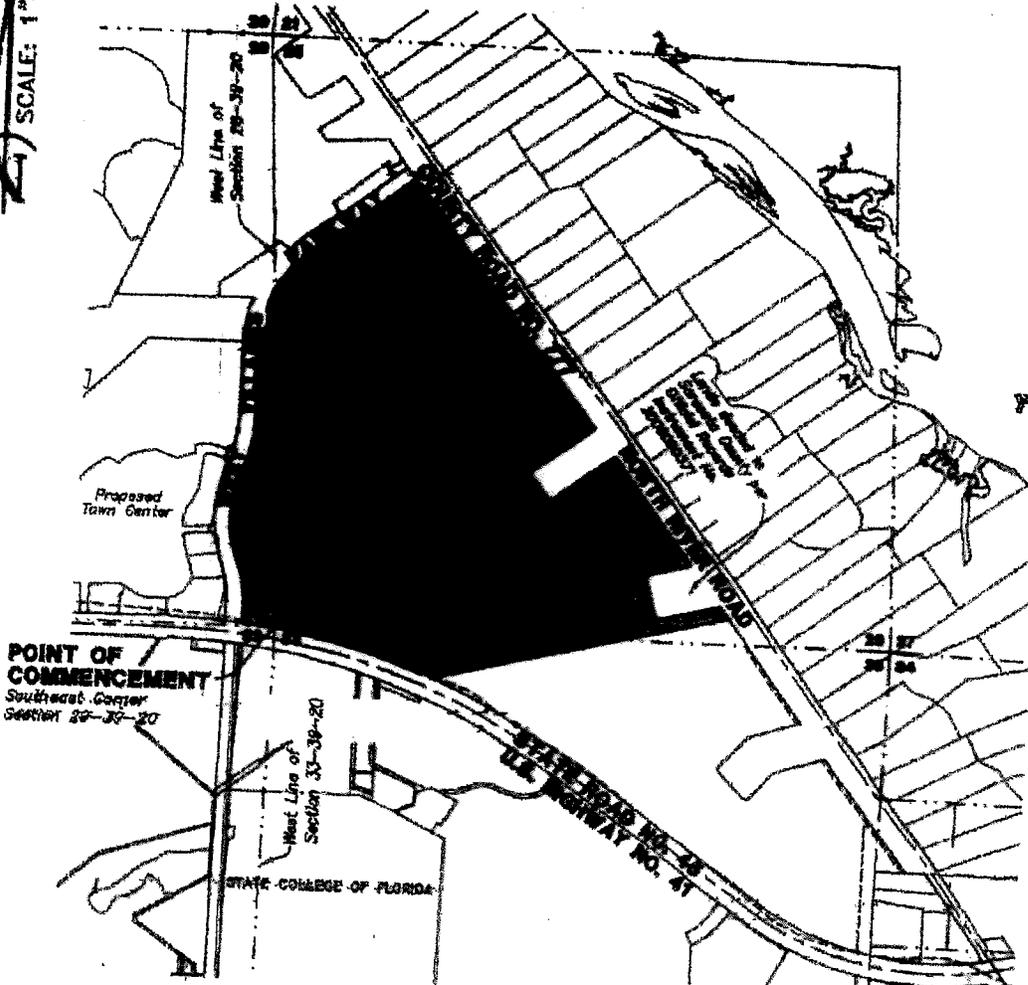
EXHIBIT "A-2"

SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
 IN SECTIONS 28, 29, & 33, TOWNSHIP 38 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

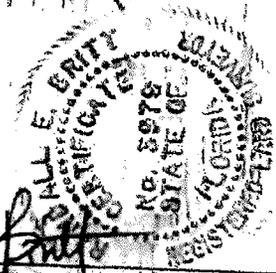
SHEET 1 OF 7

SCALE: 1" = 1500'



NOTES:

1. This map does not represent a Boundary Survey. The purpose of this map is to graphically depict the Description shown hereon.
2. Information taken from Survey of Thomas Ranch, Job No: 14-02-20, dated: March 28, 2014
3. This survey is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.



Randall E. Britt
 Randall E. Britt, Professional Land Surveyor
 Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2016

JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.S. 6638
 606 Cypress Avenue Venice Florida 34285
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SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 2 OF 7

DESCRIPTION:

A part of Section 28, 29, and 33, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida described as follows:

Commence at the Southeast corner of Section 29, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N 02°49'06" W, along the East line of the Southeast Quarter of said Section 29, a distance of 1.94 feet to the northerly line of lands deeded to West Villages Improvement District per Official Records Instrument #2009155882, Public Records of Sarasota County, Florida, for the POINT OF BEGINNING; same being a point on a curve to the left, having: a radius of 5803.58 feet, a central angle of 02°13'01"; a chord bearing of N.81°50'01"W., and a chord length of 224.55 feet; thence along said northerly line of lands described in Official Records Instrument #2009155882 the following two (2) course: (1) thence along the arc of said curve, an arc length of 224.57 feet; (2) thence S.07°02'39"W., a distance of 12.00 feet to the northerly Right of Way line of U.S. Highway No. 41 (State Road No. 45), per order of taking, recorded in Official Records Book 762, Public Records of Sarasota County, Florida same being a point on a curve to the left, having: a radius of 5791.58 feet, a central angle of 00°27'54"; a chord bearing of N.83°10'28"W., and a chord length of 47.00 feet; thence along said northerly Right of Way line, along the arc of said curve, an arc length of 47.00 feet to a point on the East Right of Way Line, of West Villages Parkway as described in Official Instrument No. 2008031552 of the Public Records of Sarasota County, Florida, same being a point on a curve to the right, having: a radius of 30.00 feet, a central angle of 26°51'47"; a chord bearing of N.12°55'28"W., and a chord length of 13.94 feet; thence along said East Right of Way Line of West Villages Parkway the following eleven (11) courses: (1) thence along the arc of said curve, an arc length of 14.07 feet; (2) thence N.00°30'25"E., a distance of 103.88 feet to a point on a curve to the left, having: a radius of 1208.00 feet, a central angle of 21°31'38"; a chord bearing of N.10°15'23"W., and a chord length of 451.20 feet; (3) thence along the arc of said curve, an arc length of 453.87 feet to a point on a reverse curve to the right, having: a radius of 1082.00 feet, a central angle of 43°18'19"; a chord bearing of N.00°37'57"E., and a chord length of 798.47 feet; (4) thence along the arc of said curve, an arc length of 817.80 feet to a point on a reverse curve to the left, having: a radius of 1210.00 feet, a central angle of 22°18'43"; a chord bearing of N.11°07'45"E., and a chord length of 468.22 feet; (5) thence along the arc of said curve, an arc length of 471.19 feet; (6) thence N.00°01'36"W., a distance of 711.61 feet to a point on a curve to the right, having: a radius of 176.00 feet, a central angle of 40°23'37"; a chord bearing of N.20°10'13"E., and a chord length of 121.53 feet; (7) thence along the arc of said curve, an arc length of 124.08 feet to a point on a reverse curve to the left, having: a radius of 114.00 feet, a central angle of 62°05'25"; a chord bearing of N.09°19'19"E., and a chord length of 117.58 feet; (8) thence along the arc of said curve, an arc length of 123.54 feet to a point on a reverse curve to the right, having: a radius of 145.00 feet, a central angle of 40°38'49"; a chord bearing of N.01°23'59"W., and a chord length of 100.72 feet; (9) thence along the arc of said curve, an arc length of 102.87 feet to a point on a compound curve to the right, having: a radius of 1082.00 feet, a central angle of 34°15'18"; a chord bearing of N.36°03'04"E., and a chord length of 637.29 feet; (10) thence along the arc of said curve, an arc length of 646.88 feet; (11) thence N.53°10'42"E., a distance of 1057.56 feet to the westerly Right of Way line of County Road No. 777 as per deed to Sarasota County per Official Records Instrument No.2008060371 Public Records of Sarasota County, Florida; thence along said westerly

DESCRIPTION CONTINUED ON SHEET 3 OF 7

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
808 Cypress Avenue Venice Florida 34285
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SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 3 OF 7

DESCRIPTION CONTINUED FROM SHEET 2 OF 7

Right of Way line of County Road No. 777, the following thirteen (13) courses:
(1) thence S.36°46'13"E., a distance of 2707.22 feet; (2) thence S.53°13'47"W., a distance of 630.20 feet to a point on a curve to the left, having: a radius of 49.80 feet, a central angle of 90°00'00"; a chord bearing of S.08°13'50"W., and a chord length of 70.43 feet; (3) thence along the arc of said curve, an arc length of 78.22 feet; (4) thence S.36°46'12"E., a distance of 214.73 feet to a point on a curve to the left, having: a radius of 49.80 feet, a central angle of 90°00'02"; a chord bearing of S.81°46'15"E., and a chord length of 70.43 feet; (5) thence along the arc of said curve, an arc length of 78.22 feet; (6) thence N.53°13'48"E., a distance of 630.20 feet; (7) thence S.36°46'13"E., a distance of 1173.94 feet; (8) thence S.75°53'29"W., a distance of 351.43 feet to a point on a curve to the left, having: a radius of 55.00 feet, a central angle of 91°53'04"; a chord bearing of S.29°56'46"W., and a chord length of 79.06 feet; (9) thence along the arc of said curve, an arc length of 88.21 feet; (10) thence S.16°00'17"E., a distance of 306.75 feet to a point on a curve to the left, having: a radius of 55.01 feet, a central angle of 88°55'47"; a chord bearing of S.60°28'34"E., and a chord length of 77.06 feet; (11) thence along the arc of said curve, an arc length of 85.38 feet; (12) thence N.75°36'47"E., a distance of 513.37 feet; (13) thence S.36°46'13"E., a distance of 125.11 feet; thence S.76°14'16"W., leaving said westerly Right of Way line of County Road No. 777, a distance of 2609.01 feet to said northerly Right of Way line of U.S. Highway No. 41, same being a point on a curve to the left, having: a radius of 5791.58 feet, a central angle of 00°06'12"; a chord bearing of N.66°50'39"W., and a chord length of 10.45 feet; thence along said northerly Right of Way line U.S. Highway No. 41, the following five (5) courses: (1) thence along the arc of said curve, an arc length of 10.45 feet; (2) thence N.23°06'15"E., a distance of 16.00 feet to a point on a curve to the left, having: a radius of 5807.58 feet, a central angle of 00°45'12"; a chord bearing of N.67°16'21"W., and a chord length of 76.37 feet; (3) thence along the arc of said curve, an arc length of 76.37 feet; (4) thence S.22°21'03"W., a distance of 16.00 feet to a point on a curve to the left, having: a radius of 5791.58 feet, a central angle of 10°52'04"; a chord bearing of N.73°03'00"W., and a chord length of 1096.90 feet; (5) thence along the arc of said curve, an arc length of 1098.54 feet to the boundary of said lands deeded to West Villages Improvement District per Official Records Instrument #2009155882; thence along said boundary of lands described in Official Records Instrument #2009155882, the following Two (2) courses: (1) N.11°28'58"E., a distance of 12.00 feet to a point on a curve to the left, having: a radius of 5803.58 feet, a central angle of 02°12'28"; a chord bearing of N.79°37'16"W., and a chord length of 223.63 feet; (2) thence along the arc of said curve, an arc length of 223.64 feet to the POINT OF BEGINNING.

Parcel contains 10,782,677 Square Feet, or 247.5362 Acres more or less

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



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SKETCH OF DESCRIPTION

SHEET 4 OF 7

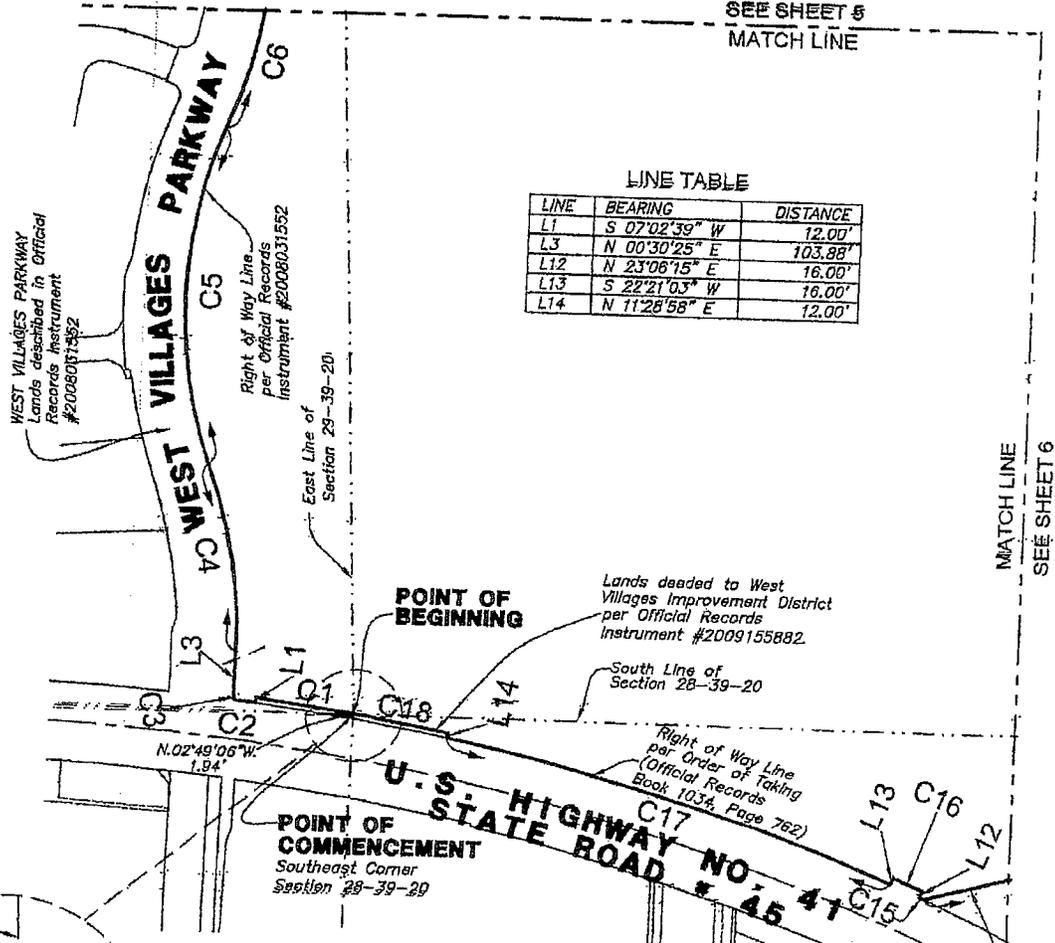
RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SCALE: 1" = 400'

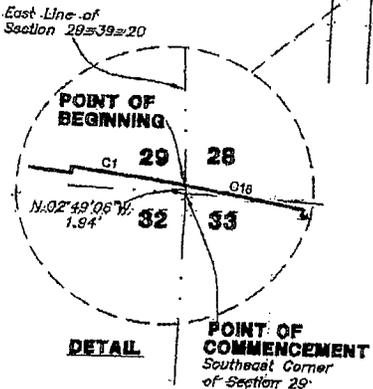
SEE SHEET 5
MATCH LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°02'39" W	12.00'
L3	N 00°30'25" E	103.88'
L12	N 23°06'15" E	16.00'
L13	S 22°21'03" W	16.00'
L14	N 11°28'58" E	12.00'



MATCH LINE
SEE SHEET 6



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5803.58'	2°43'01"	N 81°50'01" W	224.55'	224.57'
C2	5791.58'	0°27'54"	N 83°10'28" W	47.00'	47.00'
C3	30.00'	26°51'47"	N 12°55'28" W	13.94'	14.07'
C4	1208.00'	21°31'38"	N 10°15'23" W	451.20'	453.87'
C5	1082.00'	43°18'19"	N 00°37'57" E	798.47'	817.80'
C6	1210.00'	22°18'43"	N 11°07'45" E	468.22'	471.19'
C15	5791.58'	0°08'12"	N 66°50'39" W	10.45'	10.45'
C16	5807.58'	0°45'12"	N 67°16'21" W	76.37'	76.37'
C17	5791.58'	10°52'04"	N 73°05'00" W	1098.90'	1098.54'
C18	5803.88'	2°12'28"	N 79°37'16" W	223.63'	223.64'

2609.01'
S 76°14'16" W

NOT TO SCALE

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015
JOB NUMBER: 16-07-08



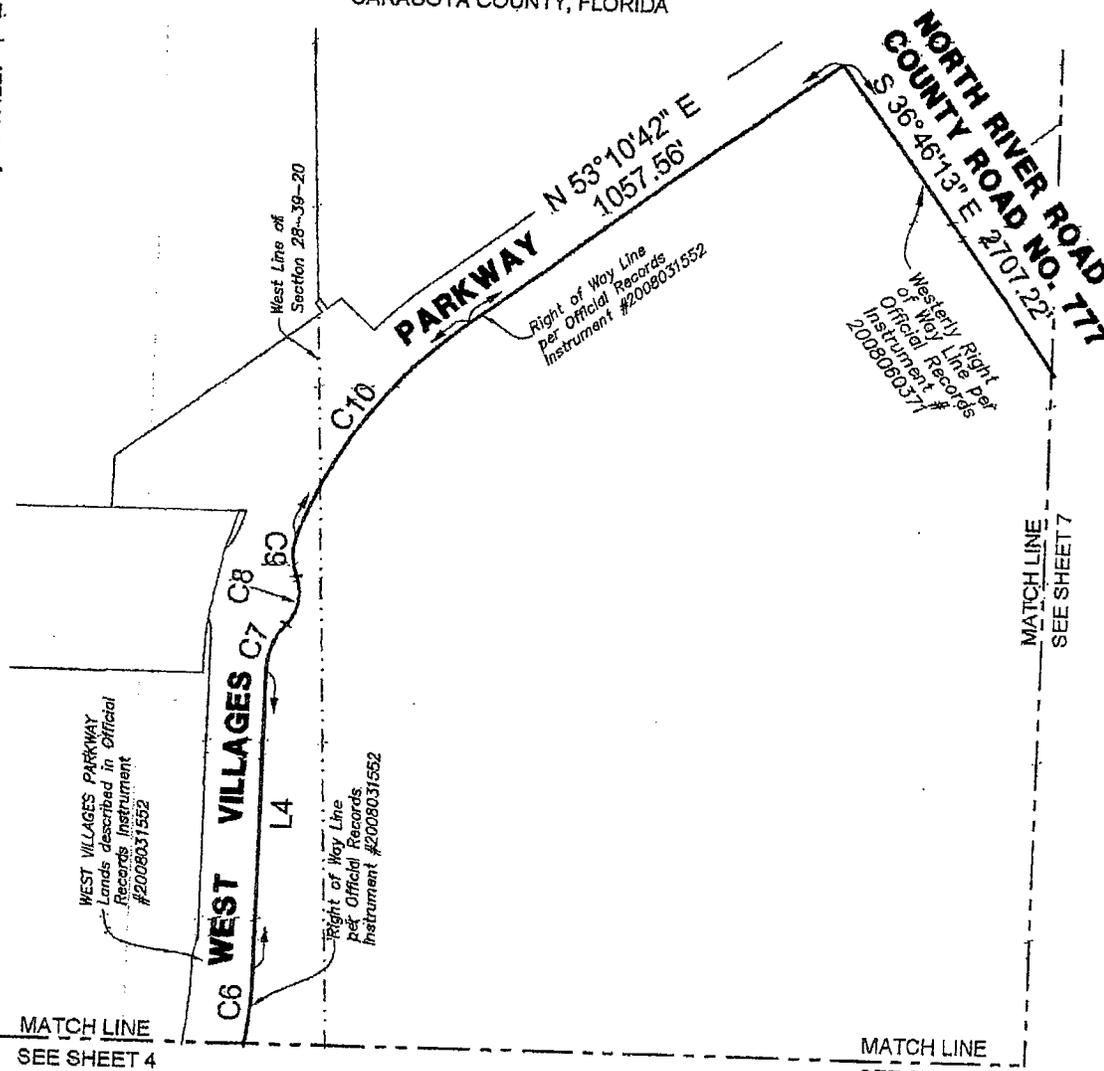
BRITT SURVEYING, INC.

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SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 5 OF 7



MATCH LINE
SEE SHEET 4

MATCH LINE
SEE SHEET 4

LINE TABLE

LINE	BEARING	DISTANCE
L4	N 00°01'36" W	711.61'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	1210.00'	22°18'43"	N 11°07'45" E	468.22'	471.19'
C7	176.00'	40°23'37"	N 20°10'13" E	121.53'	124.08'
C8	114.00'	62°05'25"	N 09°19'19" E	117.58'	123.54'
C9	145.00'	40°38'49"	N 01°23'58" W	100.72'	102.87'
C10	1082.00'	34°16'18"	N 36°03'04" E	637.29'	646.88'

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



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SKETCH OF DESCRIPTION

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IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 6 OF 7

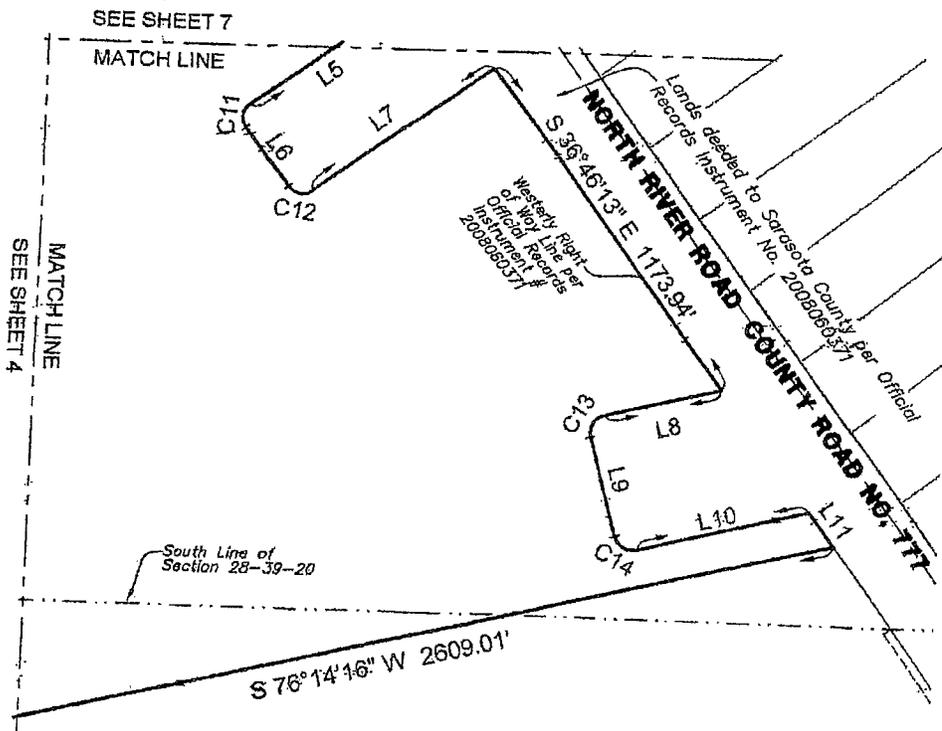


LINE TABLE

LINE	BEARING	DISTANCE
L5	S 53°13'47" W	630.20'
L6	S 36°46'12" E	214.73'
L7	N 53°13'48" E	630.20'
L8	S 75°53'29" W	351.43'
L9	S 16°00'17" E	306.75'
L10	N 75°36'47" E	513.37'
L11	S 36°46'13" E	125.11'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	49.80'	90°00'00"	S 08°13'50" W	70.43'	78.22'
C12	49.80'	90°00'02"	S 81°46'15" E	70.43'	78.22'
C13	55.00'	91°53'04"	S 29°56'46" W	79.06'	88.21'
C14	55.01'	88°55'47"	S 60°28'34" E	77.06'	85.38'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

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THOMAS RANCH LAND PARTNERS

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BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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SKETCH OF DESCRIPTION

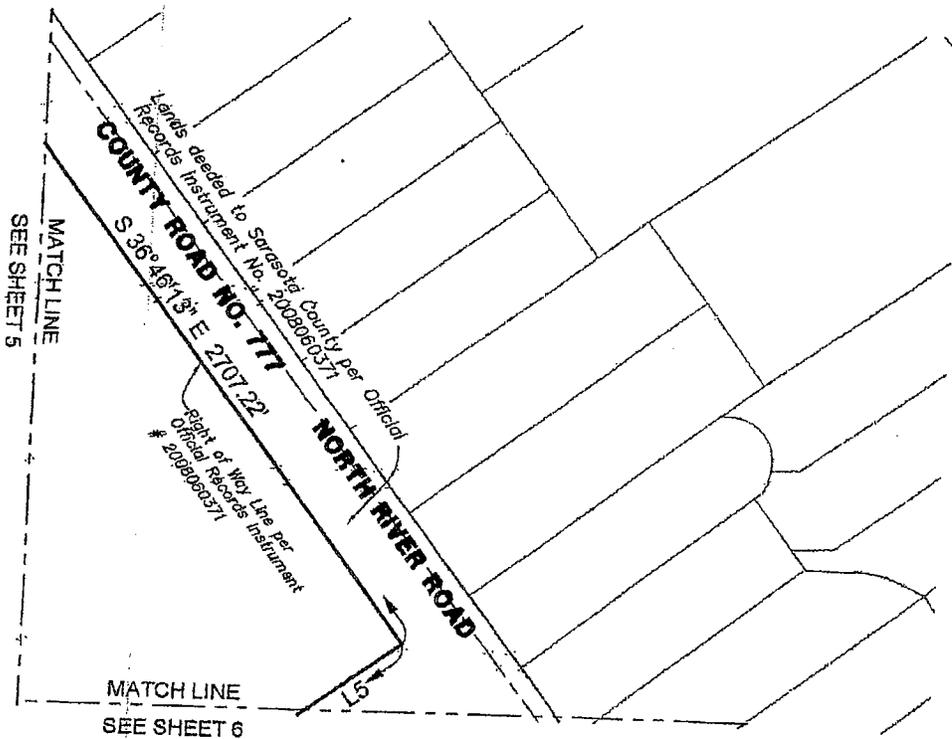
SHEET 7 OF 7

RENAISSANCE AT THE WEST VILLAGES
 IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L5	S. 53° 37' 3" W	630.20'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

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DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08

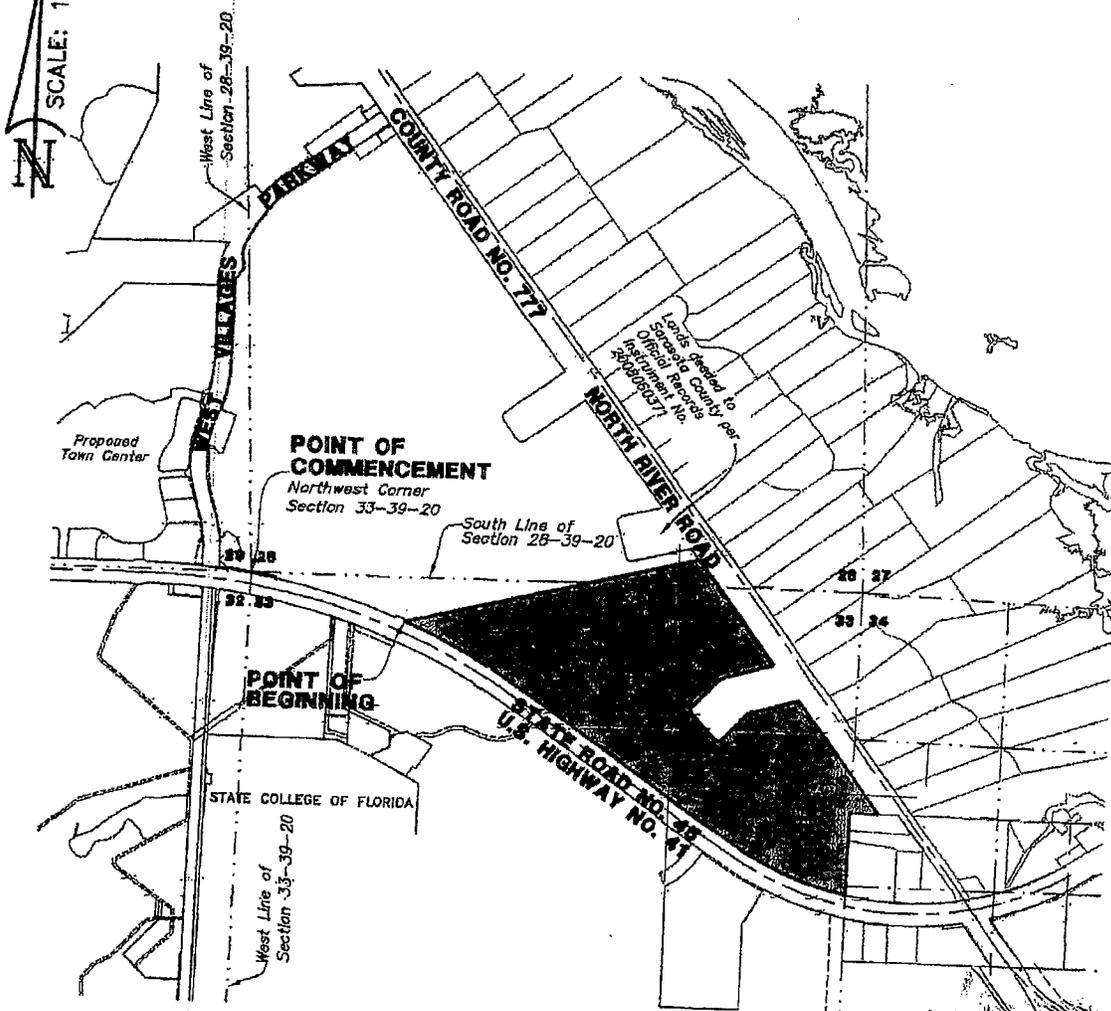
EXHIBIT "A-3"

SKETCH OF DESCRIPTION

OASIS AT THE WEST VILLAGES
 IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

SHEET 1 OF 5

SCALE: 1" = 1500'



NOTES:

1. This map does not represent a Boundary Survey. The purpose of this map is to graphically depict the Description shown hereon.
2. Information taken from Survey of Thomas Ranch, Job No: 14-02-20, dated: March 28, 2014
3. This survey is based on Grid Distances and Bearings derived from the use of Sarasota County GPS Control Monument SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Distance should be divided by the scale factor of 0.999954167.



Randall E. Britt
 Randall E. Britt, Professional Land Surveyor
 Florida Certification Number 3979
 Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



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SKETCH OF DESCRIPTION

OASIS AT THE WEST VILLAGES
IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 2 OF 5

DESCRIPTION:

A part of Sections 28, 33, & 34, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of Section 33, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence S.00°30'20"W., along the West line of the Northwest Quarter of said Section 33, a distance of 390.93 feet; thence S.89°29'40"E., perpendicular to said West line, a distance of 1350.22 feet to the POINT OF BEGINNING, same being a point on the northerly Right of Way line of U.S. Highway No. 41 (State Road No. 45), per order of taking recorded in Official Records Book 1034, at Page 762, Public records of Sarasota County, Florida; thence N.76°14'16"E., a distance of 2609.01 feet to the westerly right of way line of County Road No. 777 as per deed to Sarasota County per Official Records Instrument No. 2008060371 Public Records of Sarasota County, Florida; thence along said westerly Right of Way line per Official Records Instrument No. 2008060371; the following ten (10) courses: (1) thence S.36°46'13"E., a distance of 1142.65 feet; (2) thence S.73°00'34"W., a distance of 437.32 feet to a point on a curve to the left, having: a radius of 154.99 feet, a central angle of 31°41'04"; a chord bearing of S.57°10'04"W., and a chord length of 84.62 feet; (3) thence along the arc of said curve, an arc length of 85.71 feet; (4) thence S.41°19'36"W., a distance of 302.82 feet to a point on a curve to the left, having: a radius of 50.00 feet, a central angle of 83°48'06"; a chord bearing of S.00°34'31"E., and a chord length of 86.78 feet; (5) thence along the arc of said curve, an arc length of 73.13 feet; (6) thence S.42°23'22"E., a distance of 296.77 feet to a point on a curve to the left, having: a radius of 49.00 feet, a central angle of 96°58'34"; a chord bearing of N.89°07'21"E., and a chord length of 73.38 feet; (7) thence along the arc of said curve, an arc length of 82.94 feet; (8) thence N.40°38'04"E., a distance of 308.73 feet; (9) thence N.73°00'35"E., a distance of 469.59 feet; (10) thence S.36°46'13"E., a distance of 1250.51 feet to the South line of the North Half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence N.89°48'19"W., along said South line, a distance of 261.41 feet; thence S.00°13'37"W., along the West line of the Southwest Quarter of the Northwest Quarter of said Section 34, a distance of 740.48 feet to said northerly Right of Way line of U.S. Highway No. 41, same being a point on a curve to the right, having: a radius of 2807.73 feet, a central angle of 24°13'02"; a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along said northerly Right of Way line of U.S. Highway No. 41, the following seven (7) courses: (1) thence along the arc of said curve, an arc length of 1186.74 feet; (2) thence N.54°22'31"W., a distance of 2172.53 feet to a point on a curve to the left, having: a radius of 5791.58 feet, a central angle of 03°43'16"; a chord bearing of N.56°14'10"W., and a chord length of 376.08 feet; (3) thence along the arc of said curve, an arc length of 376.14 feet; (4) thence N.31°53'06"E., a distance of 16.00 feet thence with a curve to the left, having: a radius of 5807.58 feet, a central angle of 00°30'09"; a chord bearing of N.58°20'53"W., and a chord length of 50.95 feet; (5) thence along the arc of said curve, an arc length of 50.95 feet; (6) thence S.31°21'44"W., a distance of 16.00 feet thence with a curve to the left, having: a radius of 5791.58 feet, a central angle of 08°11'36"; a chord bearing of N.62°41'45"W., and a chord length of 827.49 feet; (7) thence along the arc of said curve, an arc length of 828.20 feet to the POINT OF BEGINNING.

Parcel contains 4,909,963 Square Feet, or 112.7172 Acres more or less

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



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SKETCH OF DESCRIPTION

OASIS AT THE WEST VILLAGES
IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 3 OF 5

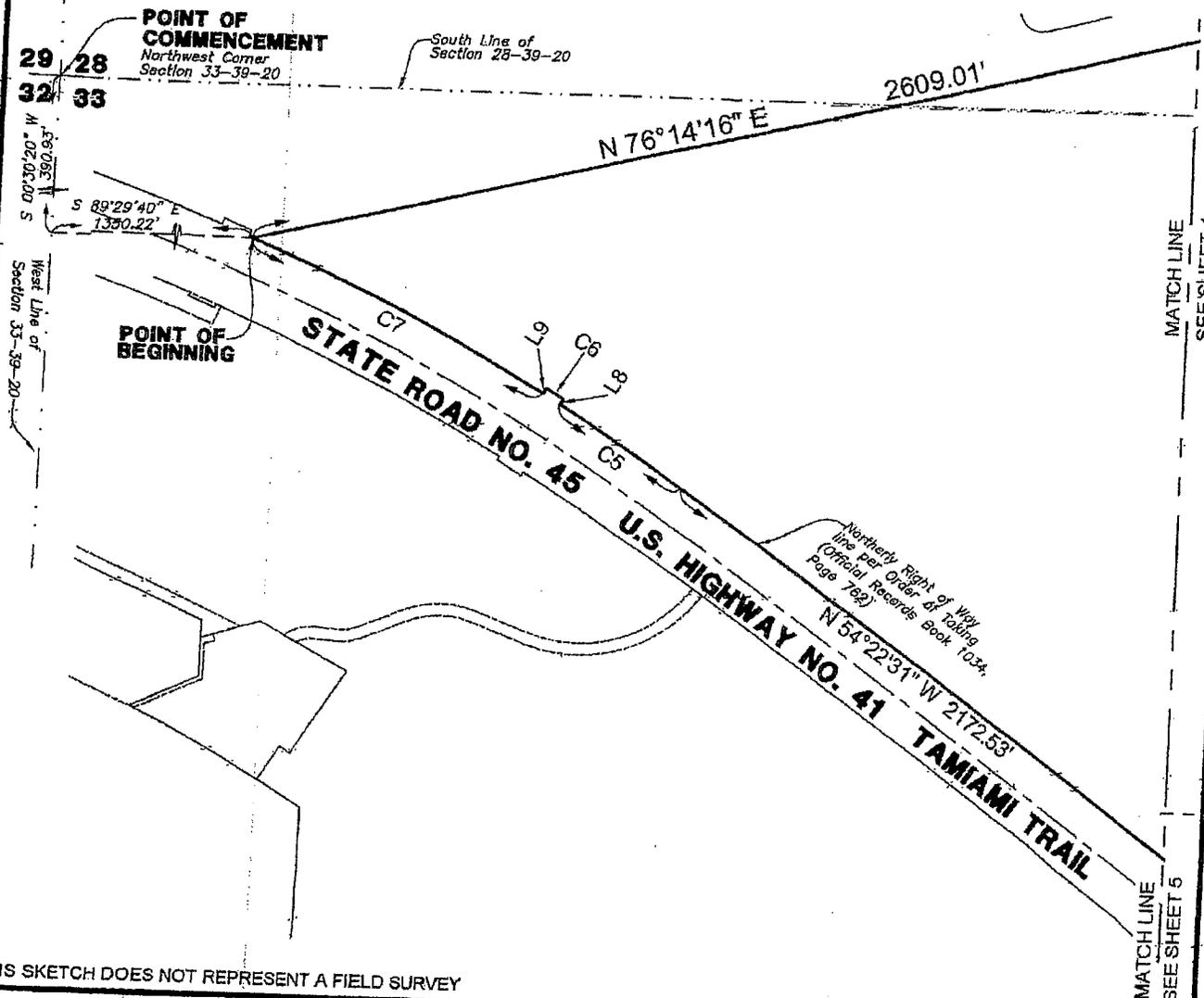


LINE TABLE

LINE	BEARING	DISTANCE
L8	N 31°33'06" E	16.00'
L9	S 31°21'44" W	16.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	5791.58'	3°43'16"	N 56°14'10" W	376.08'	376.14'
C6	5807.38'	0°30'09"	N 58°20'53" W	50.95'	50.95'
C7	5791.58'	8°11'36"	N 62°41'45" W	627.49'	628.20'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



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SKETCH OF DESCRIPTION

OASIS AT THE WEST VILLAGES
 IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

SHEET 4 OF 5



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°00'34" W	437.32'
L2	S 41°18'36" W	302.82'
L3	S 42°23'22" E	296.77'
L4	N 40°38'04" E	308.73'
L5	N 73°00'35" E	469.59'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	154.99'	31°41'04"	S 57°10'04" W	84.62'	85.71'
C2	50.00'	83°42'06"	S 00°34'31" E	66.78'	73.13'
C3	49.00'	96°58'34"	N 89°07'21" E	73.38'	82.94'

N 76°14'16" E
 2609.01'

SEE SHEET 3
 MATCH LINE

Westerly Right
 of Way Line per
 Official Records
 Instrument #
 2008000571

Lands deeded to Sarasota County per Official
 Records Instrument No. 2008000571

NORTH RIVER ROAD
COUNTY ROAD #177

MYAKKA RIVER TRAILS
 Miscellaneous Plat Book 1, Page 6

Northwest Quarter of
 the Southwest Quarter
 of the Northwest
 Quarter of Section
 34-39-20

MATCH LINE
 SEE SHEET 5

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 6, 2016

JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

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SKETCH OF DESCRIPTION

OASIS AT THE WEST VILLAGES
 IN SECTIONS 28, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

SHEET 5 OF 5

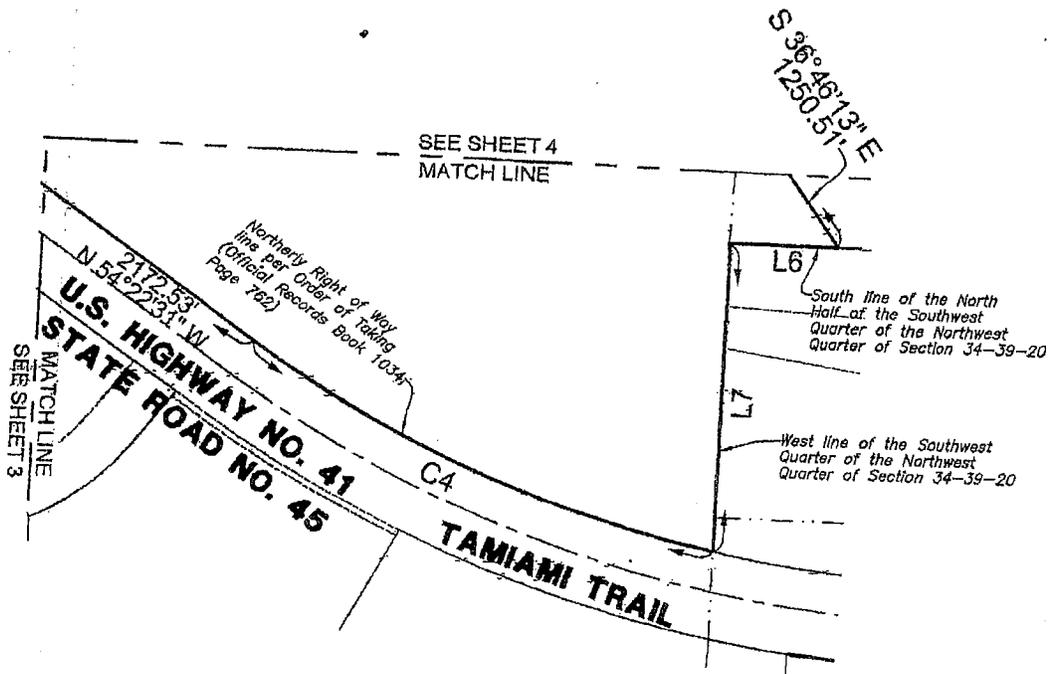


LINE TABLE

LINE	BEARING	DISTANCE
L6	N 89°48'19" W	261.41'
L7	S 00°13'37" W	740.48'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	2807.73'	24°13'02"	N 66°29'02" W	1177.92'	1186.74'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER: 15-07-08



BRITT SURVEYING, INC.

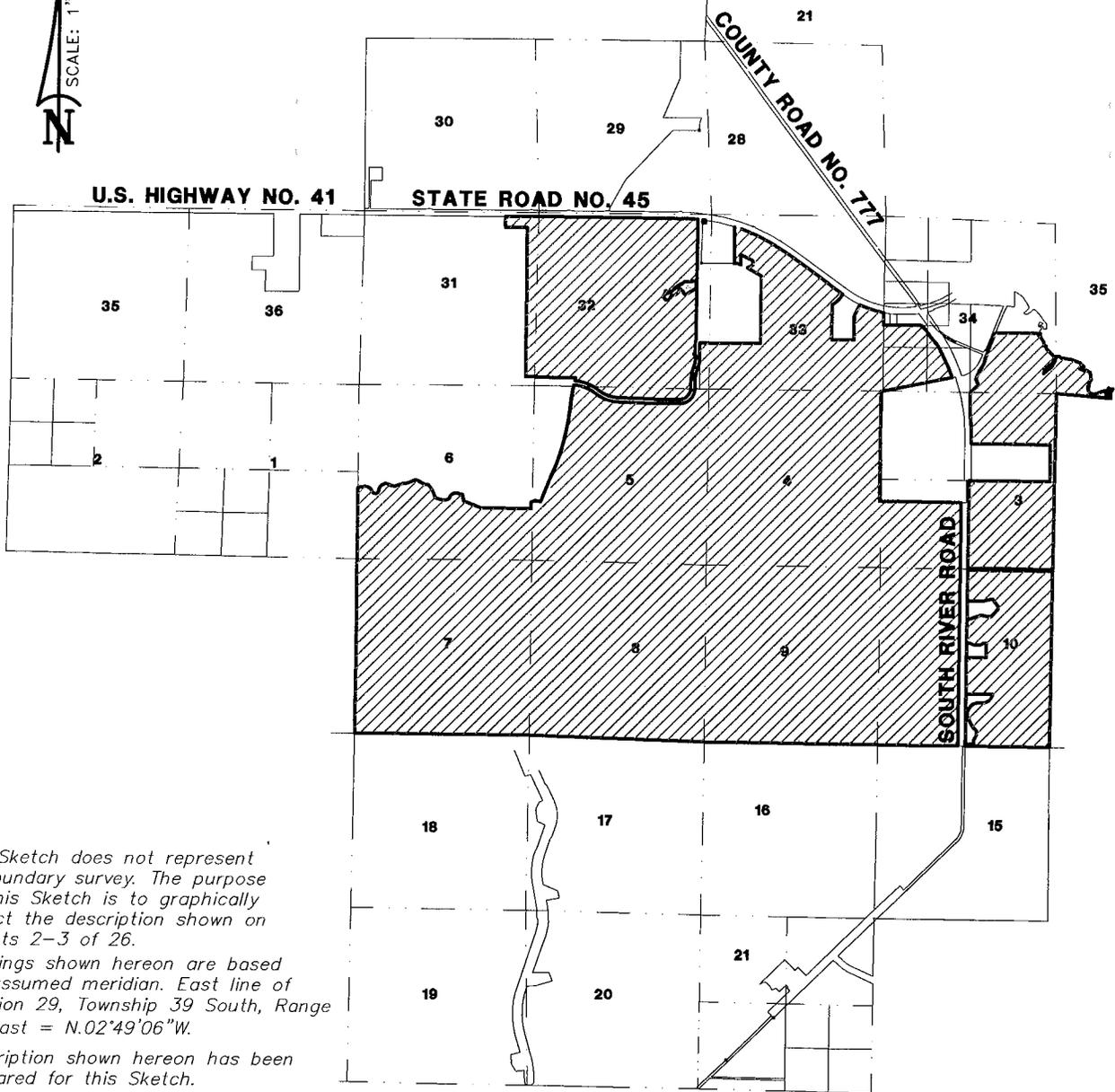
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EXHIBIT "A-4"

SKETCH OF DESCRIPTION

SHEET 1 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY
 SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

Randall E. Britt, Professional Land Surveyor
 Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16



BRITT SURVEYING, INC.

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SKETCH OF DESCRIPTION

SHEET 2 OF 26

DESCRIPTION:

LANDS LOCATED IN TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

All of Section 31, less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;
Lands conveyed to DiVosta & Company, Inc, recorded in Official Records Instrument No. 2003259292, of the Public Records of Sarasota County, Florida.

All of Section 32, Less and Except the following:

West Villages Parkway as described in Official Records Instrument No.: 2007188871; 2009155882; 2010059621; and 2013134805, of the Public Records of Sarasota County, Florida, less and except the following:
The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;
Lands conveyed to Sarasota County Public Hospital District, recorded in Official Records Instrument No. 2015141220, of the Public Records of Sarasota County, Florida;
Lands conveyed to DiVosta and Company, Inc. recorded in Official Records Instrument No. 2003259292, of the Public Records of Sarasota County, Florida;
That portion conveyed to the District Board of Trustees of Manatee Junior College, recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida.

All of Section 33, lying South of U.S. Highway No. 41 (State Road No. 45), less and except the following:

The right-of-way for U.S. Highway No. 41 (State Road No. 45), pursuant to Order of Taking recorded in Official Records Book 1039, Page 762, of the Public Records of Sarasota County, Florida;
That portion of lands conveyed to the District Board of Trustees of Manatee Junior College, recorded in Official Records Book 1571, Page 2172, of the Public Records of Sarasota County, Florida;
Lands conveyed to County of Sarasota in Official Records Book 2389, Page 528 of the Public Records of Sarasota County, Florida;
Lands conveyed to John H. Nevins, as Bishop of the Diocese of Venice, recorded in Official Records Instrument No. 1998166154, of the Public Records of Sarasota County, Florida;
Lands conveyed to West Villages Improvement District in Official Records Instrument No. 2005281157 of the Public Records of Sarasota County, Florida;
Lands conveyed to Sarasota County Public Hospital District, recorded in Official Records Instrument No. 2015141220, of the Public Records of Sarasota County, Florida;

The Southwest 1/4 of Section 34, lying West of County Road No. 777, less and except the following:

The North 1/2 of the NW 1/4 of the SW 1/4; The maintained right-of-way of South River Road (County Road No. 777);
The right-of-way for COUNTY ROAD NO. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;
Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 1999111833, of the Public Records of Sarasota County, Florida;
Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida;
Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371, of the Public Records of Sarasota County, Florida;
Lands conveyed to West Villages Improvement District recorded in Official Records Instrument No. 2011005442, of the Public Records of Sarasota County, Florida.

The South 1/2 of Section 34, lying West of the Myakka River, and easterly of County Road No. 777, less and except the following:

The NW 1/4 of the NE 1/4 of the SW 1/4;
The maintained right-of-way of South River Road (County Road No. 777);
The right-of-way for County Road No. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;
Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 1999111833, of the Public Records of Sarasota County, Florida;
Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida;
Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 of the Public Records of Sarasota County, Florida;
Lands conveyed to West Villages Improvement District recorded in Official Records Instrument No. 2011005442, of the Public Records of Sarasota County, Florida.

All of Section 35, lying West of the Myakka River.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY
SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

CONTINUED ON PAGE 3 OF 26

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16



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SKETCH OF DESCRIPTION

DESCRIPTION: CONTINUED

LANDS LOCATED IN TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA:

The East Half of Section 3, less and except the following:

Lands conveyed to the County of Sarasota for East River Road right-of-way, recorded in Deed Book 168, Page 240 of the Public Records of Sarasota County, Florida;

The right-of-way for COUNTY ROAD NO. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 and 2008060374, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District, recorded in Official Records Instrument No. 2009021691, of the Public Records of Sarasota County, Florida.

The West Half of Section 3, less and except the following:

The right-of-way for COUNTY ROAD NO. 777 (as realigned), pursuant to Order of Taking recorded in Official Records Book 2679, Page 2750, of the Public Records of Sarasota County, Florida;

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 and 2008060374, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District, recorded in Official Records Instrument No. 2009021691, of the Public Records of Sarasota County, Florida.

All of Section 4, less and except the following:

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 2000002794, of the Public Records of Sarasota County, Florida.

All of Section 5, less and except the following:

Lands conveyed to DiVosta Homes, L.P., recorded in Official Records Instrument No. 2004012753, of the Public Records of Sarasota County, Florida;

Lands conveyed to West Villages Improvement District, recorded in Official Records Instrument No. 2007188871, of the Public Records of Sarasota County, Florida;

All of Section 6, less and except the following:

Lands conveyed to DiVosta Homes, L.P., recorded in Official Records Instrument No. 2004012753, of the Public Records of Sarasota County, Florida.

All of Section 7;

All of Section 8;

All of Section 9.

All of Section 10, Township 40 South, Range 20 East, Sarasota County, Florida, less and except the following:

Lands conveyed to the Sarasota County, recorded in Deed Book 168, Page 240 of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2008060371 and 2008060374, of the Public Records of Sarasota County, Florida.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY
SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

CONTINUED FROM PAGE 2 OF 26

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16



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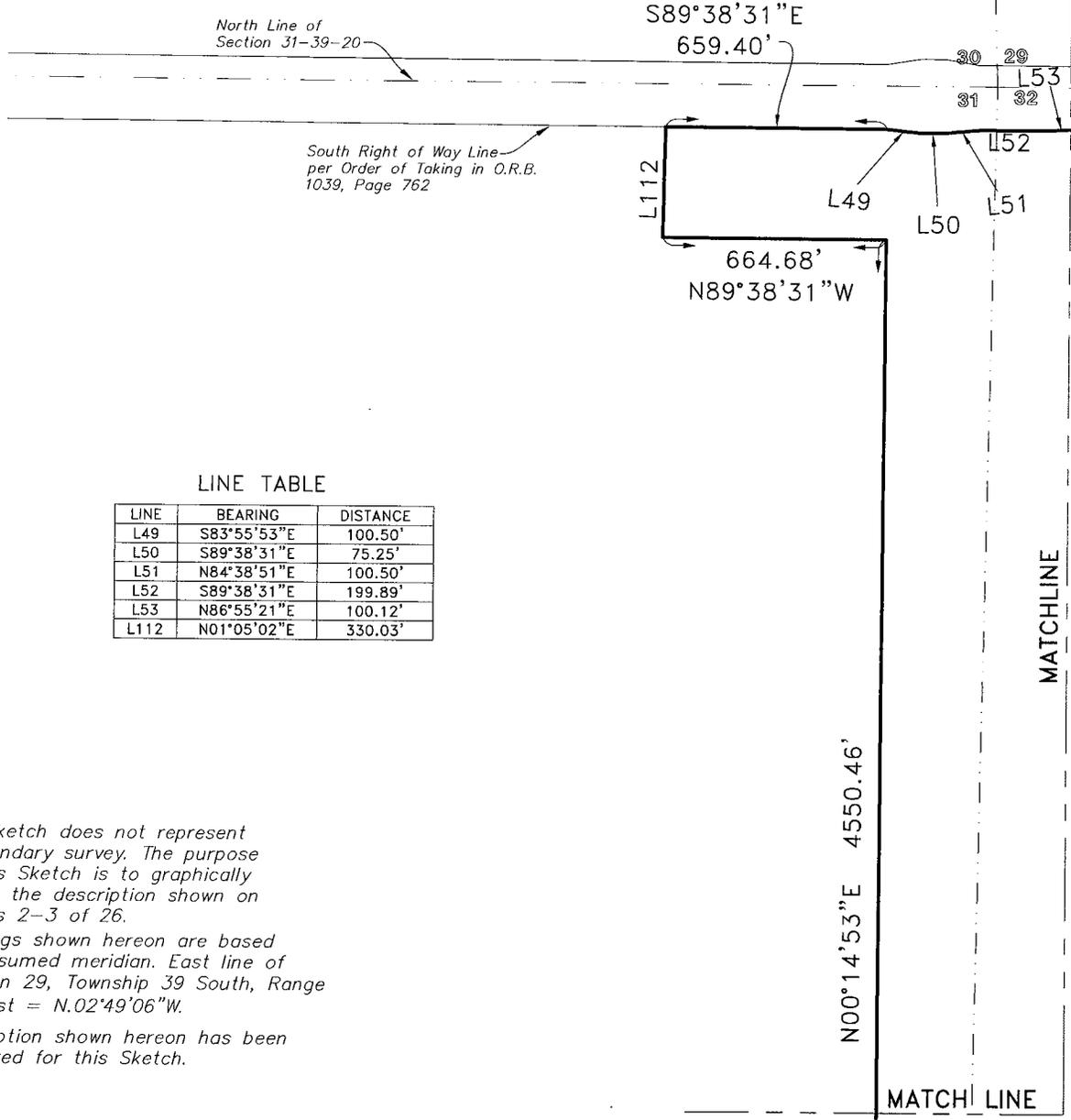
SKETCH OF DESCRIPTION

SHEET 4 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



U.S. HIGHWAY NO. 41 STATE ROAD NO. 45



LINE TABLE

LINE	BEARING	DISTANCE
L49	S83°55'53"E	100.50'
L50	S89°38'31"E	75.25'
L51	N84°38'51"E	100.50'
L52	S89°38'31"E	199.89'
L53	N86°55'21"E	100.12'
L112	N01°05'02"E	330.03'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2016
 JOB NUMBER: 16-03-16



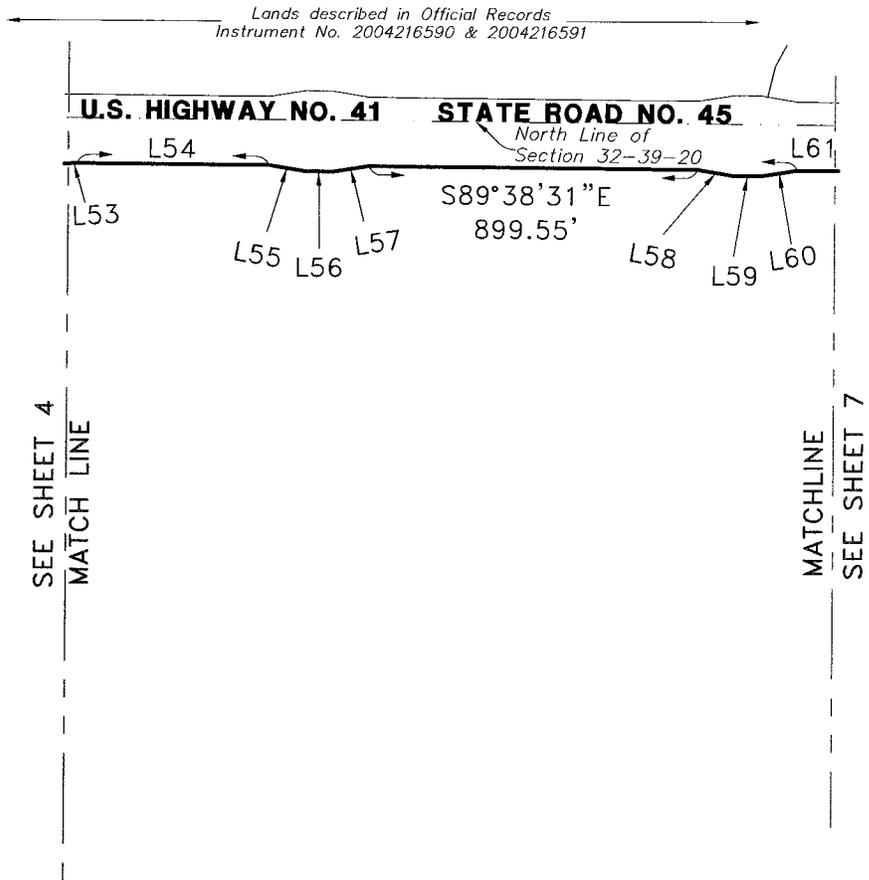
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SKETCH OF DESCRIPTION

SHEET 5 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

LINE TABLE

LINE	BEARING	DISTANCE
L53	N86°55'21"E	100.12'
L54	S89°38'31"E	524.70'
L55	S80°32'48"E	101.22'
L56	S89°38'31"E	75.10'
L57	N81°16'04"E	101.27'
L58	S80°33'06"E	101.27'
L59	S89°38'31"E	74.92'
L60	N81°15'29"E	101.16'
L61	S89°38'31"E	338.33'

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2016
 JOB NUMBER: 16-03-16



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SKETCH OF DESCRIPTION

SHEET 6 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



SEE SHEET 4

MATCH LINE

N00°14'53"E 4550.46'

East Line of Section 31-39-20
 West Line of Section 32-39-20

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

N89°05'35"W 1251.87'

L111

South Line of Section 31-39-20

31 32

South Line of Section 32-39-20

6 5

MATCHLINE

C67

C101

WEST VILLAGES PARKWAY

13.96'
 N87°40'52"W

C66

C102

C74

C76

C77

C73

MATCHLINE

LINE TABLE

LINE	BEARING	DISTANCE
L110	N07°05'12"E	704.37'
L111	S89°54'47"W	259.05'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C66	2999.79'	06°41'53"	N10°26'08"E	350.49'	350.69'
C67	2999.79'	01°46'06"	N17°10'25"E	92.58'	92.58'
C73	1210.00'	37°00'06"	N69°29'57"W	767.91'	781.42'
C74	1082.00'	23°17'32"	N62°38'40"W	436.84'	439.86'
C76	1210.00'	23°18'04"	S62°38'56"E	488.70'	492.09'
C77	1082.00'	37°00'06"	S69°29'57"E	686.68'	698.76'
C101	1210.00'	12°40'31"	N80°38'14"W	267.14'	267.69'
C102	1082.00'	13°23'26"	N80°59'09"W	252.30'	252.87'

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

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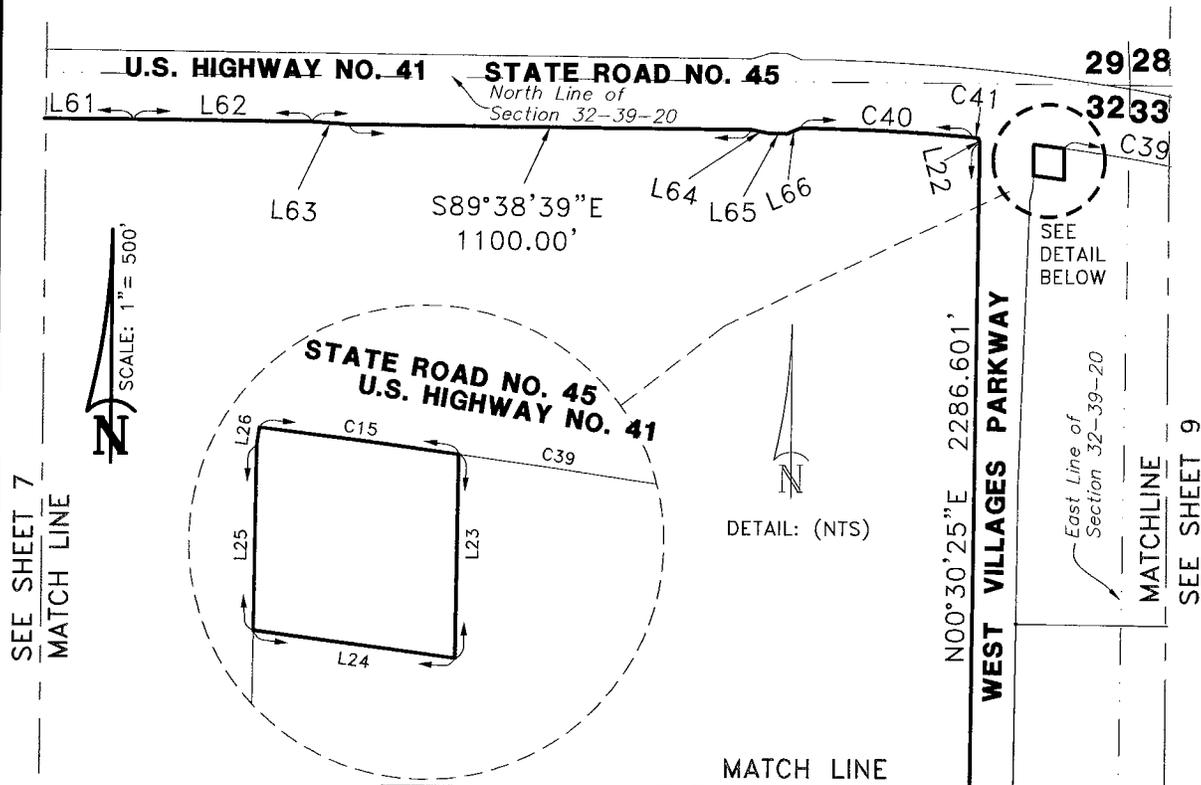
DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 7 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

SEE SHEET 8

LINE TABLE

LINE	BEARING	DISTANCE
L22	S13°42'55"E	14.74'
L23	S00°30'25"W	85.70'
L24	N82°34'07"W	85.62'
L25	N00°30'25"E	77.61'
L26	N08°03'02"E	7.88'
L61	S89°38'31"E	338.33'
L62	S89°38'39"E	486.38'
L63	S86°12'38"E	100.18'
L64	S78°20'03"E	50.99'
L65	S89°38'39"E	50.00'
L66	N67°28'05"E	40.95'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C15	30.00'	86°10'01"	N42°34'35"W	40.98'	45.12'
C39	5603.58'	04°47'09"	S79°50'37"E	467.92'	468.06'
C40	5507.63'	04°52'08"	S87°13'50"E	467.89'	468.03'
C41	5603.58'	12°11'00"	S83°32'33"E	1189.30'	1191.55'

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

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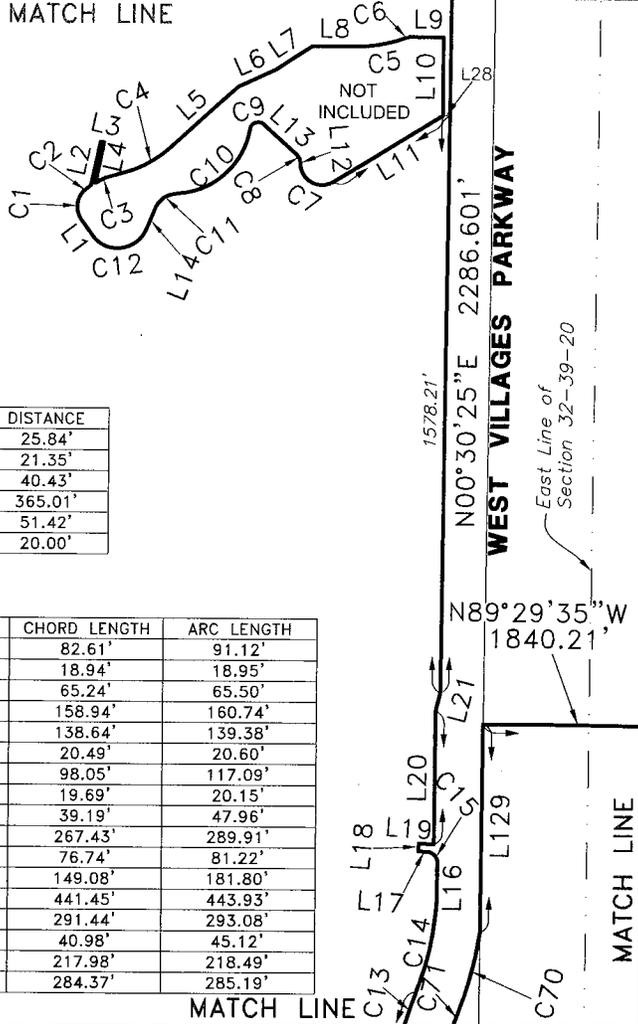
JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 8 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

SEE SHEET 7
 MATCH LINE



LINE TABLE

LINE	BEARING	DISTANCE
L17	N85°39'36\"W	25.84'
L18	N04°20'24\"E	21.35'
L19	S85°55'11\"E	40.43'
L20	N00°30'25\"E	365.01'
L21	N14°00'09\"E	51.42'
L28	S89°29'35\"E	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	60.00'	87°00'47\"	N07°30'54\"E	82.61'	91.12'
C2	210.00'	5°10'11\"	N53°36'23\"E	18.94'	18.95'
C3	210.00'	17°52'18\"	N68°56'19\"E	65.24'	65.50'
C4	310.00'	29°42'29\"	N63°01'14\"E	158.94'	160.74'
C5	390.00'	20°28'37\"	N80°18'44\"E	138.64'	139.38'
C6	57.76'	20°25'58\"	N80°17'24\"E	20.49'	20.60'
C7	57.76'	116°09'08\"	N63°18'21\"W	98.05'	117.09'
C8	27.24'	42°22'22\"	N26°24'58\"W	19.69'	20.15'
C9	22.24'	123°33'00\"	S70°37'21\"W	39.19'	47.96'
C10	210.00'	79°05'54\"	S48°23'48\"W	267.43'	289.91'
C11	70.00'	66°28'53\"	S54°42'18\"W	76.74'	81.22'
C12	85.00'	122°32'39\"	S82°44'11\"W	149.08'	181.80'
C13	1210.00'	21°01'16\"	N11°01'03\"E	441.45'	443.93'
C14	800.00'	20°59'25\"	N11°01'59\"E	291.44'	293.08'
C15	30.00'	86°10'01\"	N42°34'35\"W	40.98'	45.12'
C70	928.00'	13°29'23\"	S14°47'00\"W	217.98'	218.49'
C71	1082.00'	15°06'07\"	S13°58'38\"W	284.37'	285.19'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06\"W.
3. Description shown hereon has been prepared for this Sketch.

MATCH LINE
 SEE SHEET 26

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



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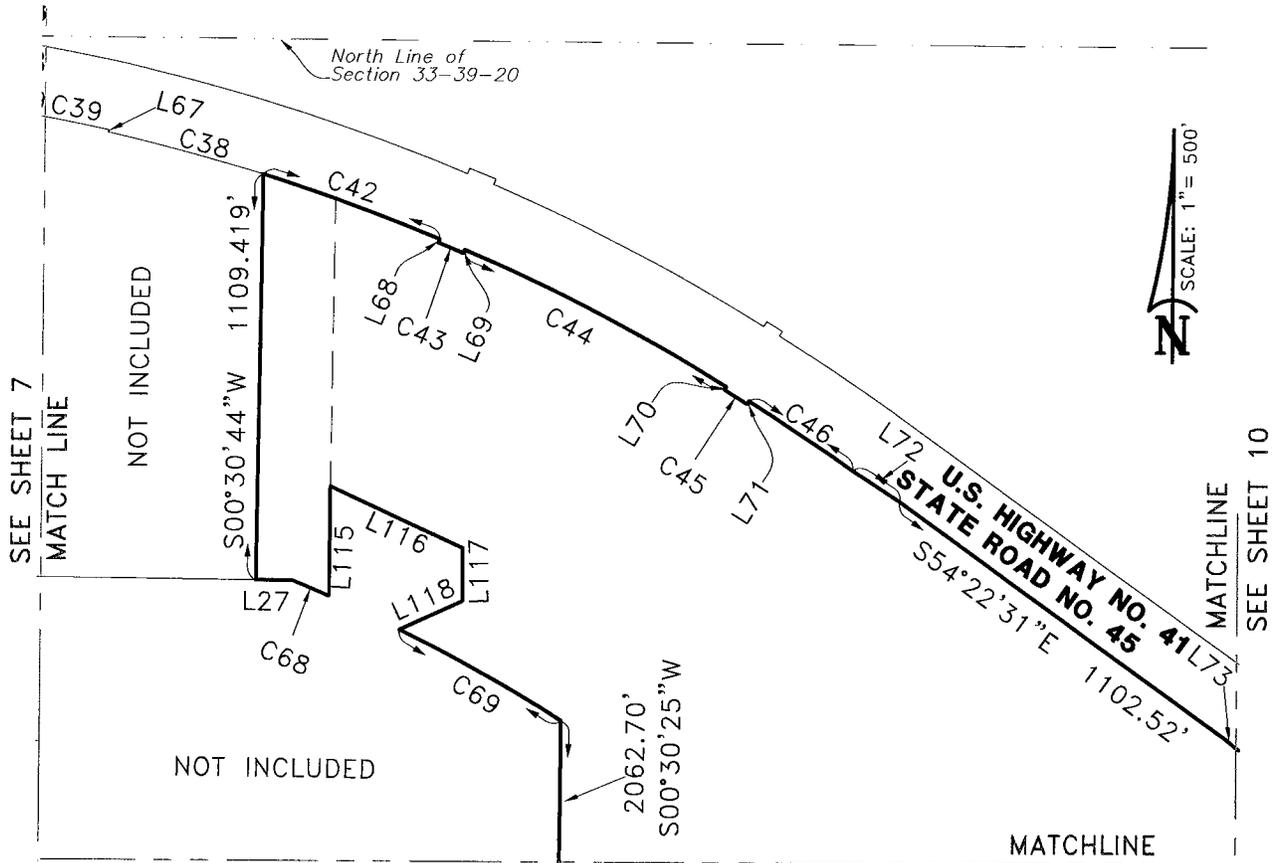
DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 9 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



LINE TABLE

SEE SHEET 26

LINE	BEARING	DISTANCE
L27	N89°29'16\"W	100.13'
L68	S22°19'13\"W	10.00'
L69	N23°06'16\"E	10.00'
L70	S31°08'57\"W	10.00'
L71	N32°24'25\"E	10.00'
L72	S56°35'34\"E	155.08'
L73	S51°00'40\"E	101.66'
L115	N00°30'25\"E	299.99'
L116	S65°21'46\"E	400.68'
L117	S00°00'19\"E	44.96'
L118	S65°18'18\"W	188.09'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C38	5597.58'	04°30'43\"	S75°11'41\"E	440.69'	440.80'
C39	5603.58'	04°47'09\"	S79°50'37\"E	467.92'	468.06'
C42	5597.58'	05°17'20\"	S70°17'39\"E	516.53'	516.72'
C43	5587.58'	00°45'15\"	S67°16'21\"E	73.55'	73.55'
C44	5597.58'	08°17'44\"	S62°44'52\"E	809.74'	810.45'
C45	5587.58'	00°45'12\"	S58°13'22\"E	73.47'	73.47'
C46	5597.58'	03°28'13\"	S56°06'38\"E	338.98'	339.03'
C69	4577.37'	06°20'23\"	S60°40'02\"E	506.22'	506.48'
C68	4577.37'	01°21'10\"	S67°12'59\"E	108.06'	108.06'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06\"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16



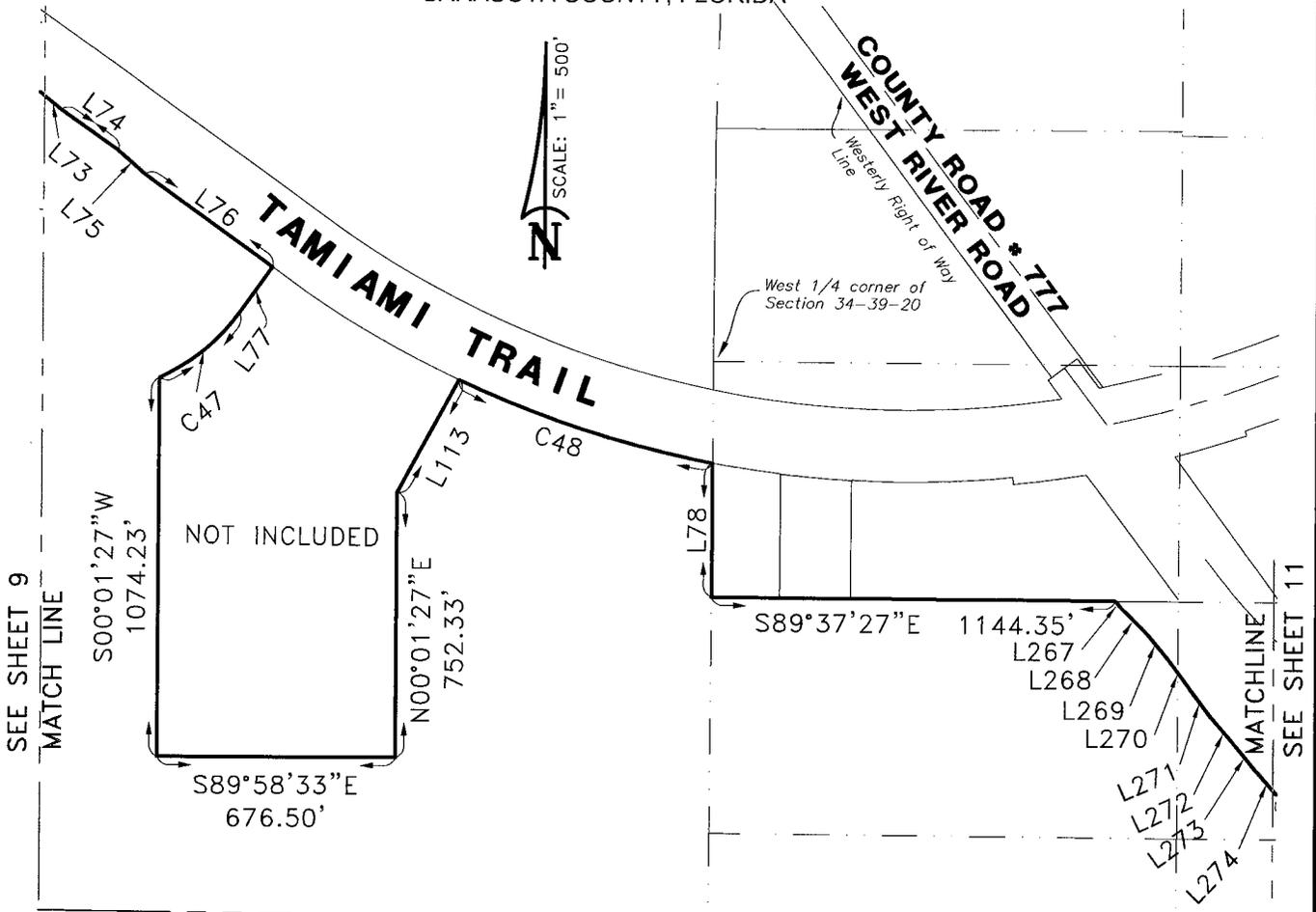
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SKETCH OF DESCRIPTION

SHEET 10 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

LINE TABLE

LINE	BEARING	DISTANCE
L73	S51°00'40"E	101.66'
L74	S54°20'43"E	199.02'
L75	S48°43'03"E	100.71'
L76	S54°22'31"E	447.75'
L77	S35°37'26"W	161.93'
L78	S00°16'02"W	379.82'
L113	N28°06'22"E	362.06'
L267	S39°37'34"E	25.91'
L268	S45°17'40"E	101.12'
L269	S39°37'34"E	100.12'
L270	S36°45'49"E	100.00'
L271	S36°45'49"E	100.00'
L272	S41°20'15"E	100.32'
L273	S39°37'34"E	100.12'
L274	S41°56'40"E	100.42'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C47	559.97'	29°49'56"	S50°32'24"W	288.28'	291.56'
C48	2999.83'	14°31'46"	S72°07'12"E	758.67'	760.71'

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



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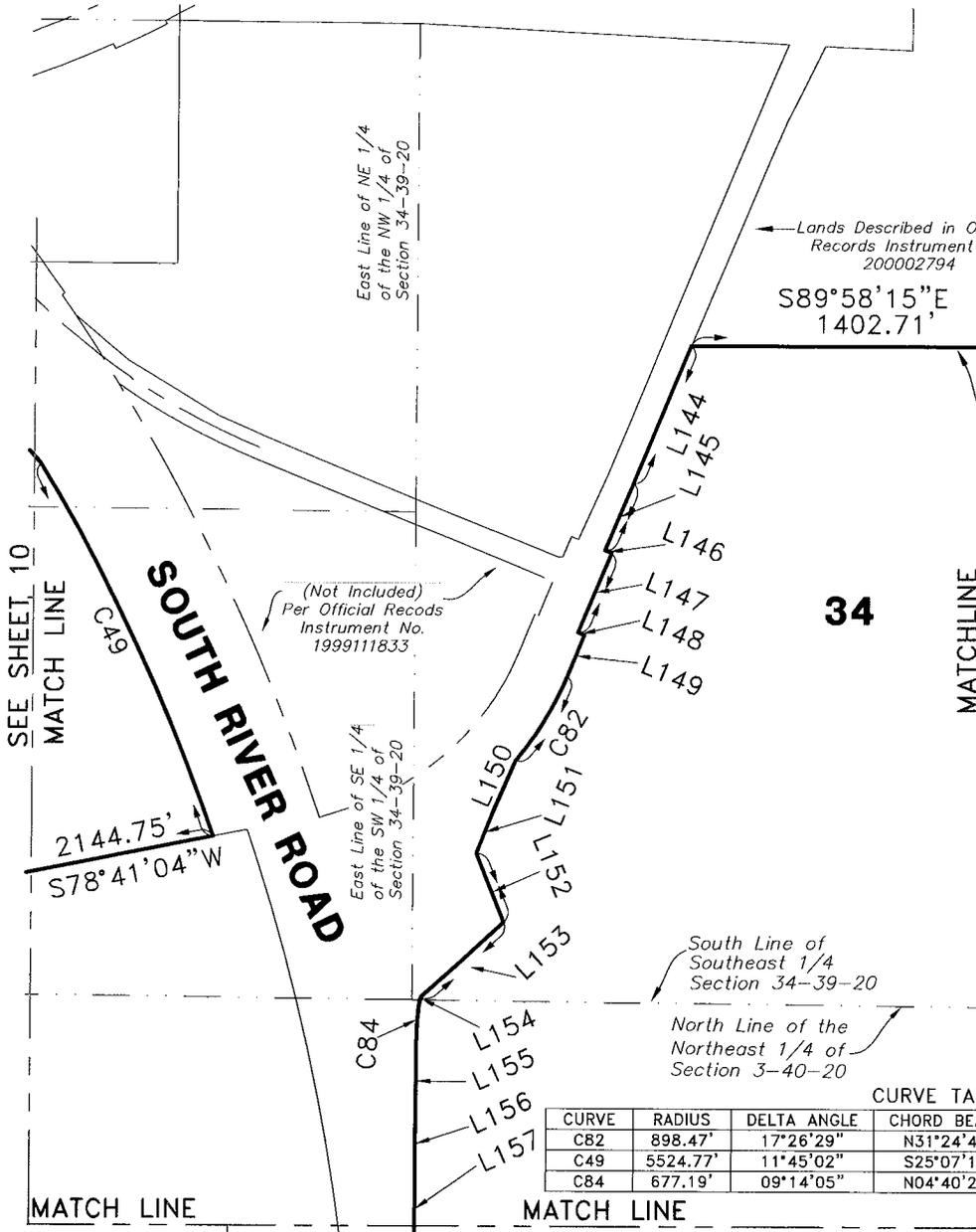
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 JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 11 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



S89°58'15"E
1402.71'

2144.75'
S78°41'04"W

34

LINE TABLE

LINE	BEARING	DISTANCE
L144	N22°41'43"E	410.63'
L145	N22°43'05"E	200.12'
L146	N67°18'34"W	20.00'
L147	N22°41'26"E	236.84'
L148	N67°18'34"W	20.00'
L149	N22°41'26"E	121.93'
L150	N23°19'25"E	152.85'
L151	N21°43'20"E	124.25'
L152	N22°06'42"W	204.37'
L153	N47°29'14"E	305.99'
L154	N00°29'03"E	28.84'
L155	N00°28'06"E	171.99'
L156	N00°08'28"E	174.99'
L157	N00°28'06"E	182.10'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C82	898.47'	17°26'29"	N31°24'40"E	272.45'	273.50'
C49	5524.77'	11°45'02"	S25°07'17"E	1131.06'	1133.05'
C84	677.19'	09°14'05"	N04°40'28"E	109.03'	109.15'

NOTES:

- This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
- Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
- Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY
 SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



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SKETCH OF DESCRIPTION

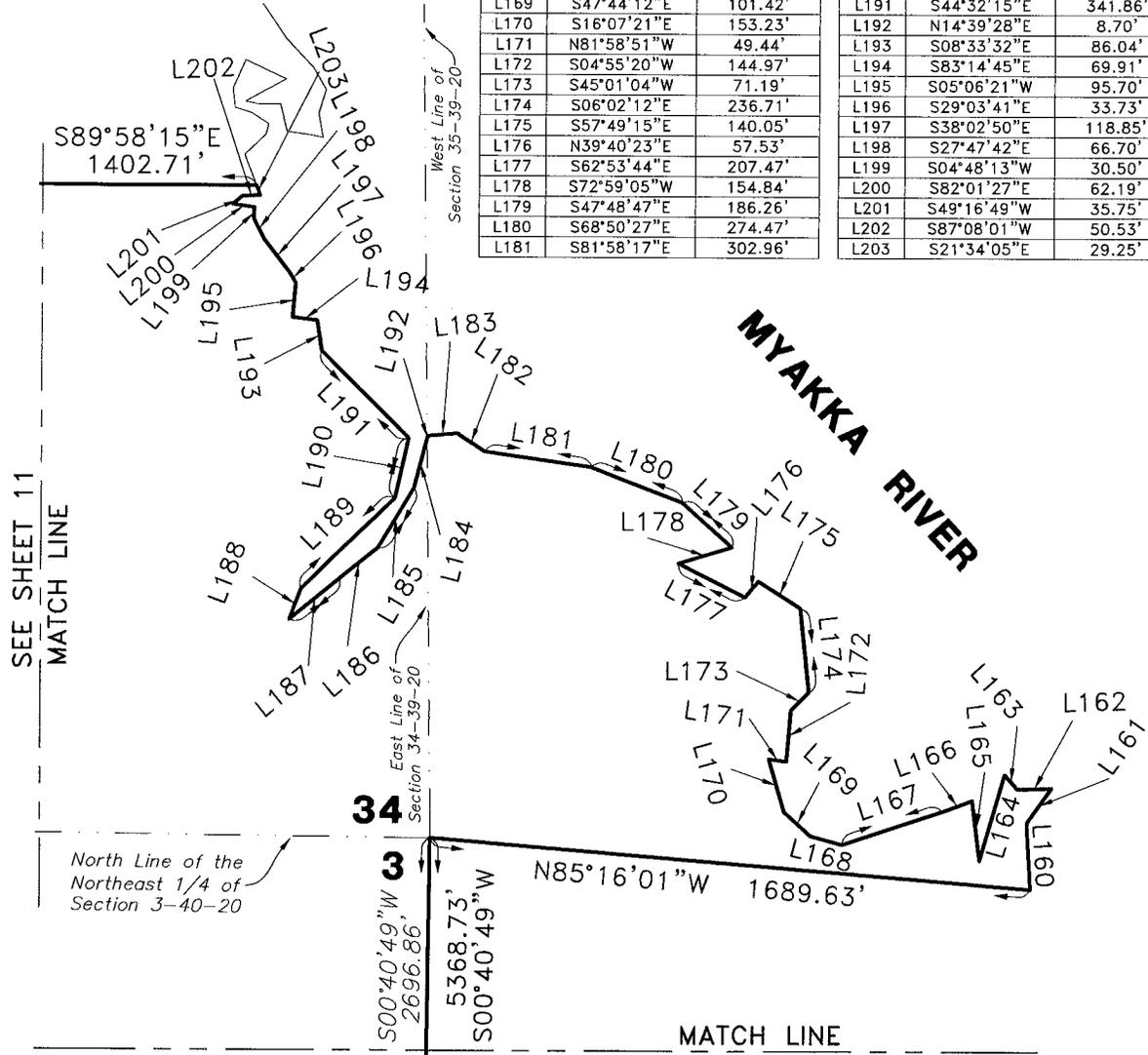
SHEET 12 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L160	S03°22'55"E	186.57'	L182	S56°56'55"E	94.29'
L161	S35°21'44"W	120.07'	L183	N84°30'01"E	82.63'
L162	N88°25'14"E	95.82'	L184	N14°39'28"E	142.10'
L163	S41°49'13"E	54.00'	L185	N30°16'16"E	194.74'
L164	N16°08'04"E	251.64'	L186	N49°51'05"E	136.17'
L165	S07°22'52"E	170.05'	L187	N50°39'19"E	179.47'
L166	N69°59'39"E	89.35'	L188	S20°31'27"W	91.63'
L167	N71°33'44"E	296.55'	L189	S45°03'46"W	362.63'
L168	S74°55'23"E	91.96'	L190	S12°14'52"W	171.50'
L169	S47°44'12"E	101.42'	L191	S44°32'15"E	341.86'
L170	S16°07'21"E	153.23'	L192	N14°39'28"E	8.70'
L171	N81°58'51"W	49.44'	L193	S08°33'32"E	86.04'
L172	S04°55'20"W	144.97'	L194	S83°14'45"E	69.91'
L173	S45°01'04"W	71.19'	L195	S05°06'21"W	95.70'
L174	S06°02'12"E	236.71'	L196	S29°03'41"E	33.73'
L175	S57°49'15"E	140.05'	L197	S38°02'50"E	118.85'
L176	N39°40'23"E	57.53'	L198	S27°47'42"E	66.70'
L177	S62°53'44"E	207.47'	L199	S04°48'13"W	30.50'
L178	S72°59'05"W	154.84'	L200	S82°01'27"E	62.19'
L179	S47°48'47"E	186.26'	L201	S49°16'49"W	35.75'
L180	S68°50'27"E	274.47'	L202	S87°08'01"W	50.53'
L181	S81°58'17"E	302.96'	L203	S21°34'05"E	29.25'



THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

MATCH LINE
 SEE SHEET 13
 SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



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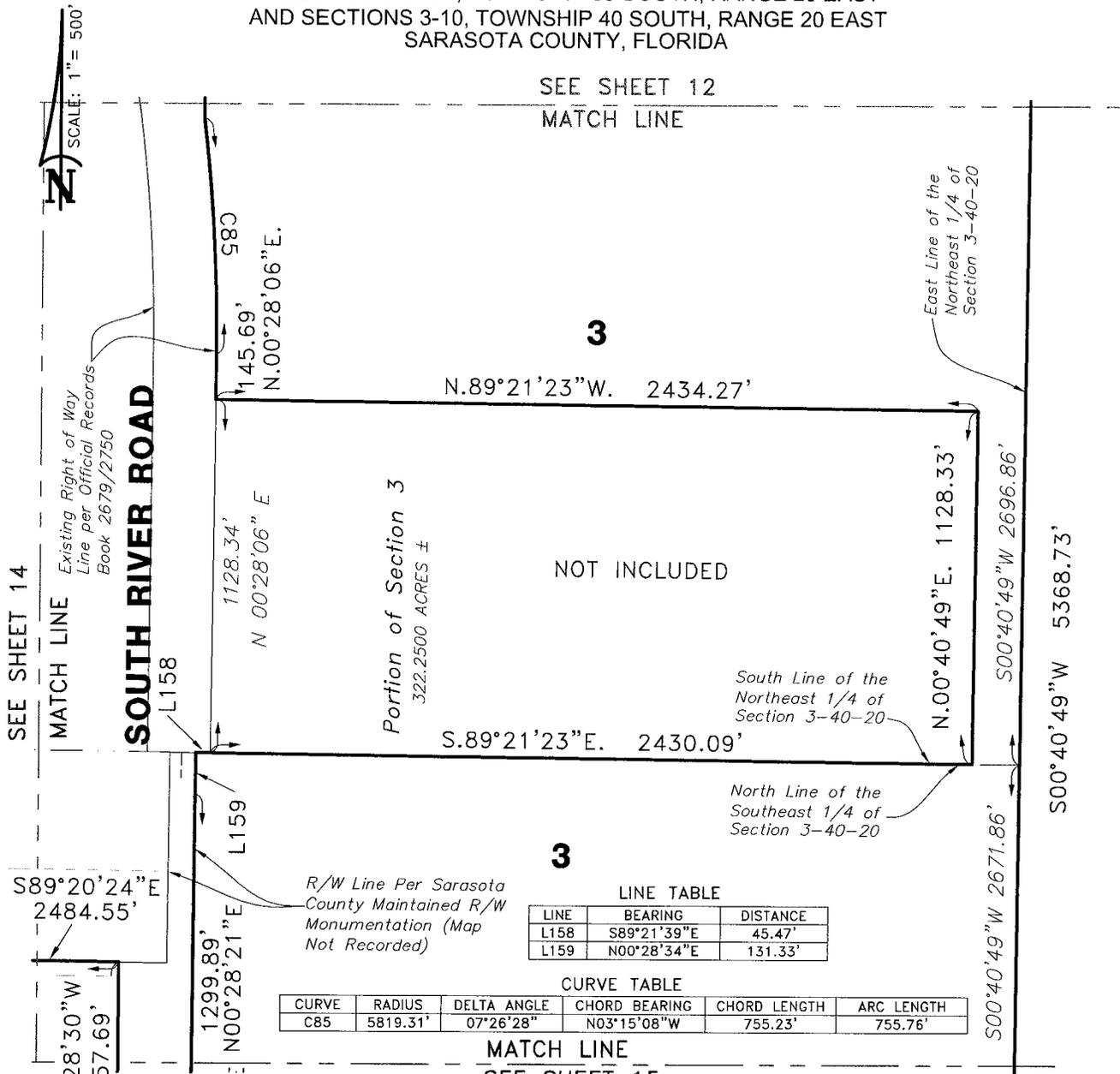
DATE: MARCH 15, 2016
 JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 13 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

SEE SHEET 12
 MATCH LINE



3

LINE TABLE

LINE	BEARING	DISTANCE
L158	S89°21'39"E	45.47'
L159	N00°28'34"E	131.33'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C85	5819.31'	07°26'28"	N03°15'08"W	755.23'	755.76'

MATCH LINE
 SEE SHEET 15

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
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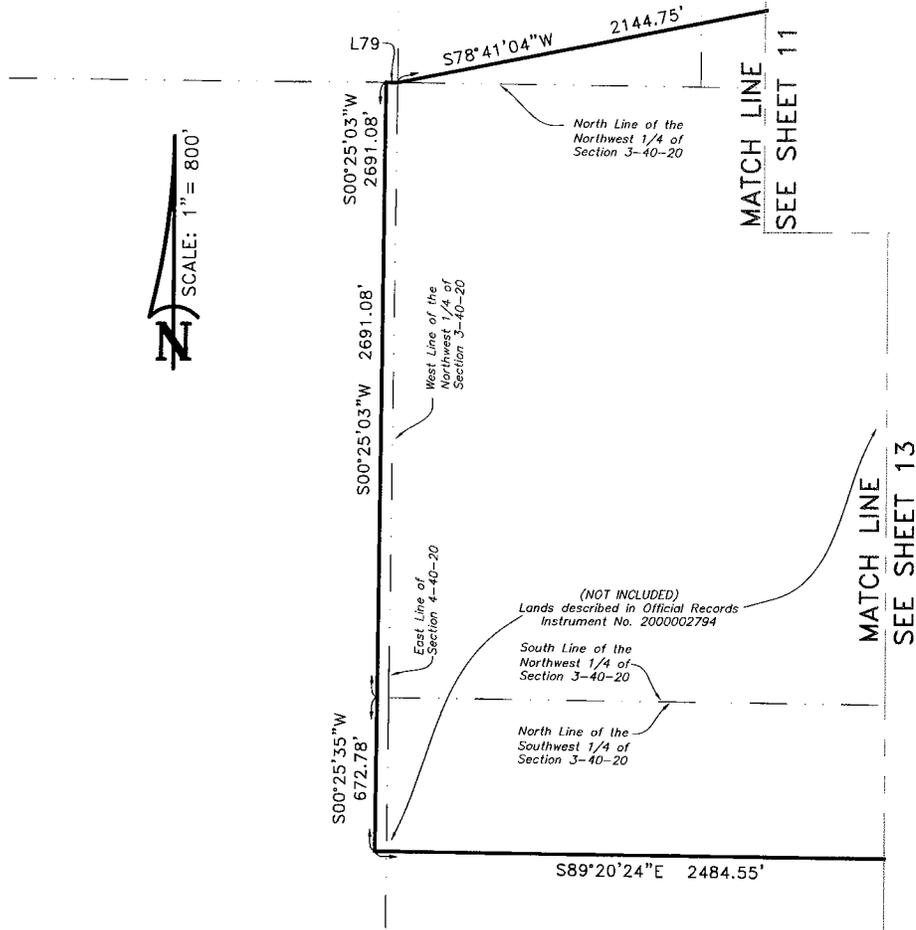
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DATE: MARCH 15, 2016
 JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 14 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L79	N89°39'52"W	50.00'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



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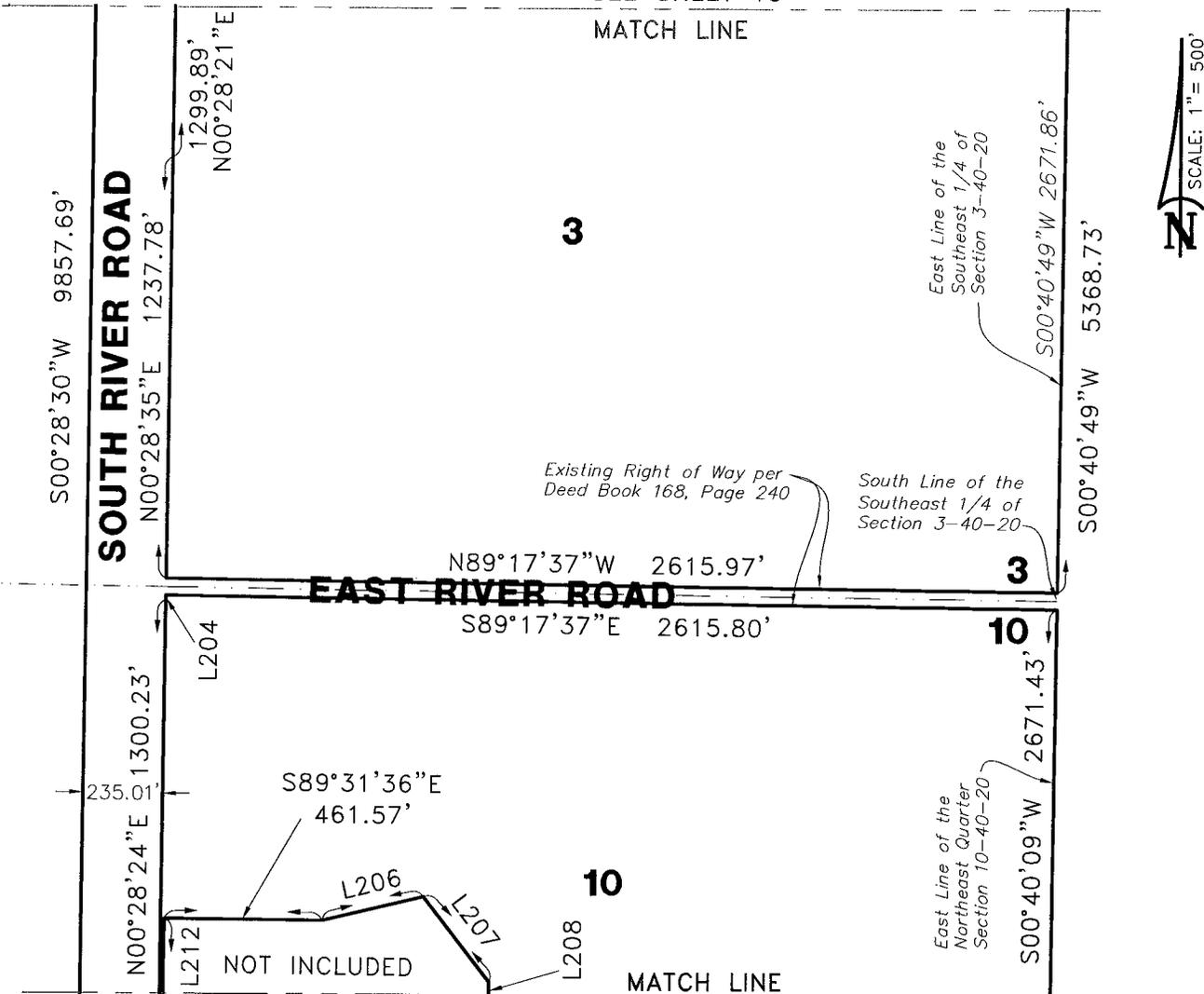
SKETCH OF DESCRIPTION

SHEET 15 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

SEE SHEET 13

MATCH LINE



MATCH LINE
 SEE SHEET 16

LINE TABLE

LINE	BEARING	DISTANCE
L204	N00°28'35"E	12.22'
L206	N76°35'59"E	306.48'
L207	S37°45'05"E	315.52'
L208	S00°00'00"E	53.94'
L212	N00°28'25"E	573.66'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

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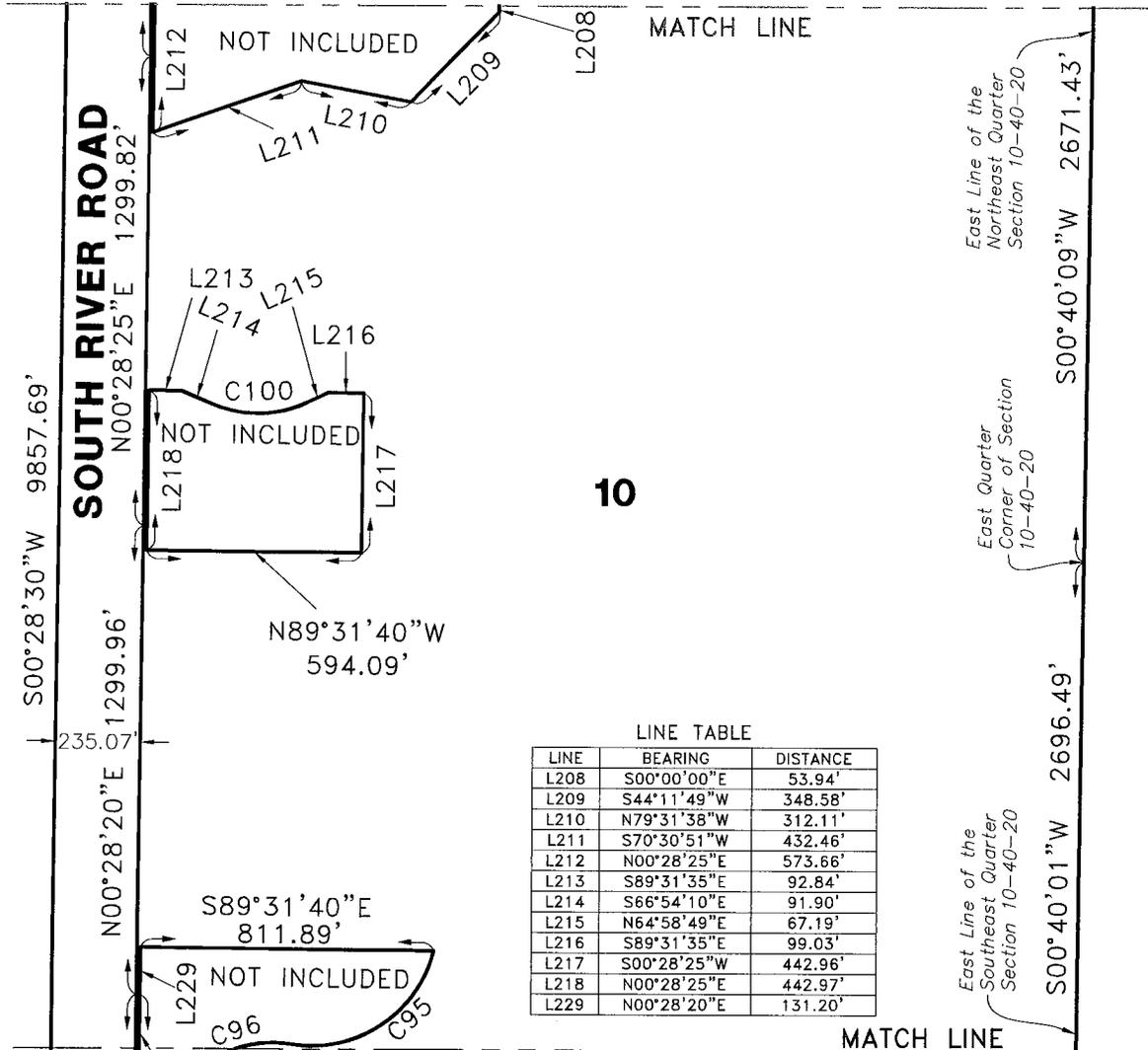
JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 16 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

SEE SHEET 15
 MATCH LINE



LINE TABLE

LINE	BEARING	DISTANCE
L208	S00°00'00"E	53.94'
L209	S44°11'49"W	348.58'
L210	N79°31'38"W	312.11'
L211	S70°30'51"W	432.46'
L212	N00°28'25"E	573.66'
L213	S89°31'35"E	92.84'
L214	S66°54'10"E	91.90'
L215	N64°58'49"E	67.19'
L216	S89°31'35"E	99.03'
L217	S00°28'25"W	442.96'
L218	N00°28'25"E	442.97'
L229	N00°28'20"E	131.20'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C96	300.00'	71°21'53"	S63°43'58"W	349.97'	373.66'
C95	350.00'	85°19'12"	S56°45'18"W	474.35'	521.19'
C100	315.00'	48°07'00"	N89°02'19"E	256.83'	264.54'

NOTES:

- This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
- Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
- Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

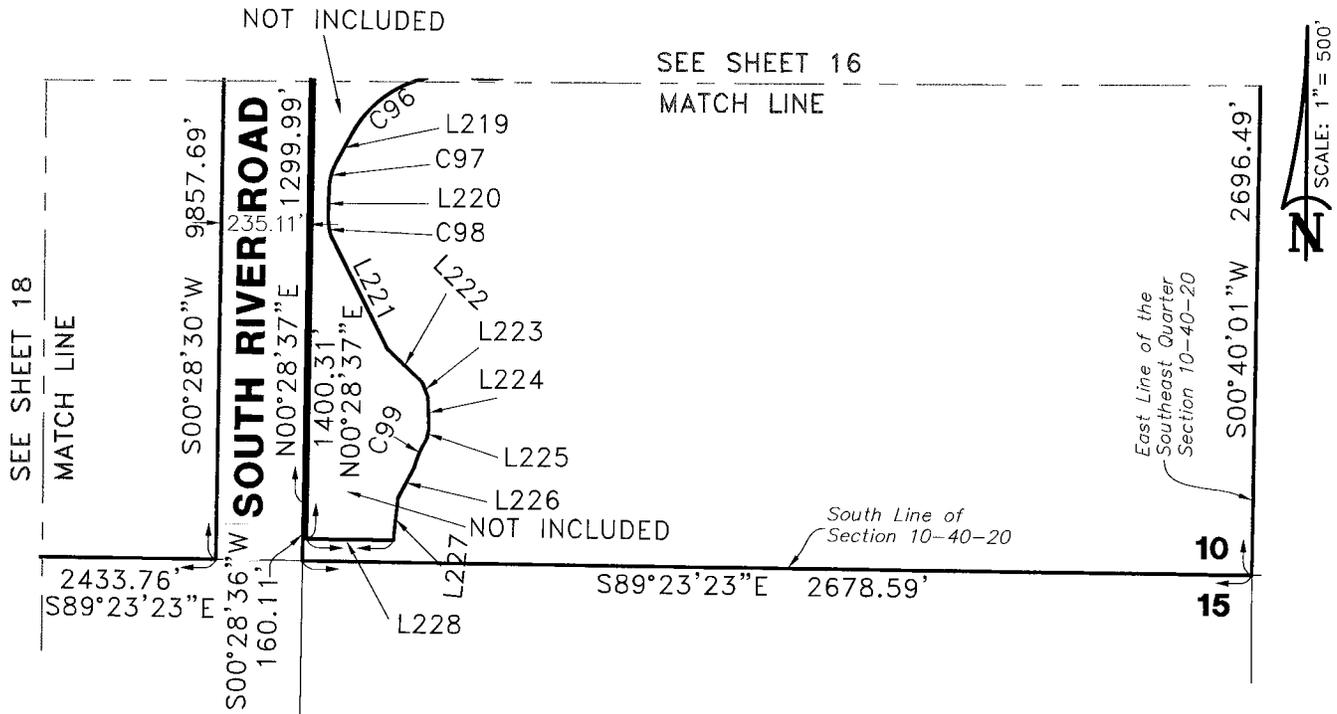
LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
 606 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1396 Fax: (941) 484-5766
 Email: bsi@brittsurveying.com

DATE: MARCH 15, 2016
 JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 17 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L208	S00°00'00"E	53.94'
L209	S44°11'49"W	348.58'
L210	N79°31'38"W	312.11'
L211	S70°30'51"W	432.46'
L212	N00°28'25"E	573.66'
L213	S89°31'35"E	92.84'
L214	S66°54'10"E	91.90'
L215	N64°58'49"E	67.19'
L216	S89°31'35"E	99.03'
L217	S00°28'25"W	442.96'
L218	N00°28'25"E	442.97'
L229	N00°28'20"E	131.20'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C96	300.00'	71°21'53"	S63°43'58"W	349.97'	373.66'
C95	350.00'	85°19'12"	S56°45'18"W	474.35'	521.19'
C100	315.00'	48°07'00"	N89°02'19"E	256.83'	264.54'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

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Email: bsi@brittsurveying.com

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

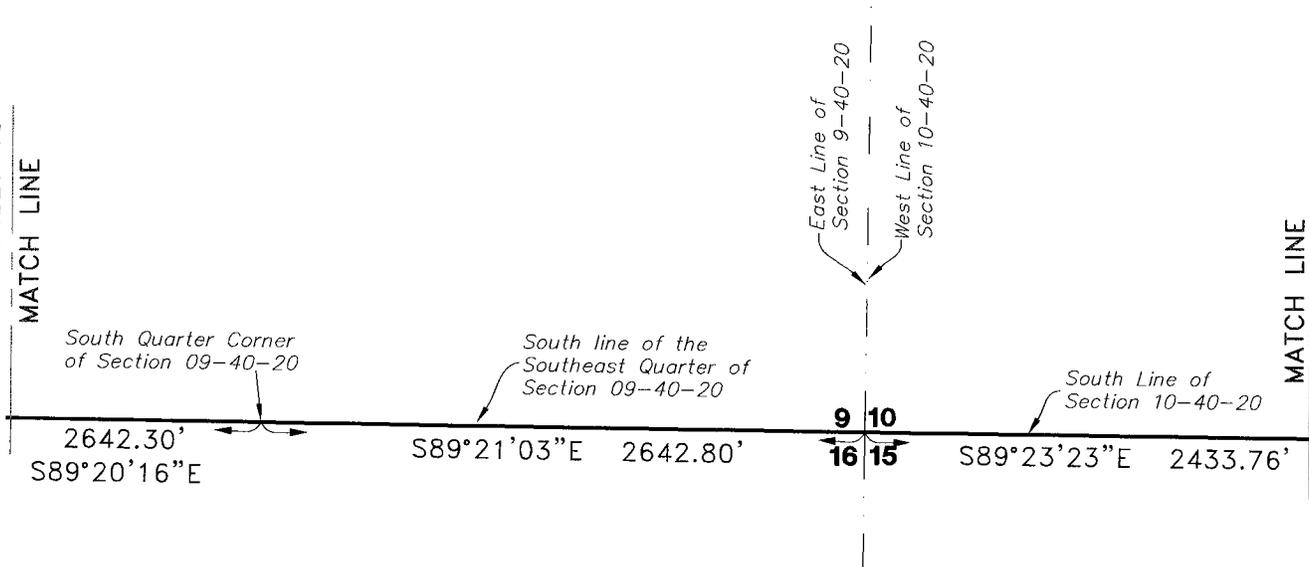
SHEET 18 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



SEE SHEET 19
MATCH LINE

MATCH LINE
SEE SHEET 17



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



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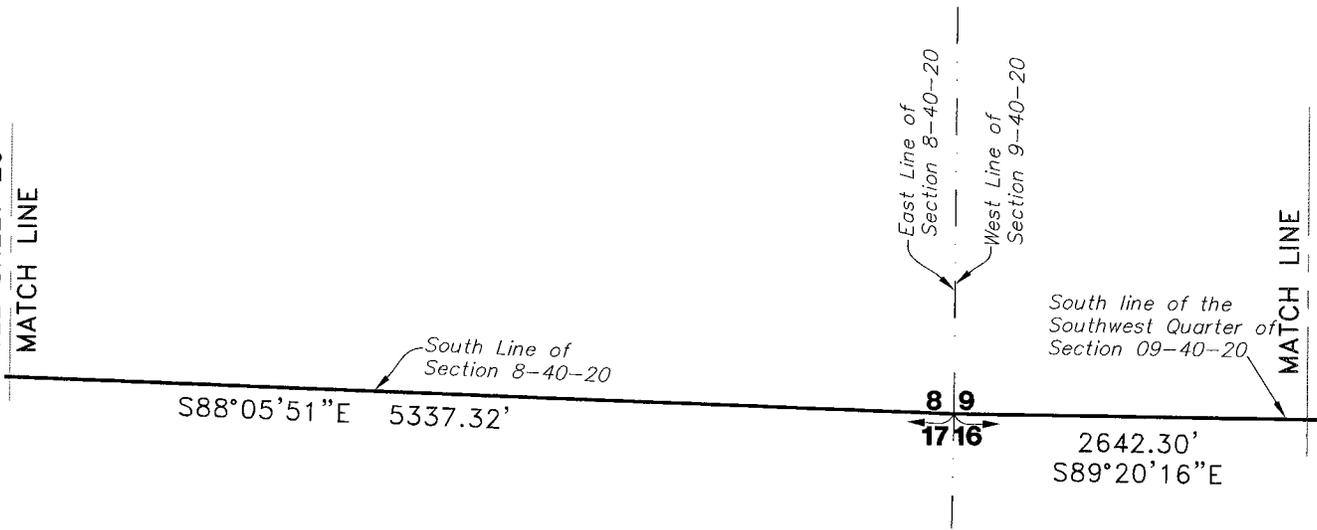
SKETCH OF DESCRIPTION

SHEET 19 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



SEE SHEET 20
 MATCH LINE



MATCH LINE
 SEE SHEET 18

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



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Email: bsi@brittsurveying.com

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 20 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

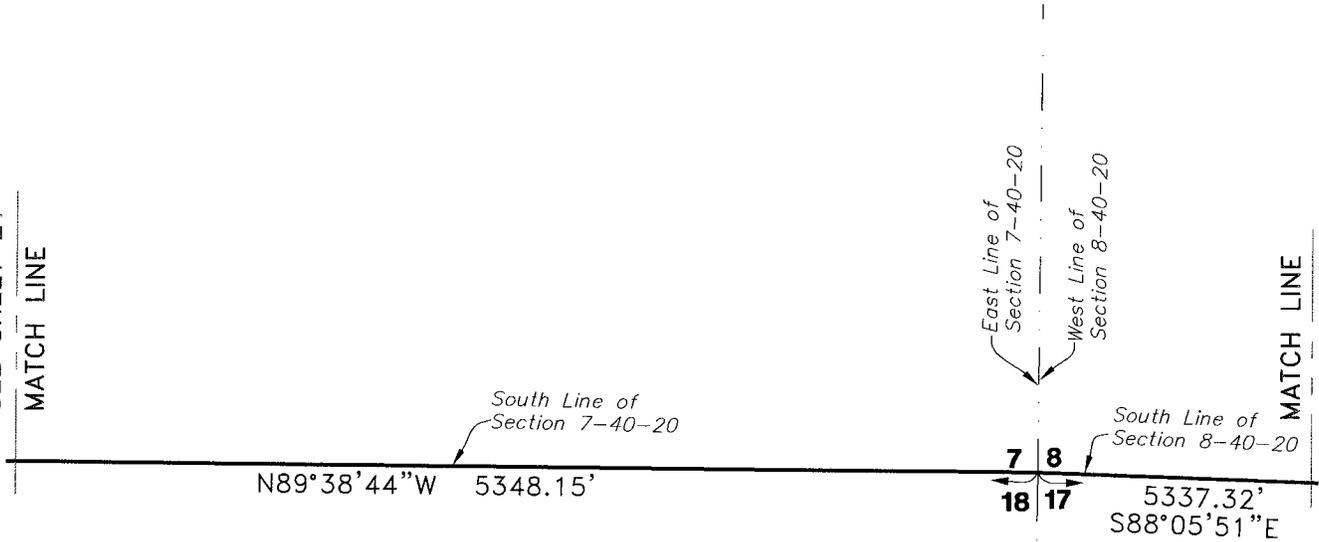


SEE SHEET 21

MATCH LINE

MATCH LINE

SEE SHEET 19



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

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DATE: MARCH 15, 2016
 JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

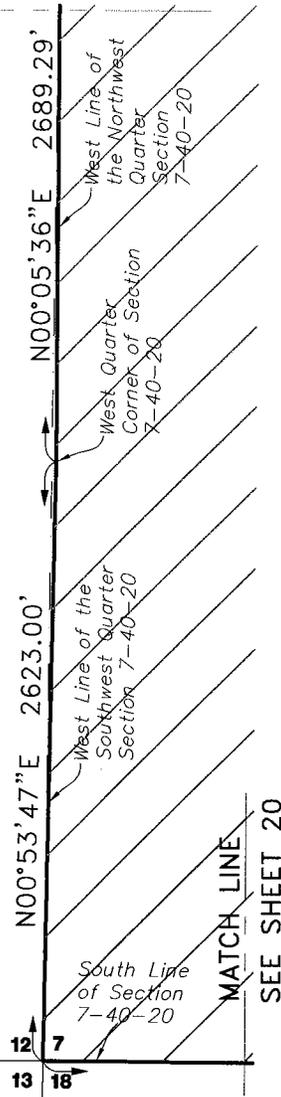
SHEET 21 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



SEE SHEET 22

MATCH LINE



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



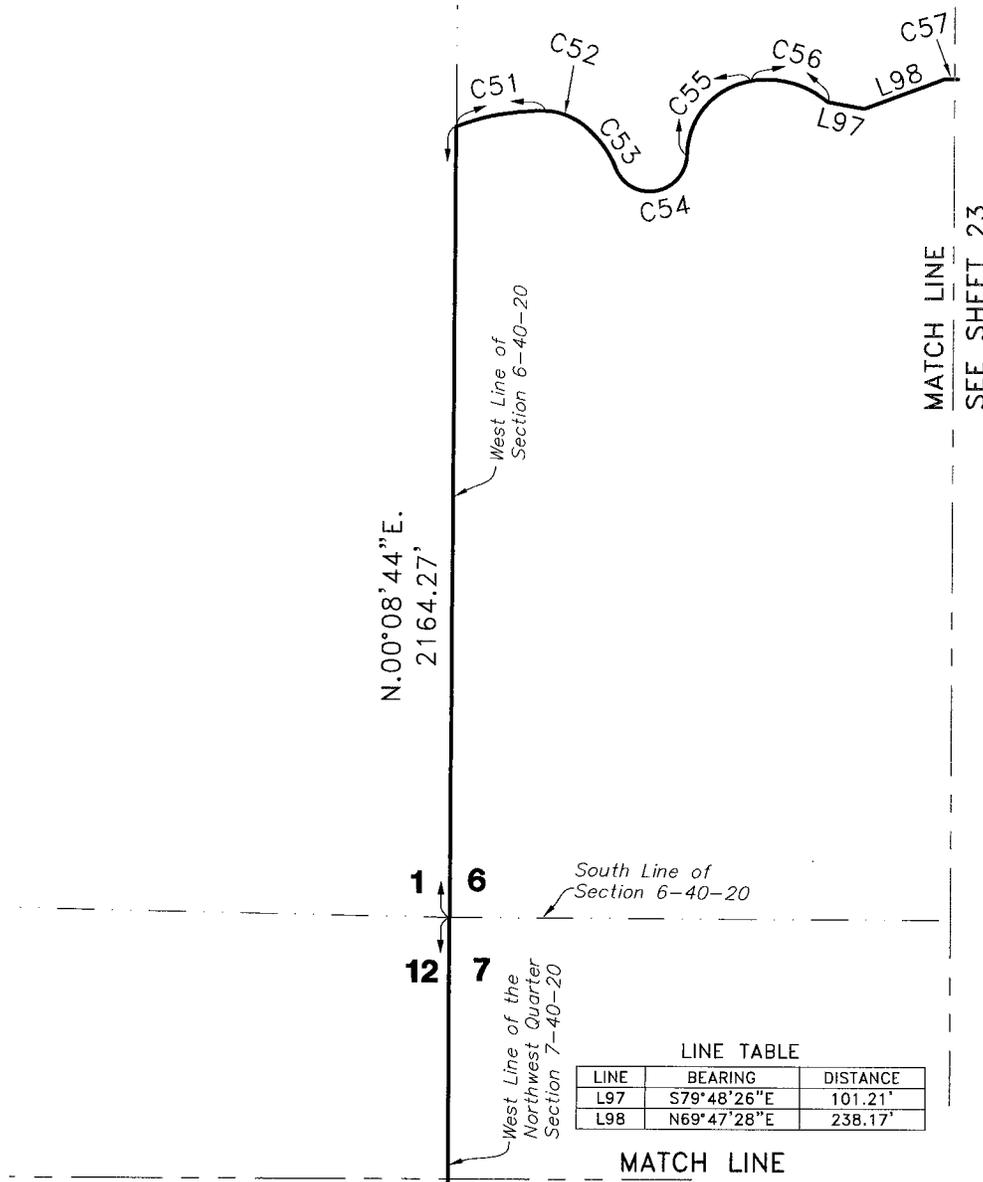
BRITT SURVEYING, INC.

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 Email: bsi@brittsurveying.com

DATE: MARCH 15, 2016
 JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L97	S79°48'26"E	101.21'
L98	N69°47'28"E	238.17'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C51	633.03'	22°39'05"	N80°07'08"E	248.64'	250.26'
C52	174.77'	35°33'31"	S70°46'34"E	106.73'	108.46'
C53	280.04'	31°09'43"	S37°24'57"E	150.44'	152.31'
C54	103.32'	157°38'36"	N79°20'37"E	202.71'	284.27'
C55	206.41'	79°37'44"	N40°20'11"E	264.33'	286.86'
C56	255.42'	50°26'37"	S74°37'38"E	217.68'	224.88'
C57	565.61'	33°10'24"	N76°20'49"E	322.92'	327.48'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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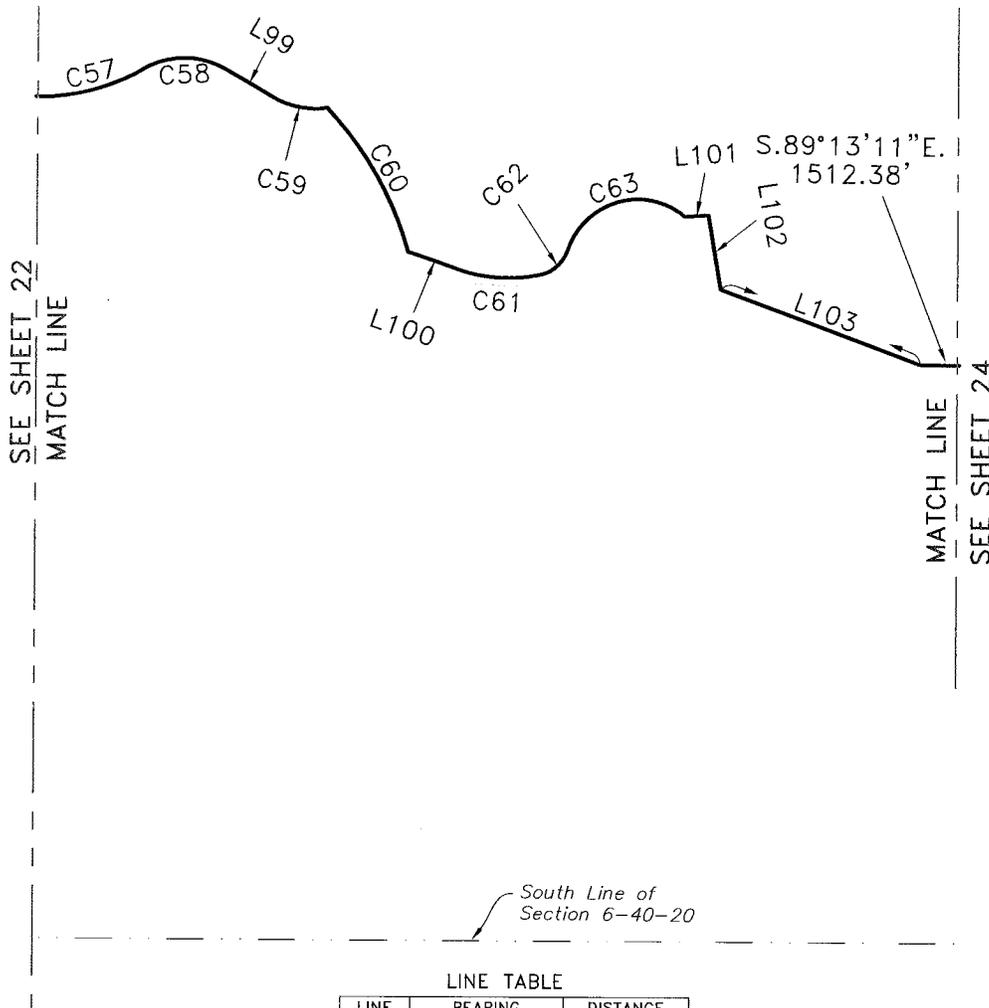
DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 23 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L100	S71°12'24"E	151.95'
L101	N86°22'25"E	63.92'
L102	S09°41'57"E	205.89'
L103	S69°24'57"E	583.03'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C57	565.61'	33°10'24"	N76°20'49"E	322.92'	327.48'
C58	224.35'	59°25'43"	N89°28'28"E	222.41'	232.70'
C59	238.12'	37°10'44"	S79°24'02"E	151.82'	154.52'
C60	912.50'	28°31'33"	S29°07'59"E	449.63'	454.31'
C61	407.21'	31°34'41"	S86°59'44"E	221.60'	224.43'
C62	100.00'	59°16'15"	N47°34'48"E	98.90'	103.45'
C63	202.10'	111°57'19"	N73°55'20"E	335.00'	394.89'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



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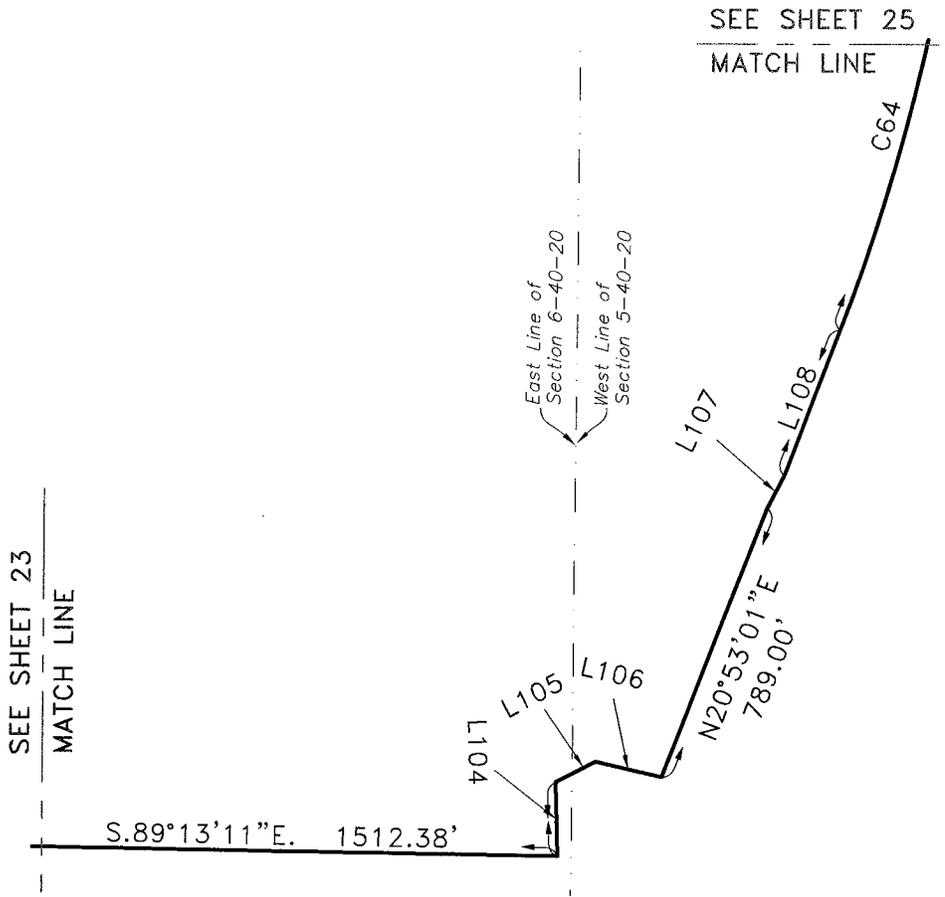
DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 24 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L104	N01°26'06"W	202.49'
L105	N62°12'10"E	121.17'
L106	S77°06'59"E	186.82'
L107	N26°35'39"E	100.50'
L108	N20°53'01"E	425.81'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C64	5579.58'	11°44'31"	N15°00'45"E	1141.45'	1143.45'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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Email: bsi@brittsurveying.com

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 25 OF 26

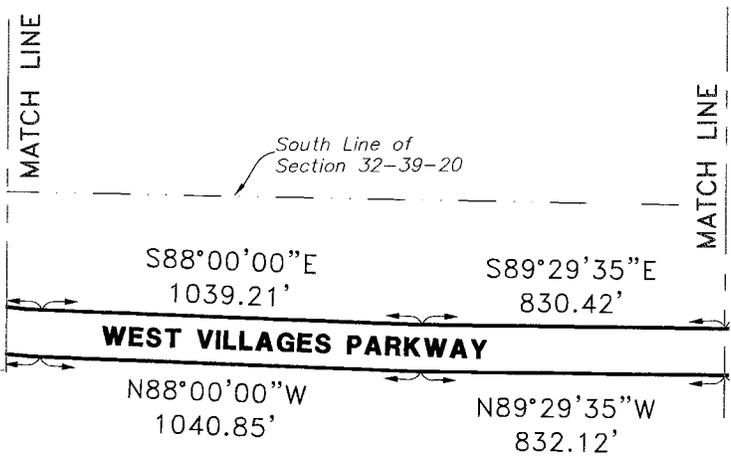
THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



NOTES:

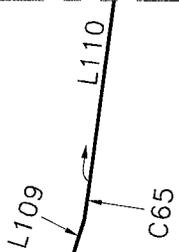
1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

SEE SHEET 6
MATCH LINE



MATCH LINE
SEE SHEET 26

SEE SHEET 6
MATCH LINE



MATCH LINE
SEE SHEET 24

LINE TABLE

LINE	BEARING	DISTANCE
L109	N17°23'11"E	98.66'
L110	N07°05'12"E	704.37'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C65	5594.58'	01°03'18"	N07°36'51"E	103.01'	103.01'

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

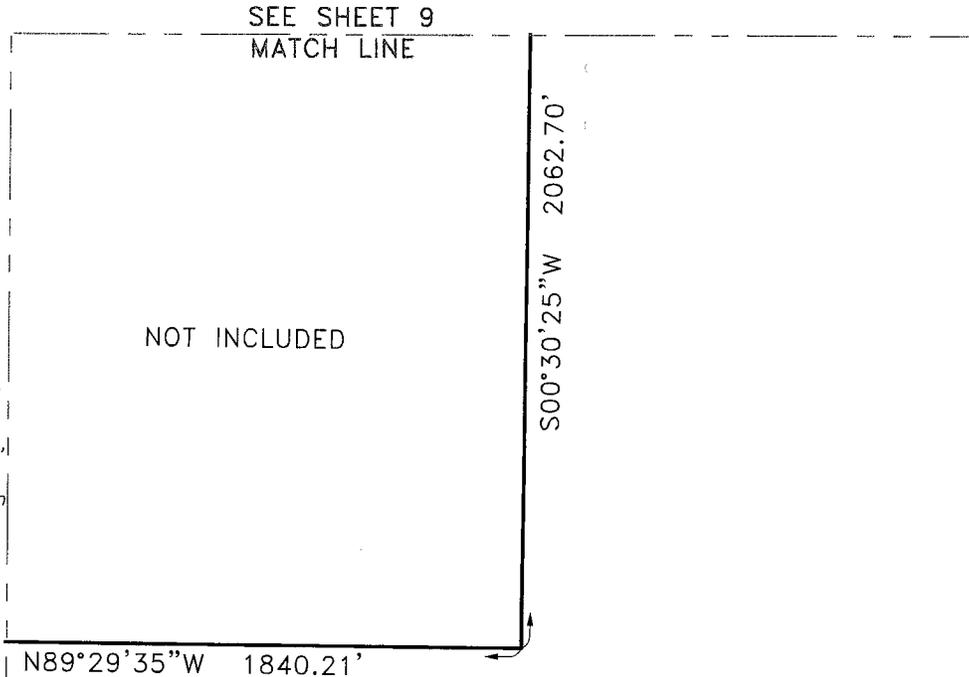
SHEET 26 OF 26

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-3 of 26.
2. Bearings shown hereon are based on an assumed meridian. East line of Section 29, Township 39 South, Range East = N.02°49'06"W.
3. Description shown hereon has been prepared for this Sketch.

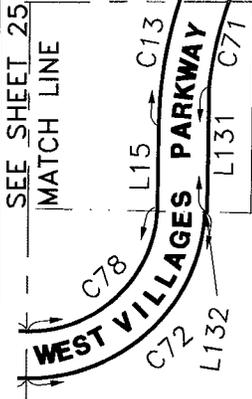


N89°29'35"W 1840.21'

S00°30'25"W 2062.70'

SEE SHEET 8
MATCH LINE
West Line of Section 33-39-20

SEE SHEET 8
MATCH LINE



32 33
5 4

South Line of Section 33-39-20

North Line of Section 4-40-20

LINE TABLE

LINE	BEARING	DISTANCE
L15	N00°30'25"E	218.96'
L131	S00°30'25"W	343.36'
L132	N89°06'32"W	5.94'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C13	1210.00'	21°01'16"	N11°01'03"E	441.45'	443.93'
C71	1082.00'	15°06'07"	S13°58'38"W	284.37'	285.19'
C72	473.00'	88°27'08"	S46°16'51"W	659.83'	730.21'
C78	345.00'	88°01'33"	N46°29'39"E	479.43'	530.04'

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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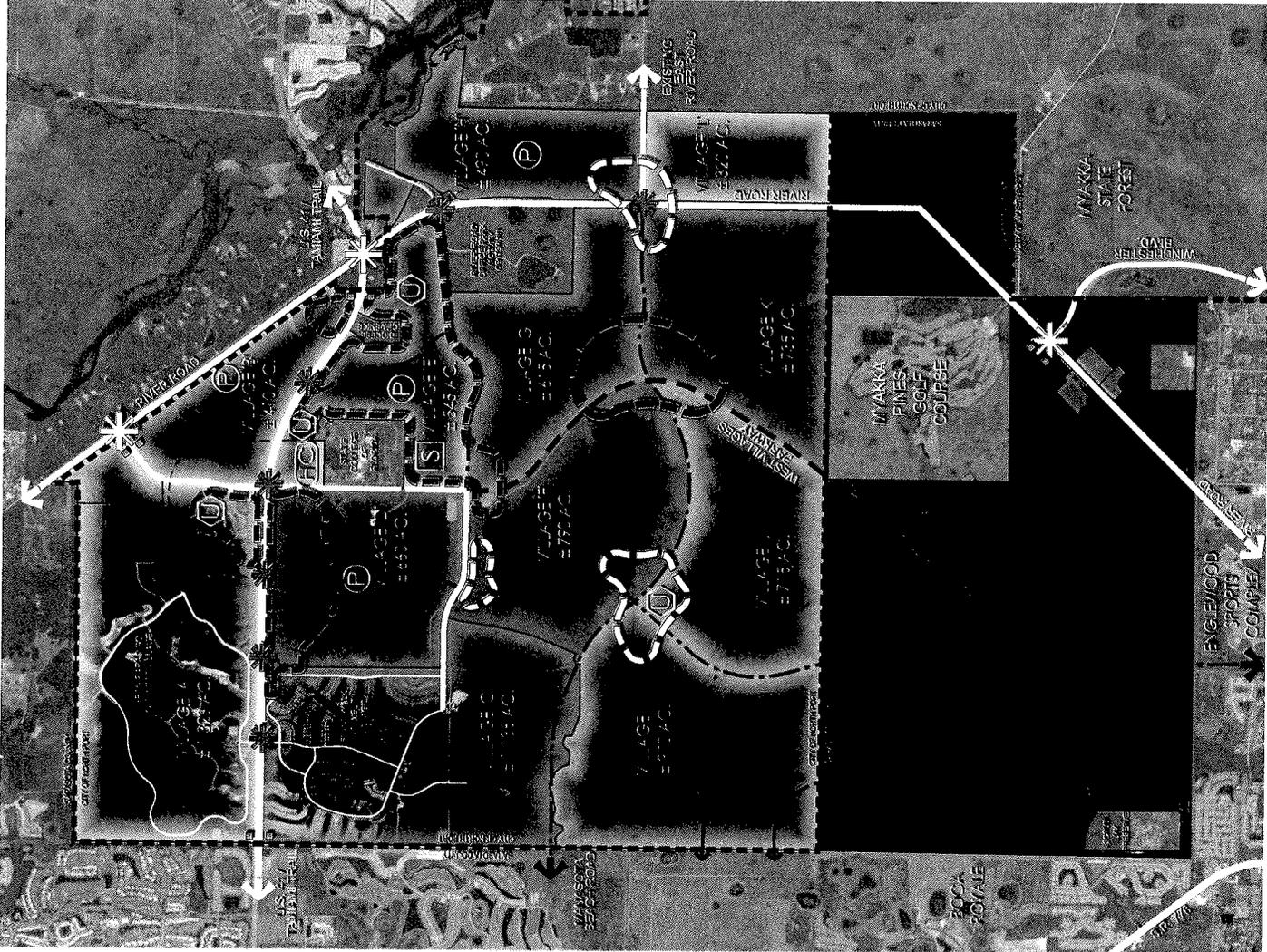
EXHIBIT "B"

**CONCEPT PLAN DEPICTING THE PROJECT TO BE DEVELOPED ON THE
PROPERTY**

WEST VILLAGES INDEX MAP

LEGEND

	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAILS SYSTEM		APPROXIMATE TOWN CENTER LOCATION (2)
	4 LANE W/ NEW & 8' SIDEWALKS		SARASOTA MEMORIAL SERVICE - HEALTH CARE		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		APPROXIMATE VILLAGE CENTER LOCATION (3)
	2 LANE W/ NEW, 8' SIDEWALK & 5' SIDEWALK		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEW & 5' SIDEWALKS		APPROXIMATE PARK LOCATION (10)		CITY OF NORTH PORT - CITY LIMITS		APPROXIMATE FUTURE SIGNAL LOCATION
	POTENTIAL WEST VILLAGES GATEWAY LOCATIONS						



NOTES

- (1) AREAS ARE APPROXIMATE. FINAL CREATION LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- (2) AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300-1,000 ACRES OF TOWN CENTER AND MAY CONTAIN A VILLAGE AT THE DENSITY / INTENSITY LEVELS FOR TOWN CENTER AND DESIGNED ACCORDING TO THE VILLAGE DESIGN PRINCIPLES (VDP) PROCESS. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (3) AREAS DERIVED WITHIN THIS DESIGNATION WILL INCLUDE VILLAGE CENTER AT THE DENSITY / INTENSITY LEVELS FOR VILLAGE CENTER AND DESIGNED ACCORDING TO THE VILLAGE DESIGN PRINCIPLES (VDP) PROCESS. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (4) LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT.
- (5) 12' MULTI-MODAL TRAILS MAY BE SALESIFIED BY AN 8' SIDEWALK AND 4' BIKE LANE AND SHALL BE FURTHER REFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- (6) 8' - 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- (7) THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- (8) FINAL LOCATIONS OF VILLAGE CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- (9) FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- (10) GOVERNMENT USES, ACTIVITIES AND FACILITIES AND OTHER PUBLIC USES, ACTIVITIES AND FACILITIES, INCLUDING GOVERNMENT ADMINISTRATIVE BUILDINGS AND MAINTENANCE FACILITIES; POLICE STATIONS; FIRE STATIONS; SCHOOLS; LIBRARIES; RECREATIONAL OR STOR'S FACILITIES; AREAS FOR GOVERNMENT USE OF A LIKE NATURE, SHALL BE SUBJECT TO REVIEW BY THE CITY OF NORTH PORT THROUGH THE MAJOR SITE AND DEVELOPMENT PLAN PROCEDURES CONTAINED IN CHAPTER 33, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE SUCH GOVERNMENT AND PUBLIC USES AND ACTIVITIES BEING APPROVED THROUGH THE MAJOR SITE AND DEVELOPMENT PLAN PROCEDURES SHALL BE EXEMPT FROM THE APPLICATION PROCESS CONTAINED IN SECTION 33-5.5, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.

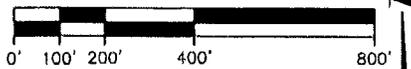
ADOPTED ###
ORDINANCE NO. #
PETITION NO. #

West Villages Index Map

EXHIBIT "C"

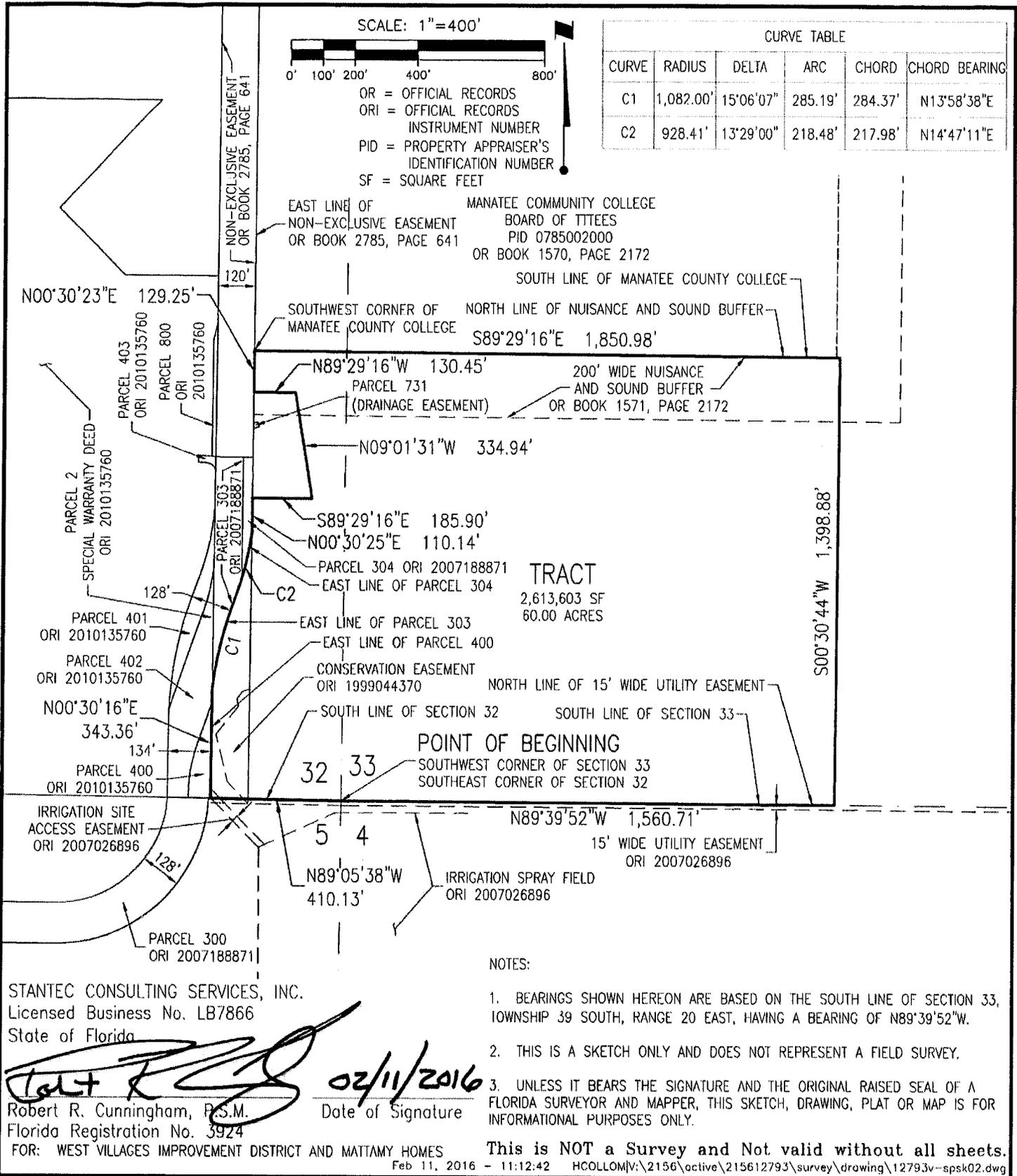
DONATED LAND

SCALE: 1"=400'



OR = OFFICIAL RECORDS
 ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
 PID = PROPERTY APPRAISER'S IDENTIFICATION NUMBER
 SF = SQUARE FEET

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,082.00'	15°06'07"	285.19'	284.37'	N13°58'38"E
C2	928.41'	13°29'00"	218.48'	217.98'	N14°47'11"E



TRACT
 2,613,603 SF
 60.00 ACRES

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, HAVING A BEARING OF N89°39'52"W.
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.

This is NOT a Survey and Not valid without all sheets.
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STANTEC CONSULTING SERVICES, INC.
 Licensed Business No. LB7866
 State of Florida

Robert R. Cunningham
 Robert R. Cunningham, P.S.M.
 Florida Registration No. 3924
 Date of Signature 02/11/2016

SKETCH & DESCRIPTION OF
 A 60 ACRE TRACT OF LAND LOCATED IN
 SECTIONS 32 AND 33, TOWNSHIP 39 S., RANGE 20 E.,
 SARASOTA COUNTY, FLORIDA



Stantec

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 Certificate of Authorization R27013 • www.stantec.com
 Licensed Business Number 7866

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DESCRIPTION (Prepared by the Signing Surveyor & Mapper)

A tract lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasoto County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of said Section 33 and the southeast corner of said Section 32; thence N.89°05'38"W., along the south line of said section 32, a distance of 410.13 feet to the southeast corner of Parcel 400 as recorded in Official Records Instrument Number 2010135760 in said Public Records; thence N.00°30'16"E., along the east line of said Parcel 400, a distance of 343.36 feet to the southerly most corner of Parcel 303 as recorded in Official Records Instrument Number 2007188871 in said Public Records, being the point of curvature of a non-tangent curve to the right, having a radius of 1,082.00 feet and a central angle of 15°06'07"; thence northerly along the arc of said curve, along the east line of said Parcel 303, a distance of 285.19 feet, said curve having a chord bearing and distance of N.13°58'38"E., 284.37 feet, to the point of reverse curvature of a curve to the left having a radius of 928.41 feet and a central angle of 13°29'00"; thence northerly along the arc of said curve, also partially along said east line of Parcel 303 and partially along the east line of Parcel 304 as recorded in Official Records Instrument Number 2007188871 in said Public Records, a distance of 218.48 feet to the point of tangency of said curve; thence N.00°30'25"E., along said east line of Parcel 304, a distance of 110.14 feet; thence S.89°29'16"E., a distance of 185.90 feet; thence N.09°01'31"W., a distance of 334.94 feet; thence N.89°29'16"W., a distance of 130.45 feet to a point on the east line of a Non-Exclusive Easement as recorded in Official Records Book 2785, Page 641 in said Public Records; thence N.00°30'23"E., along said east line of a Non-Exclusive Easement, a distance of 129.25 feet to the southwest corner of Manatee Community College as recorded in Official Records Book 1570, Page 2172 in said Public Records; thence S.89°29'16"E., along the south line of said Manatee Community College and the easterly extension thereof, a distance of 1,850.98 feet; thence S.00°30'44"W., a distance of 1,398.88 feet to a point on the south line of above-mentioned Section 33; thence N.89°39'52"W., along the south line of said Section 33, a distance of 1,560.71 feet to the POINT OF BEGINNING.

Said tract contains 2,613,603 square feet or 60.00 acres, more or less.

FOR: WEST VILLAGES IMPROVEMENT DISTRICT AND MATTAMY HOMES

This is NOT a Survey and Not valid without all sheets.

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