

Prepared by and return to:

REAL PROPERTY DEDICATION AGREEMENT

THIS REAL PROPERTY DEDICATION AGREEMENT ("Agreement") is made this ___ day of _____, 2016 ("Effective Date") 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. Owner and various affiliated entities (Owner and such entities may, collectively, be referred to herein as "Owners") are the fee simple owners of those certain properties located within the City of North Port, Sarasota County, Florida, comprised of approximately 6,000 ± gross acres of land which are more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

B. Owners intend to develop the Property as a mixed-use community, a proposed concept plan for which is attached hereto as Exhibit "B" and by this

reference made a part hereof (the "Project"), together with additional lands Owners own and control within unincorporated Sarasota County, which additional lands abut and are contiguous to the Property's southern boundary.

C. Owners contemplate buildout of the Project will occur over several decades to eventually contain a mix of land uses including approximately 16,000 residential dwelling units in the form of single-family homes, villas, and other housing types ("New Units").

D. As of the Effective Date of this Agreement, the Property is primarily located within the Taylor Ranch Elementary, Venice Middle School, and Venice High School attendance zones, among others (the "Project Schools").

E. The School Board does not currently have any new schools programmed or anticipated to accommodate the students generated by the Project.

F. The School Board recognizes that overcapacity and unplanned conditions will adversely affect the educational services provided at any given school and the School Board believes that the proposed development of the New Units has the potential to adversely impact the level of service and permanent capacity in the Project Schools.

G. In order to address the impact to the School Board of the students to be generated from the increase in residential development associated with the New Units, Owners are desirous of ameliorating the costs of those impacts by dedicating real property within the Project to the School Board as is described in more detail below.

H. Due to the pendency of the Owners' development plans, it is not possible

at this time for the School Board and Owners to precisely calculate the actual impact of the New Units upon the Project Schools.

Notwithstanding this uncertainty, Owners and the School Board desire to enter into this Agreement to require Owners to comply with the capacity enhancement methodology set forth herein consistent with the requirements of School Board Policy, School Interlocal Agreement, the Interlocal Agreement for Public School Facility Planning (as amended) and the Concurrency Management Regulations.

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. **Recitals.** The foregoing recitals set forth above are true and correct and are hereby incorporated by reference and made a part of this Agreement as if fully set forth herein.

2. **Project Development.** The parties acknowledge that the Project's proposed development shall occur in multiple phases over time in accordance with applicable governmental rules, regulations and approvals.

3. **Calculation of School Impacts.** For the purposes of determining school capacity and school concurrency, the impacts to the Project Schools of the students to be generated from the New Units shall be calculated in accordance with the methodologies used by the School Board's Planning Department in effect at the

time of evaluation. All residential final plats, final site plans, or functional equivalent for New Units will be subject to a school concurrency review prior to approval.

4. **Mitigation**

(a) School Impact Fee Payment. Except as provided in subparagraph (c) below, Owners acknowledge that the capacity mitigation contribution described in subparagraph (b) below does not release the Owners from payment of any other development, building related fees, or school impact fees, including but not limited to Sarasota County Educational Facilities Impact Fees prescribed by Chapter 70, Article VIII, *Sarasota County Code* (the "School Impact Fee Ordinance").

(b) Owners' Mitigation Contribution. In order to contribute towards the School Board having sufficient school capacity to accommodate, in a timely manner, the demand created by the anticipated impact of the students to be generated by the New Units, Owners agree to convey, or cause to be conveyed, to the School Board a parcel consisting of approximately 60 +/- acres of the Property having frontage on West Villages Parkway with central potable water, wastewater, reuse irrigation water, stormwater, transportation, and electricity facilities available within the adjacent West Villages Parkway, which is more particularly described in Exhibit "C," attached hereto and by this reference made a part hereof (the "Donated Land").

(i) The School Board shall be entitled but not obligated to construct Educational Facilities on the Donated Land in the form of a campus for elementary school, middle school, high school or any combination of such schools as a shared campus. The School Board shall have the sole discretion to determine the types and sizes of any Educational Facilities constructed.

(ii) The School Board is aware of the design and appearance criteria of the City of North Port West Villages Pattern Plan and Pattern Book and related City requirements. While such requirements are not binding upon the School Board in its development of the Donated Land, the School Board agrees the Educational Facilities designed for and constructed upon the Donated Land shall reflect the general architectural style applicable to the balance of Property so as to be compatible with and complement the surrounding built environment of the Project. The School Board will include Owner in the review of the architectural drawings for the Educational Facilities structures prior to the permit drawings being finalized. Owner shall have a minimum of ten (10) business days to review and provide the School Board with any written comments regarding the architectural style of the Educational Facilities. School Board shall consider incorporating the Owner's comments into the design and construction of the Educational Facilities.

(c) Educational System Impact Fee Credit and Assignment.

In exchange for conveyance of the Donated Land being provided in support of an Educational System Project, Owner shall be entitled to Educational System Impact Fee Credit as allowed for by the School Impact Fee Ordinance.

The parties have conducted three appraisals, by appraisers who meet all qualifications of Florida law and School Board policy, of the Donated Land and determined and agreed that the value of the Donated Land, based on an average of said appraisals (which average Donated Land value is \$4,700,000.00), less a good faith estimate of potential costs associated with School Board preparing the Donated Land for development (such development costs being \$1,050,000.00), is \$3,650,000.00. Accordingly, the Owner shall receive Educational System Impact

Fee Credit in such amount (\$3,650,000.00) to be applied to New Units constructed on the Property by Owner, or its assignees, as described below (the "Credit"), until all of such Credit is exhausted.

Under the School Impact Fee Ordinance, Educational System Impact Fees are collected prior to the issuance of certificates of occupancy for Dwelling Units. Prior to issuance of a certificate of occupancy for a New Unit, the School Board and the applicable local government serving as the Collecting Agency shall determine the Educational System Impact Fee owed. To apply the Credit, the Owner as Applicant for a certificate of occupancy for a New Unit, shall provide the Collecting Agency with written notice of its intent to have Credit applied to such New Unit. The Credit shall then be applied to offset the Educational System Impact Fee otherwise due for such New Unit. The Credit shall only be used to offset Educational System Impact Fees for New Units within the Property. At such time as the last of the Credit is applied and utilized for New Units within the Property, the Educational System Impact Fees due for any remaining New Units for which certificates of occupancy have not been issued shall be due based on the fee schedule then in effect under the School Impact Fee Ordinance.

The Owner may assign to others (including the Owners) all or a portion of the Credit for application to New Units being built within the Property only by written instrument executed by Owner in the same manner as this Agreement and recorded in the public records. A copy of such recorded assignment shall be provided by Owner to the School Board and the Collecting Agency.

(d) Donation of Property.

(i) *Timing.* Owner shall convey, or cause to be conveyed, the

Donated Land to the School Board within six (6) months of the Effective Date of this Agreement.

(ii) Conveyance Procedure. Owners shall convey, or cause to be conveyed, marketable title to the Donated Land by delivering a special warranty deed (“Deed”) conveying to the School Board marketable title to the Donated Land, free and clear of all encumbrances (the “Donated Land Conveyance”). The parties will use good faith efforts to finalize the form of the Deed within the Title Objection Period (as defined in Section 4(d)(v) below). If the form of the Deed is not agreed upon within the Title Objection Period, the form of the Deed shall be treated as a Title Objection (as defined in Section 4(d)(v) below). The Deed will contain a restriction, or be subject to an existing restriction set forth in the Corrective Deed (as defined in Section 4(d)(iii) below), on the Donated Land for the construction of Educational Facilities to be used for educational purposes only. This restriction will automatically terminate after 20 years at which time the School Board may convey the Donated Land, at its discretion, subject to Owner's right of first refusal described below. The language of any restriction contained in the Deed or in the Corrective Deed shall control over the language contained in this Section 4(d)(ii). In the event the School Board intends to convey the Donated Land, the Owners shall have the right of first refusal to purchase the Donated Land as follows: The School Board shall obtain an appraisal on the land which it intends to convey and provide the Owners with the appraised value. The Owners shall then have sixty (60) days in which to agree to purchase the Donated Land at the appraised value. The School Board shall have no obligation to accept an offer less than the appraised value. In the event that the Owners decline said purchase, the School Board shall have the

opportunity to dispose of the Donated Land in the School Board's best interest, provided that if the School Board intends to convey the Donated Land for less than the appraised value at which it was previously offered to Owners, School Board shall first re-offer the Donated Land to Owners at the lower price.

(iii) *Conveyance by WVVID.* In causing the Donated Land to be conveyed to the School Board as described in Section 4(d)(ii), above, Owners have entered into an agreement with West Villages Improvement District ("WVID") whereby Owner has conveyed the Donated Land to WVID by special warranty deed ("Prior Deed"), and at the time of the Donated Land Conveyance WVID will convey the Donated Land to the School Board for no consideration (it being understood that all rights inuring to Owners under this Agreement would remain intact, including but not limited, to right to and ownership of the Credit). Due to the fact that the Prior Deed contains certain inaccuracies, the parties agree to use good faith efforts to finalize the form of a corrective deed ("Corrective Deed") within the Title Objection Period. If the form of the Corrective Deed is not agreed upon within the Title Objection Period, the form of the Corrective Deed shall be treated as a Title Objection. At the time of the Donated Land Conveyance, Owners shall deliver the Corrective Deed signed by WVIP, which shall be recorded prior to the recording of the Deed.

(iv) *Effect of Failure to Convey.* In the event that the Donated Land Conveyance does not occur as aforesaid, this Agreement shall be null and void and of no further effect.

(v) *Title Insurance.* Within thirty (30) days of the Effective Date, Owners shall deliver to the School Board a title insurance commitment

("Commitment") and within thirty (30) days after the Donated Land Conveyance, Owners shall deliver to the School Board a standard ALTA owner's title insurance policy with the Gap endorsement and standard exceptions deleted. The School Board shall notify Owners in writing within forty five (45) days of receipt of the Commitment ("Title Objection Period") of any defects in the marketability of title or any other objection the School Board has to any exception to title ("Title Objections"). Any matters shown in the Commitment not objected to by the School Board within the Title Objection Period shall be deemed the "Permitted Exceptions". If no written notice of the Title Objections is given by the School Board to Owners within the Title Objection Period, then the School Board shall accept title to the Donated Land subject to the Permitted Exceptions. Owners shall have thirty (30) days to cure or properly address to the School Board's satisfaction any Title Objections made by the School Board ("Title Cure Period"). The Title Cure Period may, at Owners' option, be extended in writing if Owners are working to cure (or properly address) the Title Objections and all parties agree to said extension. In the event the Title Objections are not cured (or properly addressed) by Owners on or before the expiration of the Title Cure Period, as the same may be extended, the School Board shall elect in writing within five (5) days after the end of the Title Cure Period either to (i) terminate this Agreement whereby the parties shall not have any further rights, duties, or obligations hereunder, or (ii) accept the Title Objections in which event such objections shall be deemed to be additional Permitted Exceptions.

(vi) At the time of the Donated Land Conveyance, the closing documents shall include, but not be limited to the (i) Deed, (ii) Marked title commitment deleting all schedule B-1 items, the Gap endorsement and standard exceptions, (iii) No Lien/Non-Foreign Affidavit, (iv) Environmental Indemnification Agreement, and (v) Survey

certified to the School Board and title underwriter.

(e) School Concurrency Review. Notwithstanding the commitments made by Owners under this Agreement, upon submission of an application for a residential plat, plan, or functional equivalent, Owners shall be required to undergo school concurrency review for New Units in accordance with the requirements of Sarasota County School Board Policy, the Interlocal Agreement for Public School Facility Planning (as amended), the Sarasota County Comprehensive Plan, and/or the City of North Port Comprehensive Plan, as applicable.

5. **Alternatives to Impact Fee Credit.**

(a) Reimbursement. In the event the School Board eliminates its Sarasota County Educational Facilities Impact Fees within ten (10) years from the Effective Date of this Agreement and prior to Owners utilizing all of the Credit, the School Board shall reimburse Owner, or its assignees, with a cash payment in the amount of the unused and unapplied Credit remaining on the date the Impact Fees are eliminated (the "Reimbursement Amount"). The Reimbursement Amount will be paid by the School Board in equal annual installments over a term of ten (10) years, commencing 120 days after the date the Impact Fees are eliminated.

(b) Other Land. In lieu of payment of all or part of the Reimbursement Amount, the School Board may convey to Owner other real property if Owner is in agreement with: (i) receiving the surplus property, and (ii) the value attributed to the surplus property.

(c) Alternative Fees. If the School Board enacts any other fees, assessments, or charges ("Alternative Fees") to be imposed upon the development occurring upon the Property, either in addition to or in lieu of Educational System Impact

Fees, Developer may elect to utilize any or all of the Credit toward payment of such Alternative Fees.

6. **Miscellaneous.**

(a) Term. This Agreement shall remain in force through the last of the following to occur: (i) the application of the last of the Credit to New Units within the Property, (ii) the School Board's provision of any required Reimbursement Amount consistent with Section 5, above, or (iii) otherwise terminated by mutual agreement of the parties.

(b) Recording; Runs with Land. This Agreement shall be recorded in the Public Records of Sarasota County, Florida, by the School Board, and the recording fee shall be paid by Owners. This Agreement shall be binding upon and inure to the benefit of the Owners, their successors and assigns, and the School Board, and shall be deemed to be a burden on and running with the Property.

(c) Assignment. Owners may assign their rights and obligations under this Agreement and the Credits without the approval of the School Board; however, in order to assign Credit to be applied to New Units of an assignee, prior written notice of any such assignment shall first be executed by Owner and recorded in the Public Records of Sarasota County, Florida, and a copy of same delivered to the School Board and the Collecting Agency. Any references to Owner or Owners within this Agreement shall, also mean and refer to any assignees.

(d) School Attendance Areas. The parties agree that nothing in this Agreement shall be interpreted to restrict the School Board's sole authority to determine school attendance areas and revise same.

(e) Notices. All notices, demands, requests, consents, approvals, and

other communications (collectively, "Notices"), required or permitted to be given hereunder, shall be in writing and sent by facsimile (or by e-mail or by similar device) or by either: (i) registered or certified air mail, postage prepaid, return receipt requested; or, (ii) special delivery service (e.g., Federal Express, UPS, etc.); addressed to the party to be so notified as follows:

If to Owner, to: James Leiferman
Manasota Beach Ranchlands, LLLP
c/o Mattamy Homes
1900 Summit Tower, Suite 500
Orlando, FL 32810
Email: Jim.Leiferman@mattamycorp.com

with a copy to: Charles D. Bailey, III, Esq.
Williams, Parker, Harrison, Dietz & Getzen, P.A.
200 South Orange Avenue
Sarasota, FL 34236
Fax: (941) 954-3172
Email: cbailey@williamsparker.com

If to School Board, to: School Board of Sarasota County
Planning Department
Attention: Kathie Ebaugh
7889 Fruitville Road
Sarasota, FL 34230
Fax: (941) 927-4013
Email: Kathie.Ebaugh@sarasotacountyschools.net

with a copy to: Arthur Hardy, Esq.
Matthews Eastmoore
1626 Ringling Blvd., Suite 300
Sarasota, FL 34236
Email: ahardy@matthewseastmoore.com

The address or party to whom notice shall be sent may be changed at any time by either party by delivery of Notice to the other.

(f) Entire Agreement. This Agreement constitutes and contains the entire agreement and understanding of the parties with respect to the subject matter hereof and it may be modified only by a written document executed by all parties hereto.

The parties hereby acknowledge there are no representations, understandings, agreements, terms or conditions not contained or referred to in this Agreement and that this Agreement supersedes any prior written or oral agreements, representations, or inducements.

(g) Applicable Law. This Agreement shall be interpreted and construed in accordance with the laws of the State of Florida.

(h) Attorney's Fees. In the event that either party shall be required to enforce the terms of this Agreement, each party shall bear its own costs and attorney's fees.

(i) Headings. The section and paragraph headings in this Agreement are for convenience only and do not contribute to or diminish the substantive portions of this Agreement.

(j) Counterparts. This Agreement may be executed in one or more counterparts, which when combined, shall constitute one original agreement.

(k) Joint Effort/Construction of Agreement. Each party has participated in the drafting of this Agreement. In the event of a dispute hereunder, this Agreement shall not be construed in the favor of any party. The parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein. The preparation of this Agreement has been a joint effort of the parties and the resulting documents shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

(l) Mutual Cooperation. The parties acknowledge and agree that, due to the development of the Project and the length of time required to achieve build-out, circumstances may arise that are unanticipated at the time of this Agreement and are therefore not contemplated under its terms. As such, the parties agree to cooperate throughout the life of the Project in order to address any such unforeseen circumstances and work together in good faith to reach a resolution of the same.

(m) Indemnification. Each party agrees to be fully responsible for its acts of negligence or its agents' acts of negligence when acting within the scope of their employment and agrees to be liable for any damages resulting from said negligence. Nothing contained in this Agreement is intended to serve as a waiver of sovereign immunity by any agency or political subdivision to which sovereign immunity may be applicable. (n) Authority. Each person signing this Agreement on behalf of a party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

(o) Time of the Essence. The parties hereby agree that time is of the essence with respect to performance of each of the parties' obligations under this Agreement. The parties agree that in the event that any date on which performance is to occur falls on a Saturday, Sunday or state or national holiday, then the time for such performance shall be extended until the next business day thereafter occurring.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

SIGNATURE PAGES TO FOLLOW]

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

WITNESSES:

THE SCHOOL BOARD OF SARASOTA COUNTY,
FLORIDA

By: _____

Signature of Witness #1

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 _____ 201__ 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: 9-7, 2016

ATTORNEYS FOR THE SCHOOL BOARD
OF SARASOTA COUNTY

By: 
Arthur Hardy, Esq.

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

Witness Signature

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

Print Name of Witness

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

Witness Signature

Print Name of Witness

By: _____
James Leiferman
As its Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
201__, by James Leiferman, as manager 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.

NOTARY PUBLIC

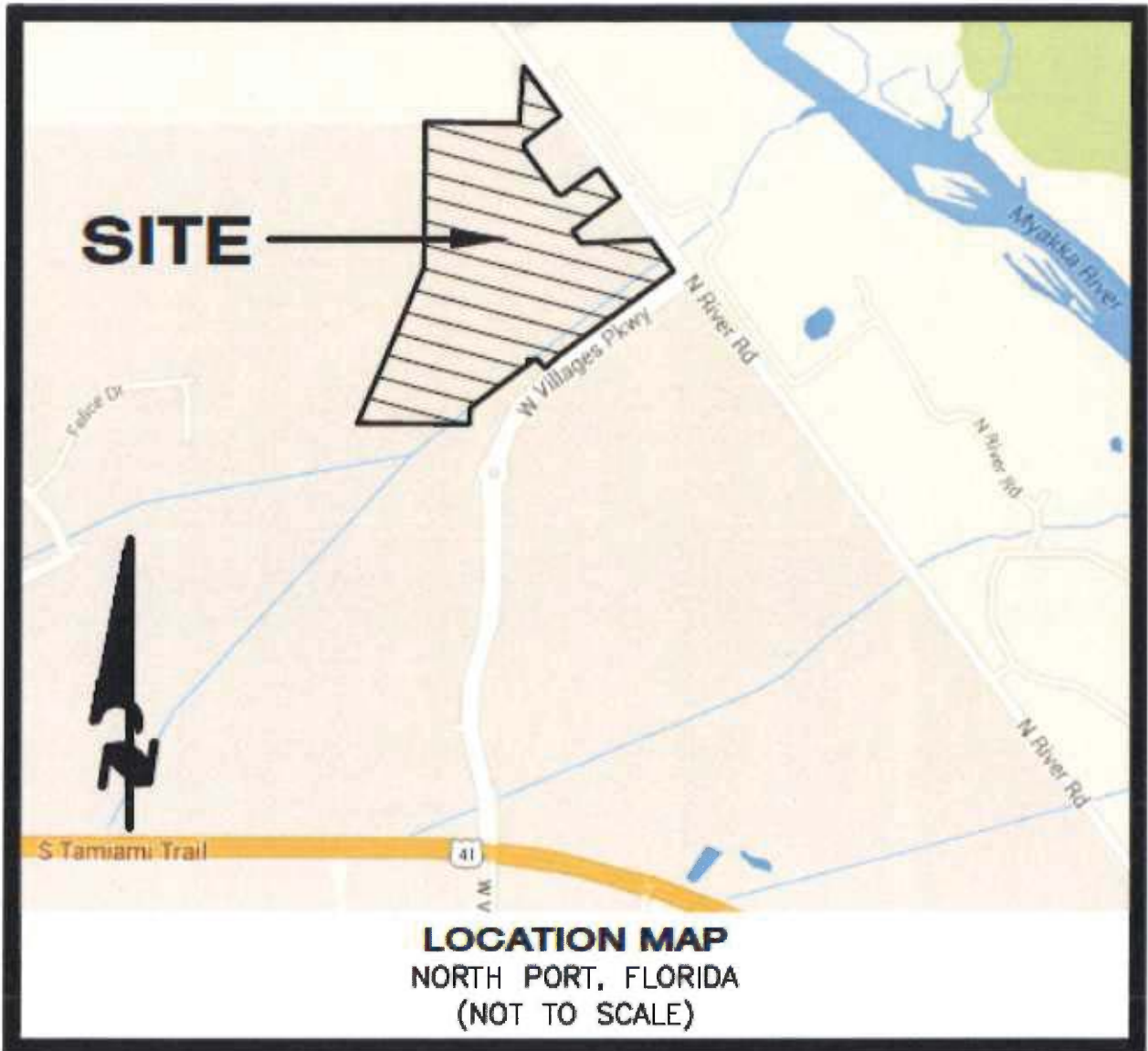
My Commission Expires: _____
Notary Seal:

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A-1"

THE PRESERVE



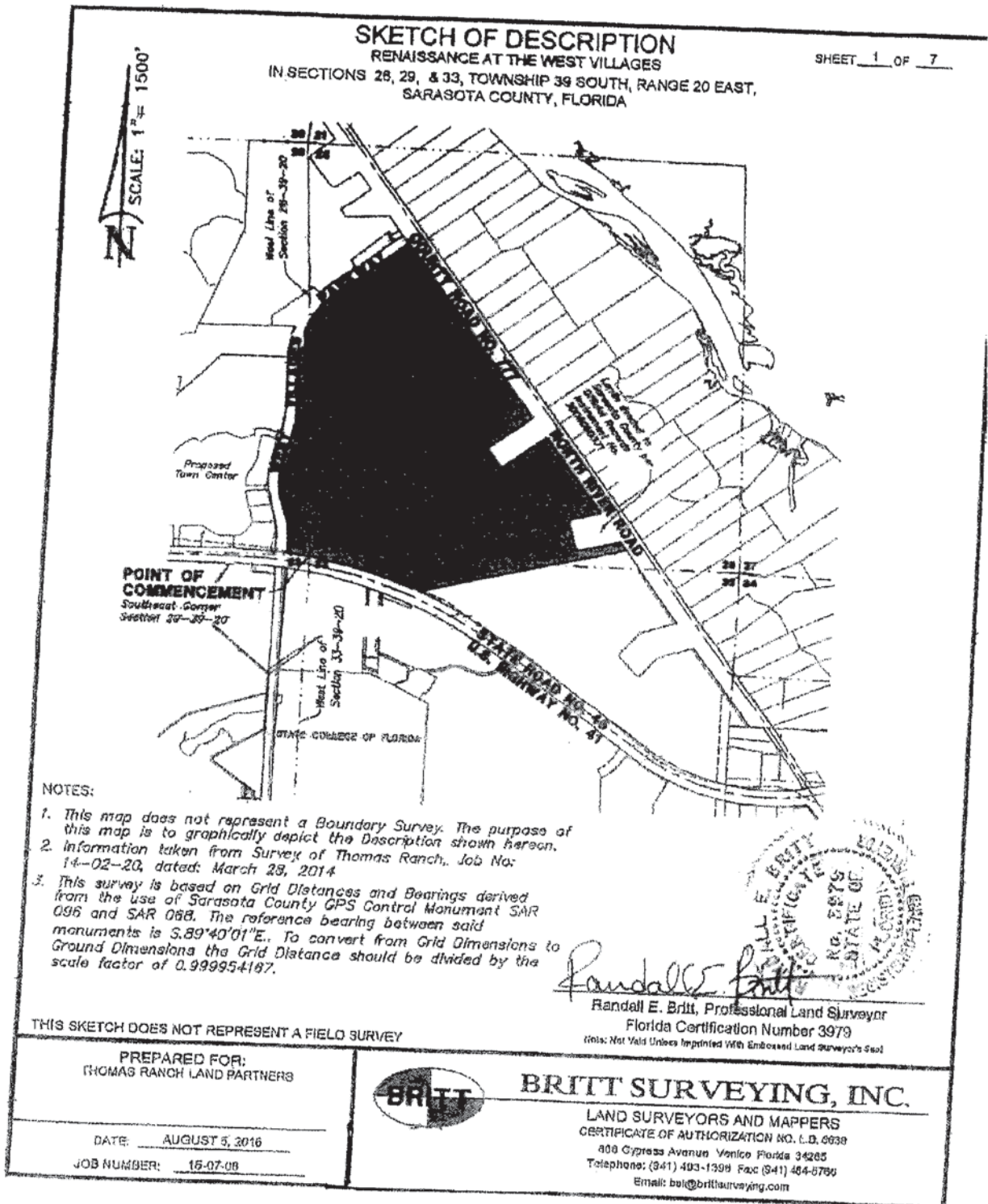
LEGAL DESCRIPTION

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 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) courses: (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 458.22 feet; (5) thence along the arc of said curve, an arc length of 471.19 feet; (6) thence N.00°01'38"W, a distance of 711.81 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 123.84 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.35°03'04"E, and a chord length of 637.29 feet; (10) thence along the arc of said curve, an arc length of 846.88 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.2008080371 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
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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°13'42"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°08'00"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



BRITT SURVEYING, INC.

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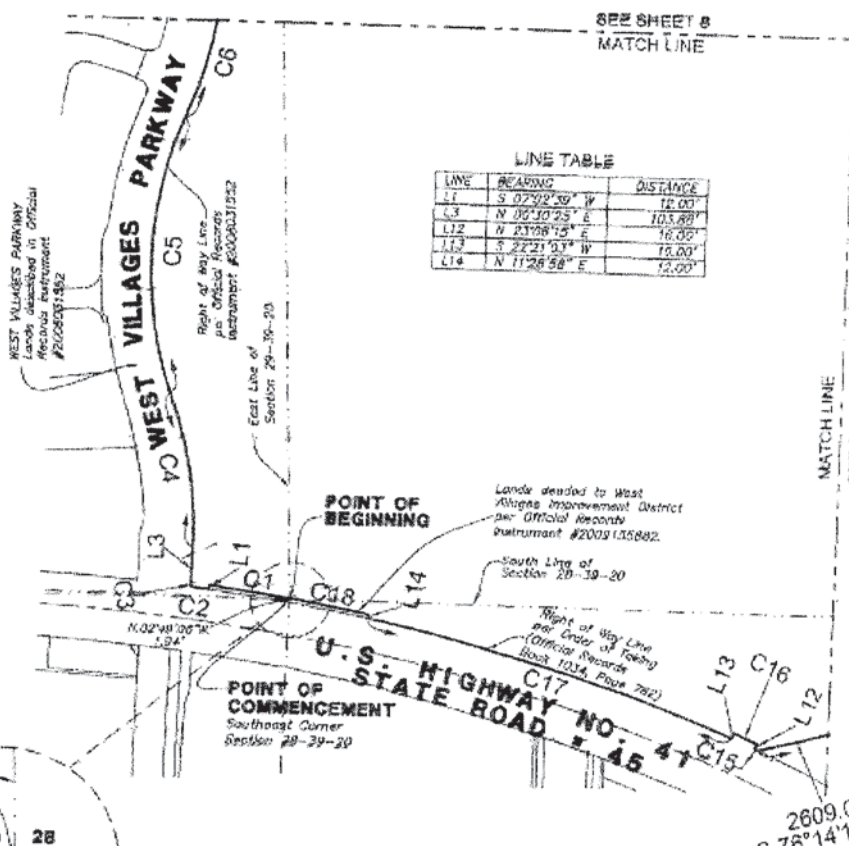
DATE: AUGUST 8, 2015

JOB NUMBER: 15-07-08

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

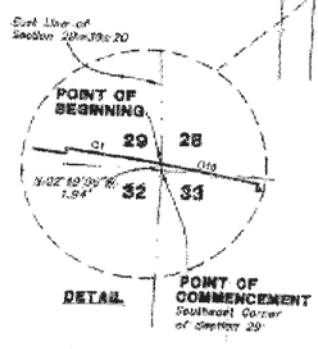
SHEET 4 OF 7

SCALE: 1" = 400'



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°02'20" W	12.00'
L3	N 06°10'25" E	103.88'
L12	N 21°08'15" E	18.00'
L13	S 22°21'01" W	18.00'
L14	N 11°26'58" E	12.00'



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5803.50'	2°11'01"	N 01°50'31" W	224.55'	224.57'
C2	5791.58'	0°27'54"	N 03°10'28" W	47.00'	47.00'
C3	10.00'	26°51'42"	N 12°54'28" W	13.84'	14.07'
C4	1258.00'	21°31'38"	N 10°15'21" W	451.20'	453.87'
C5	1088.00'	43°18'19"	N 00°37'57" E	788.17'	817.80'
C6	1210.00'	22°18'43"	N 11°07'45" E	488.22'	471.16'
C15	5791.58'	0°06'12"	N 26°50'36" W	16.65'	16.45'
C16	5807.58'	0°48'12"	N 67°16'21" W	78.37'	78.37'
C17	5791.58'	0°22'54"	N 43°05'00" W	1098.60'	1098.54'
C18	5803.50'	2°12'28"	N 79°37'16" W	223.63'	223.84'

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2015

JOB NUMBER 15-07-06

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

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 8 OF 7

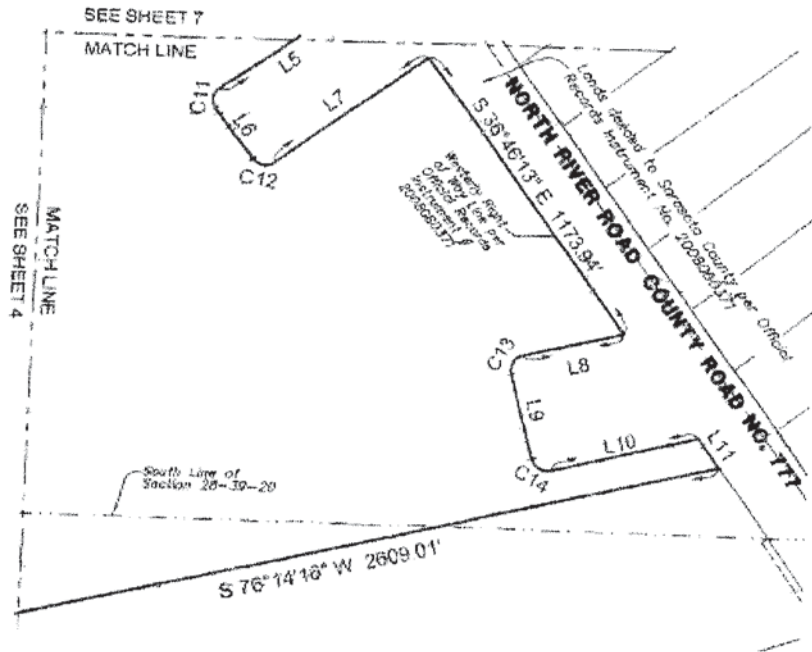


LINE TABLE

LINE	BEARING	DISTANCE
L5	S 53°14'47" W	630.20'
L6	S 36°46'12" E	214.23'
L7	N 53°14'48" E	830.20'
L8	S 75°53'29" W	351.43'
L9	S 16°00'12" E	306.75'
L10	N 75°36'47" E	913.37'
L11	S 36°46'13" E	1173.94'

CURVE TABLE

CURVE	RADIUS	DEL. ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	69.80'	90°00'00"	S 08°11'50" W	70.43'	70.22'
C12	49.80'	90°00'00"	S 81°46'13" E	70.43'	70.22'
C13	35.00'	91°53'04"	S 29°36'48" W	79.06'	88.21'
C14	35.01'	89°53'42"	S 60°28'34" E	77.06'	85.38'



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

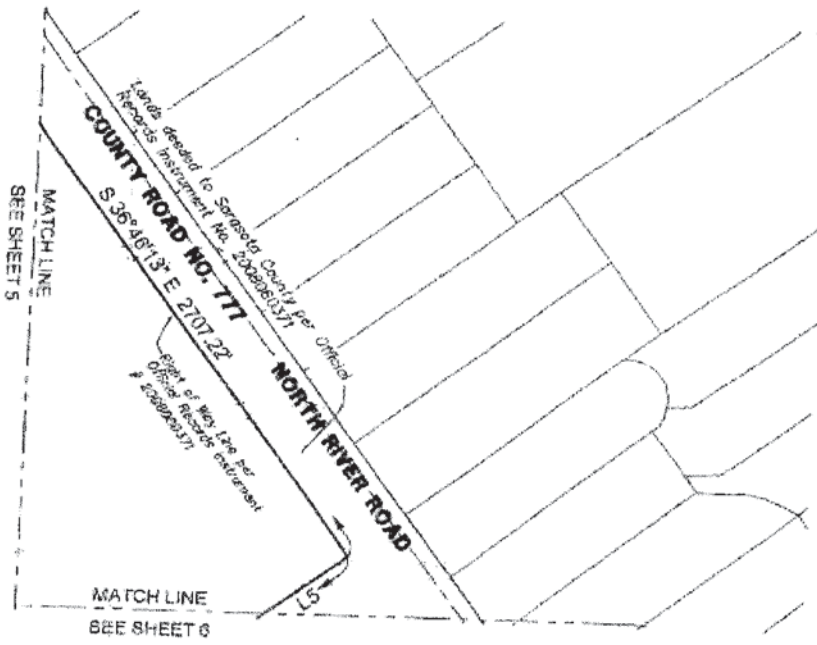
RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 28, 29, & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 7 OF 7



LINE TABLE

LINE	BEARING	DISTANCE
L5	S 53° 54' 2" W	630.20'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 6, 2015

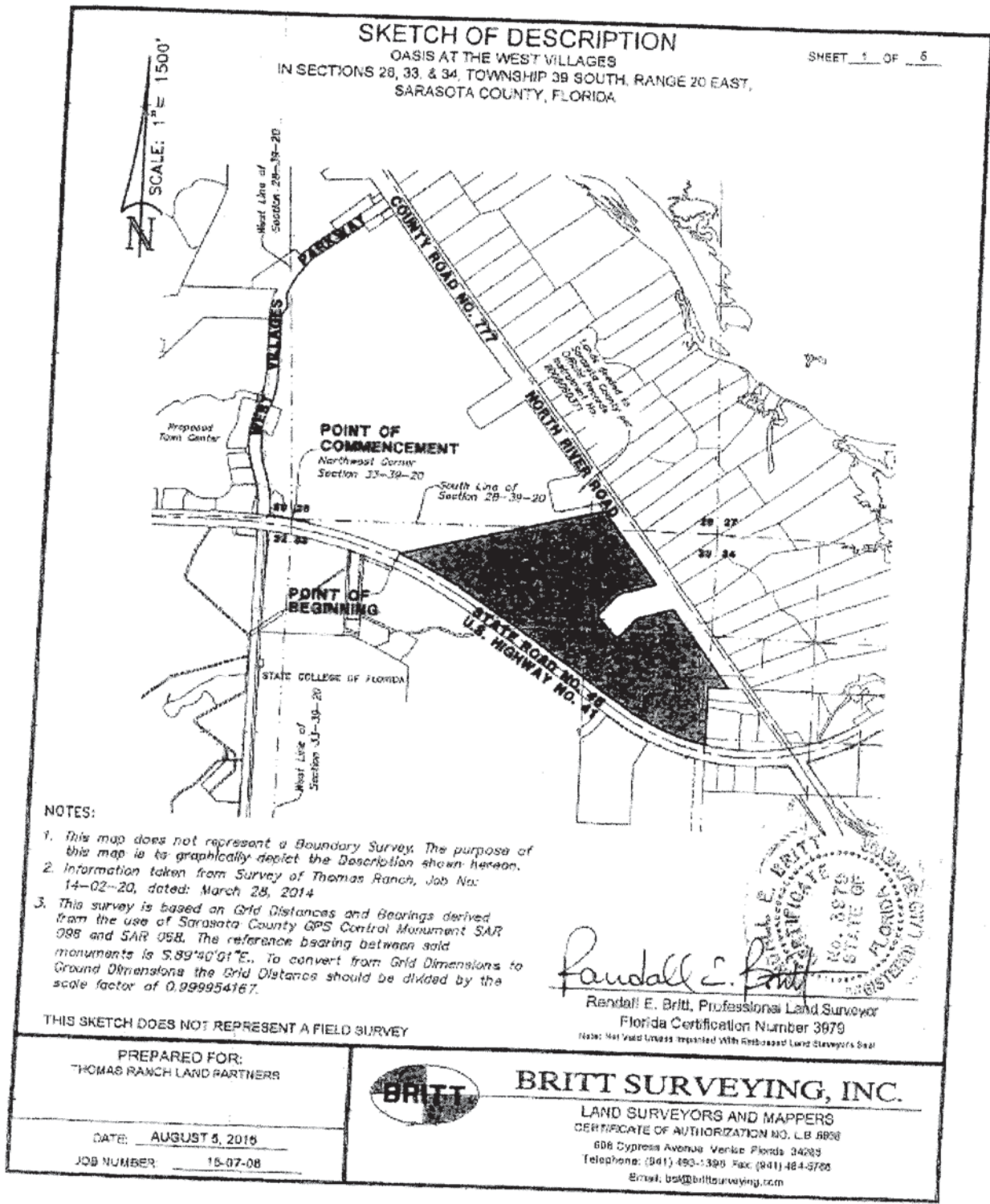
JOB NUMBER: 15-07-00



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EXHIBIT "A-3"



SKETCH OF DESCRIPTION

SHEET 2 OF 5

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

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 66.78 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 1185.74 feet; (2) thence N.54°22'51"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 378.08 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 829.20 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



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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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 3

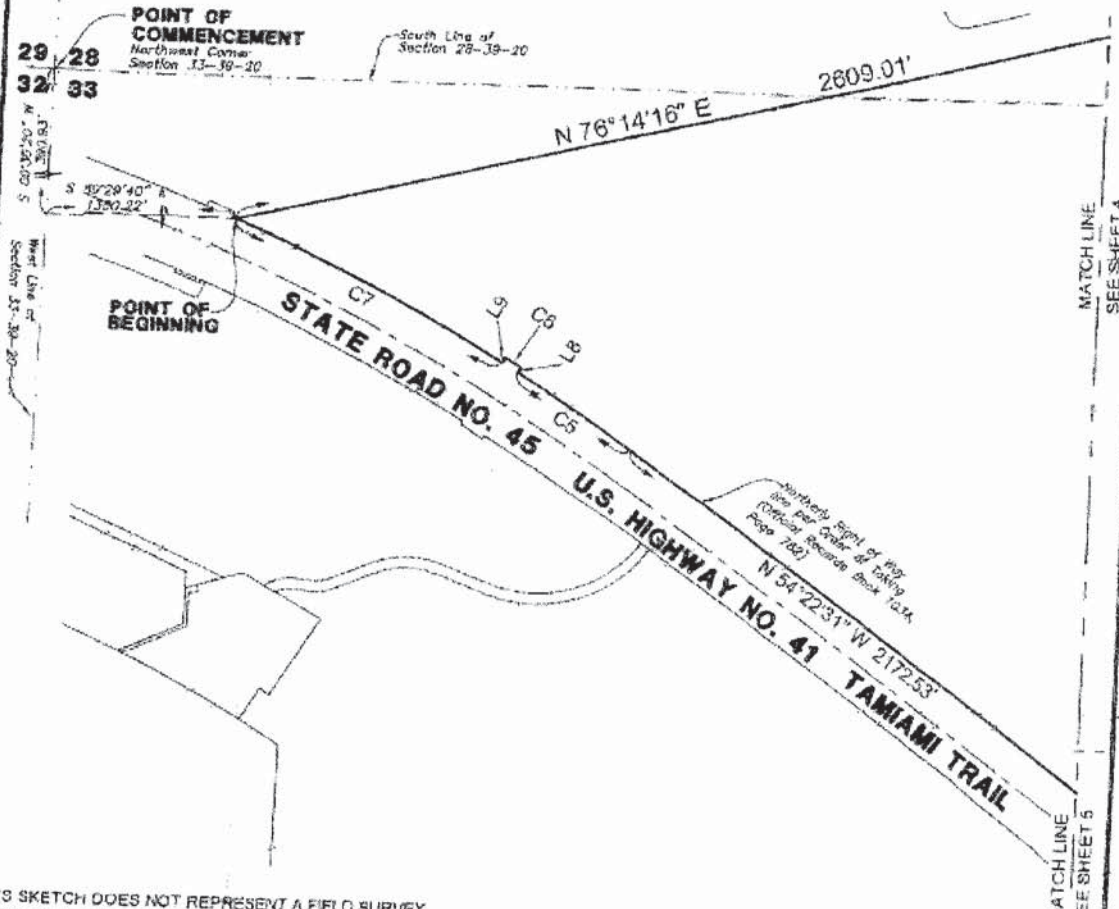


LINE TABLE

LINE	BEARING	DISTANCE
L8	N 31° 31' 08" E	16.00'
L9	S 31° 21' 24" W	16.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	5791.59'	3° 43' 16"	N 58° 43' 18" W	376.08'	376.14'
C6	5807.59'	0° 30' 09"	N 58° 20' 53" W	50.25'	50.25'
C7	5791.58'	8° 11' 36"	N 62° 41' 43" W	627.49'	628.20'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2018
 JOB NUMBER: 15-07-09



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 4 OF 5



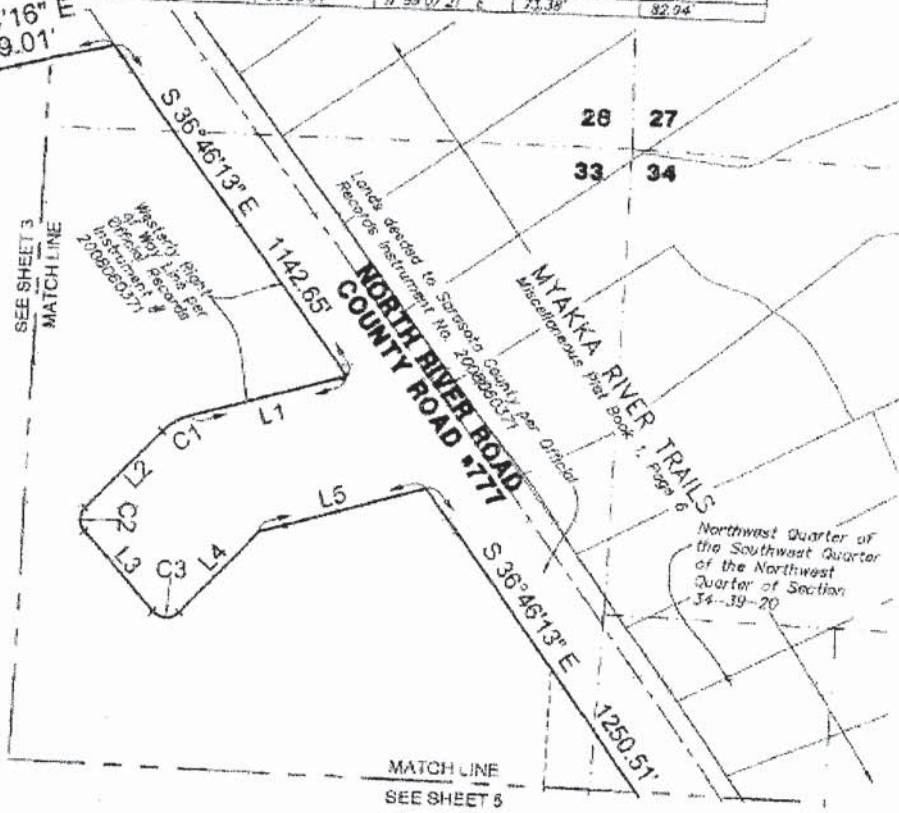
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°00'34" W	437.12'
L2	S 41°19'38" W	302.82'
L3	S 42°23'22" E	296.77'
L4	N 40°38'04" E	308.13'
L5	N 73°00'34" E	468.99'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	154.00'	31°41'04"	S 57°10'04" W	84.62'	85.71'
C2	50.00'	43°48'06"	S 00°34'31" E	68.78'	73.11'
C3	45.00'	95°28'34"	N 89°07'21" E	73.38'	82.94'

N 76°14'16" E
 2609.01'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2016
 JOB NUMBER: 16-07-09



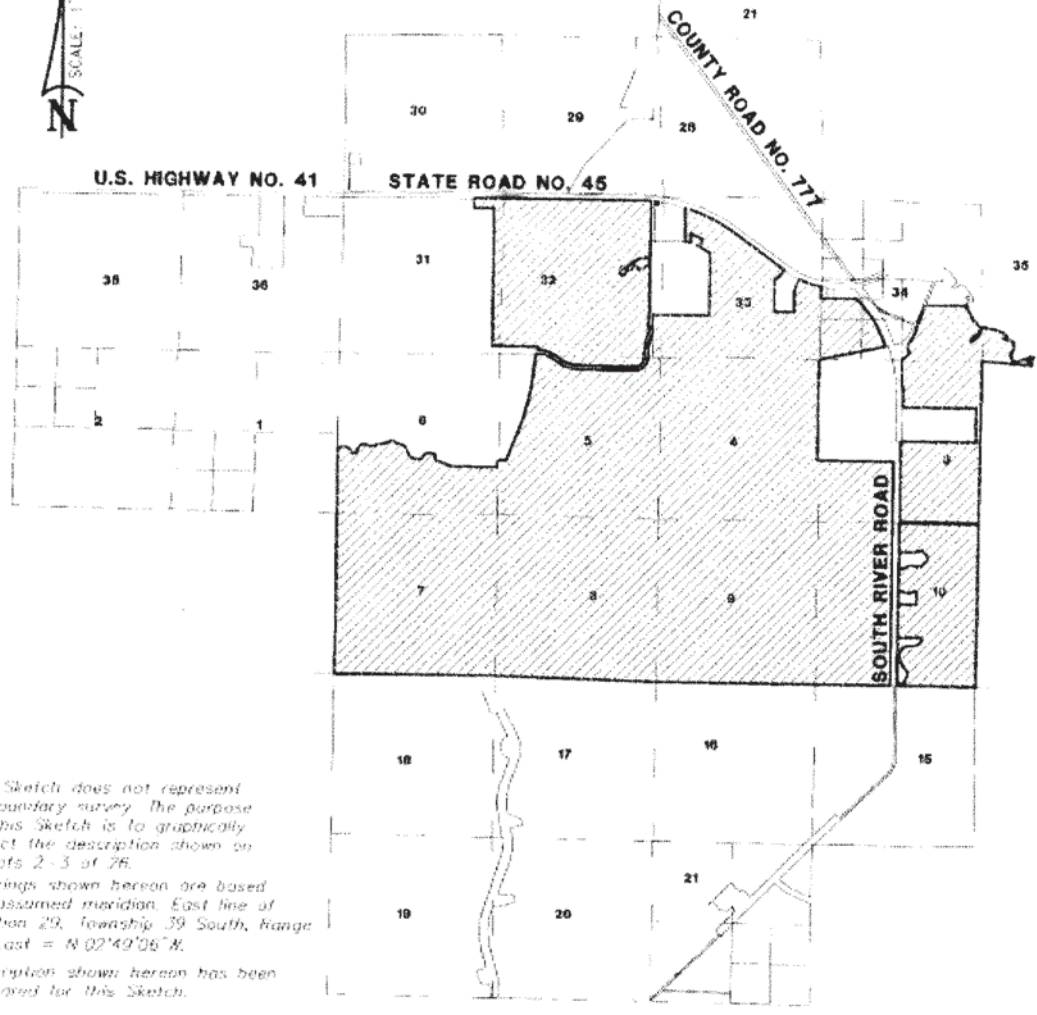
BRITT SURVEYING, INC.

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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



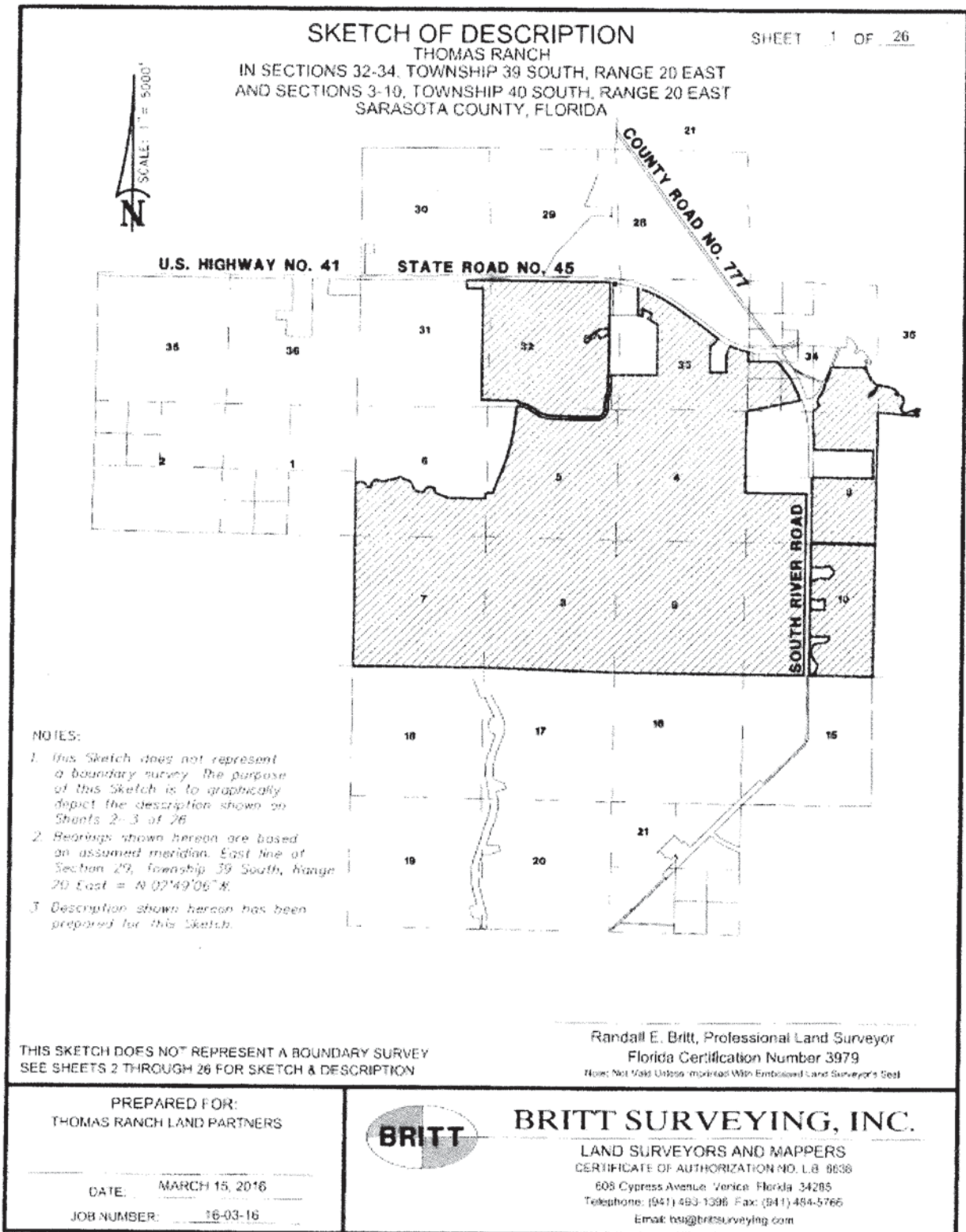
- NOTES:
1. This sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the description shown on Sheets 2-3 of 76.
 2. Bearings shown hereon are based on assumed meridian, East line of Section 29, Township 39 South, Range 20 East = N 02°49'06" W.
 3. Description shown hereon has been prepared for this sketch.

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

Randall E. Britt, Professional Land Surveyor
 Florida Certification Number 3979
Must Not Vary Unless Mounted With Embossed Land Surveyor's Seal

PREPARED FOR: THOMAS RANCH LAND PARTNERS	BRITT SURVEYING, INC. LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NO. LB 6836 608 Cypress Avenue Venice, Florida 34285 Telephone: (941) 493-1396 Fax: (941) 494-5766 Email: rsi@brittsurveying.com
DATE: <u>MARCH 15, 2016</u>	
JOB NUMBER: <u>16-03-16</u>	

EXHIBIT "A-4"



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. 2003254290, 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. 2607186871, 2009055882, 2010053621, 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 578 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. 1998165154, 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. 199911833, of the Public Records of Sarasota County, Florida;

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 200002794, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2608060371, 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. 199911833, of the Public Records of Sarasota County, Florida;

Lands conveyed to River Road Office Park, Inc., recorded in Official Records Instrument No. 200002794, of the Public Records of Sarasota County, Florida;

Lands conveyed to Sarasota County, recorded in Official Records Instrument No. 2608060371 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



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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SKETCH OF DESCRIPTION

SHEET 3 OF 26

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 249 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 249 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		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) 484-5765 Email: bsl@brittsurveying.com
DATE: <u> MARCH 15, 2016 </u>	JOB NUMBER: <u> 16-03-16 </u>	

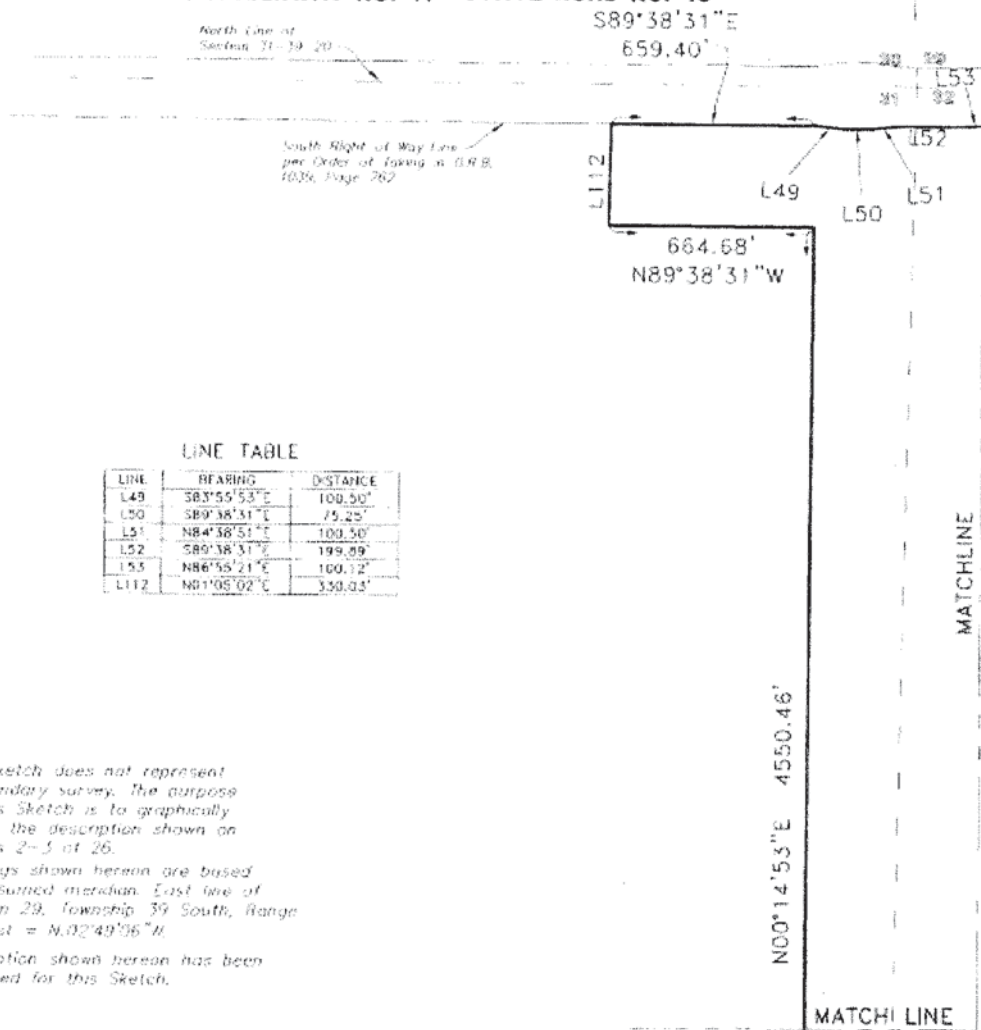
SKETCH OF DESCRIPTION

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	N81°05'02"E	350.03'

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 2-5 of 26.
2. Bearings shown herein are based on assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"E.
3. Description shown herein 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



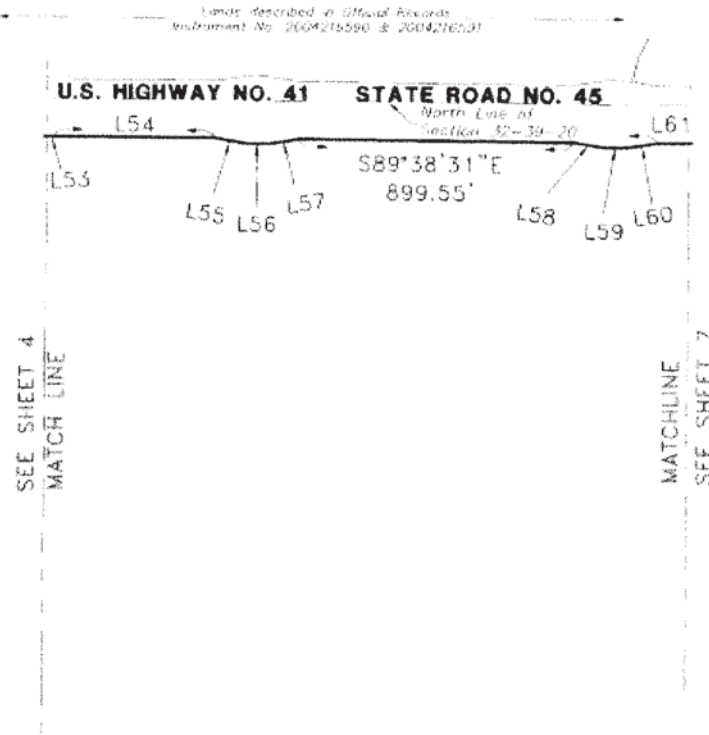
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SKETCH OF DESCRIPTION
THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

SHEET 5 OF 26

Land described in Official Records
 Instrument No. 2004-216590 & 2004-216591



NOTES:

1. This sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the description shown on sheets 2-5 of 26.
2. Bearings shown herein are based on assumed meridian East line of Section 29, Township 39 South, Range 20 East = N02°49'06\"/>

LINE TABLE

LINE	BEARING	DISTANCE
L53	N86°55'21\"/>	

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 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 31-33-33
 West Line of Section 32-33-20

NOTES:

1. This Sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the description shown on Sheets 2-5 of 26.
2. Bearings shown herein are based on assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N 02°49'06"W
3. Description shown herein has been prepared for this Sketch.

N89°05'35"W 1251.87'

L111
 South Line of Section 31-33-20

31 32

South Line of Section 32-33-20

6 5

MATCHLINE

L110 C66 C67

C101

WEST VILLAGES PARKWAY

C76

C102 C74

13.96'

N87°40'52"W

C77

C73

MATCHLINE

LINE TABLE

LINE	BEARING	DISTANCE
L110	N07°05'12"E	734.37'
L111	S89°54'47"W	258.05'

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°46'08"	N17°10'25"E	92.58'	92.59'
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	686.88'	698.76'
C101	1210.00'	12°40'31"	N80°38'14"W	267.14'	267.69'
C102	1082.00'	12°23'26"	S80°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

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



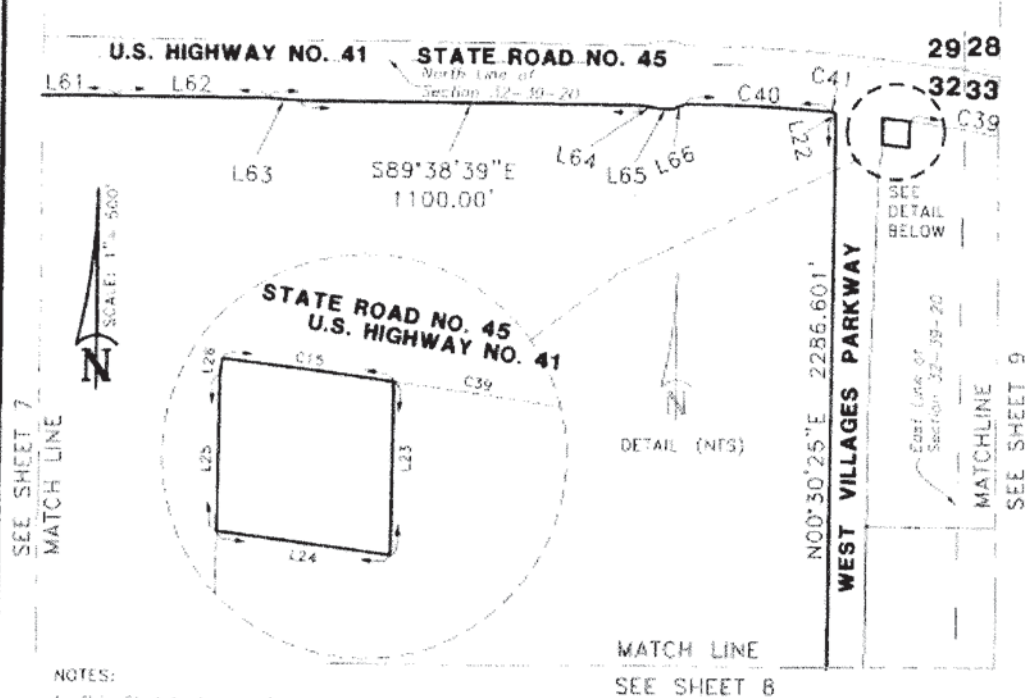
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SKETCH OF DESCRIPTION

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 2-5 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.

LINE TABLE

LINE	BEARING	DISTANCE
L22	S13°42'55"E	14.74'
L23	S00°30'25"W	85.78'
L24	N02°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°42'09"	S79°50'37"E	467.92'	468.36'
C40	3507.63'	04°52'08"	S87°13'50"E	467.89'	468.03'
C41	5603.58'	12°11'00"	S83°32'55"E	1189.30'	1191.55'

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



BRITT SURVEYING, INC.

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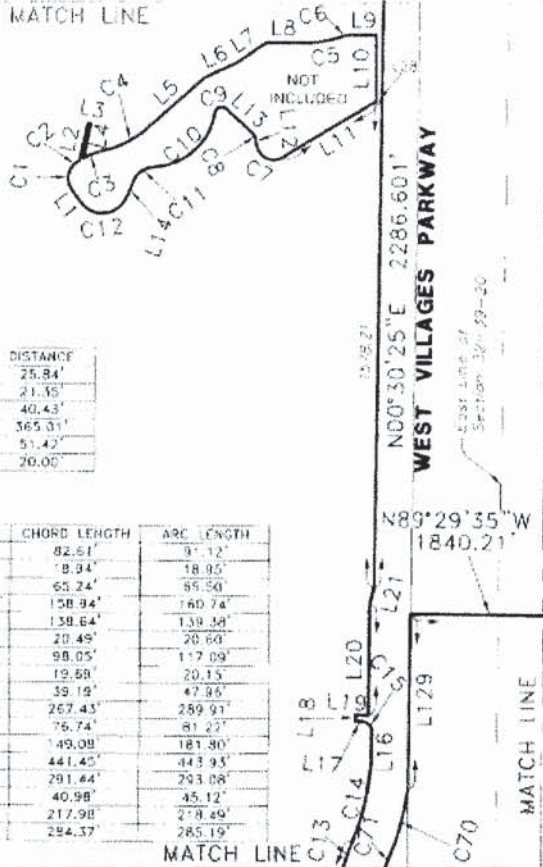
SKETCH OF DESCRIPTION

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

SHEET 8 OF 26



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	N60°30'25\"E	365.01'
L21	N14°00'09\"E	51.42'
L29	S89°29'35\"E	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	80.00'	87°00'49\"	N07°30'54\"E	82.61'	97.12'
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	380.00'	20°29'37\"	N80°18'44\"E	158.64'	158.38'
C6	57.76'	20°25'58\"	N80°17'24\"E	20.49'	20.60'
C7	57.76'	116°05'08\"	N63°18'21\"W	98.05'	117.09'
C8	27.24'	42°22'32\"	N26°24'58\"W	19.58'	20.15'
C9	22.24'	123°33'00\"	S70°37'21\"W	39.19'	47.95'
C10	210.00'	79°05'54\"	S48°23'48\"W	267.43'	269.91'
C11	78.00'	68°28'53\"	S54°42'18\"W	76.74'	81.27'
C12	85.00'	127°32'30\"	S92°44'11\"W	149.08'	181.80'
C13	1210.00'	21°01'16\"	N1°°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°16'01\"	N42°34'35\"E	40.98'	45.12'
C16	928.00'	13°29'23\"	S14°47'00\"W	217.98'	218.49'
C21	1082.00'	13°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 2-5 of 26.
2. Bearings shown hereon are based on an assumed meridian East line of Section 34, Township 39 South, Range 20 East = N 07°49'08\"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

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16



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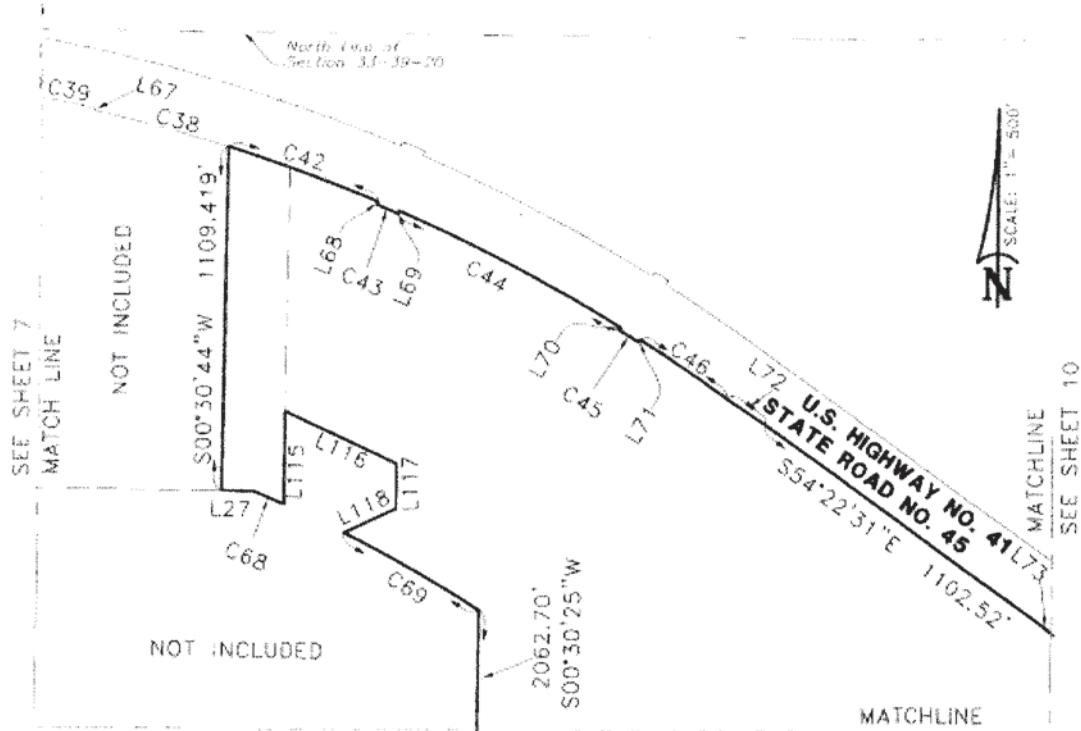
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SKETCH OF DESCRIPTION

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

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	S88°55'34\"E	155.08'
L73	S51°00'40\"E	101.66'
L115	N00°30'25\"E	289.99'
L116	S65°21'46\"E	400.68'
L117	S00°00'19\"E	44.06'
L118	S65°18'18\"W	188.05'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C38	5597.58'	04°50'43\"	S75°11'41\"E	440.69'	440.80'
C39	5605.58'	04°47'09\"	S79°50'37\"E	467.92'	468.06'
C42	5597.58'	05°11'20\"	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°17'46\"	S62°44'52\"E	800.74'	810.45'
C45	5587.58'	00°45'12\"	S58°13'22\"E	73.47'	73.47'
C46	5597.58'	03°28'13\"	S58°36'38\"E	338.98'	339.03'
C68	4577.37'	06°26'23\"	S60°40'02\"E	506.22'	506.48'
C69	4577.37'	9°21'10\"	S67°12'59\"E	108.06'	108.06'

NOTES:

- This Sketch does not represent a boundary survey. The purpose of this Sketch is to graphically depict the description shown on Sheets 7-3 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

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16



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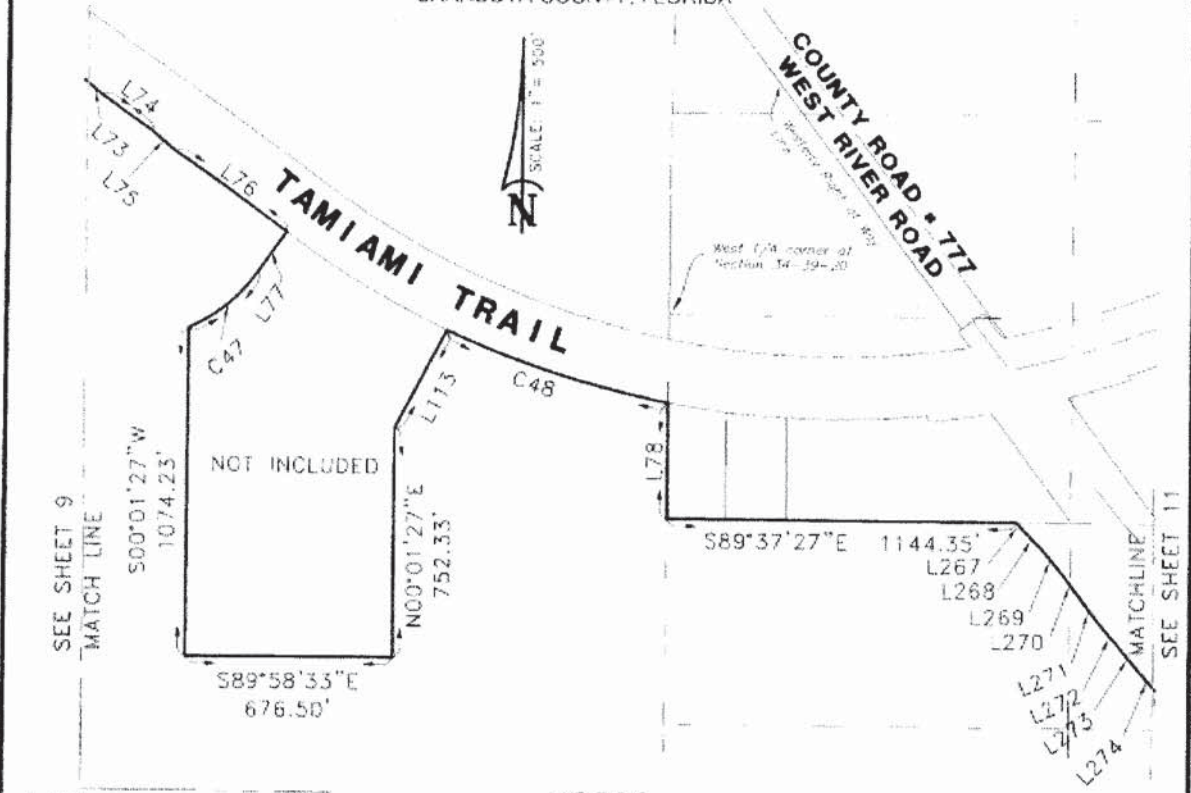
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SKETCH OF DESCRIPTION

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 2-5 of 26.
2. Bearings shown herein are based on assumed meridian. East line of Section 29, Township 39 South, Range 20 East is N 02°45'06''W.
3. Description shown herein 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	S84°22'31''E	447.75
L77	S35°37'26''W	161.93
L78	S00°16'52''W	379.82
L113	N28°06'22''E	362.06
L267	S39°37'34''E	25.91
L268	S45°12'40''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°52'24''W	288.28	291.56
C48	2999.83	14°51'46''	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

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

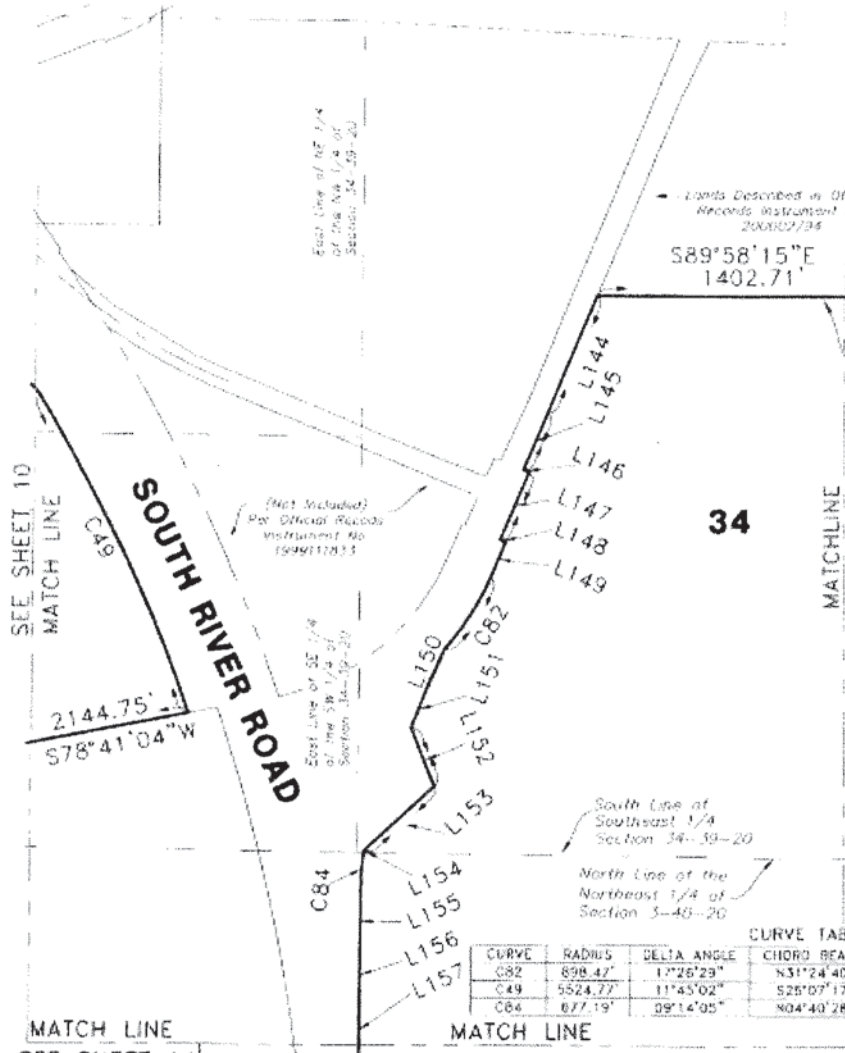


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SKETCH OF DESCRIPTION
THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

SHEET 11 OF 26



LINE TABLE

LINE	BEARING	DISTANCE
L144	N22°41'43"E	410.61'
L145	N22°43'05"E	200.12'
L146	N67°18'34"W	20.00'
L147	N22°41'26"E	236.64'
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	204.32'
L153	S47°29'14"E	305.99'
L154	N00°29'03"E	25.84'
L155	N00°28'08"E	171.39'
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	1131.66'	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 2-5 of 26.
 - Bearings shown hereon are based on assumed meridian. Last 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

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 0638

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 Email: bsa@brittsurveying.com

SKETCH OF DESCRIPTION

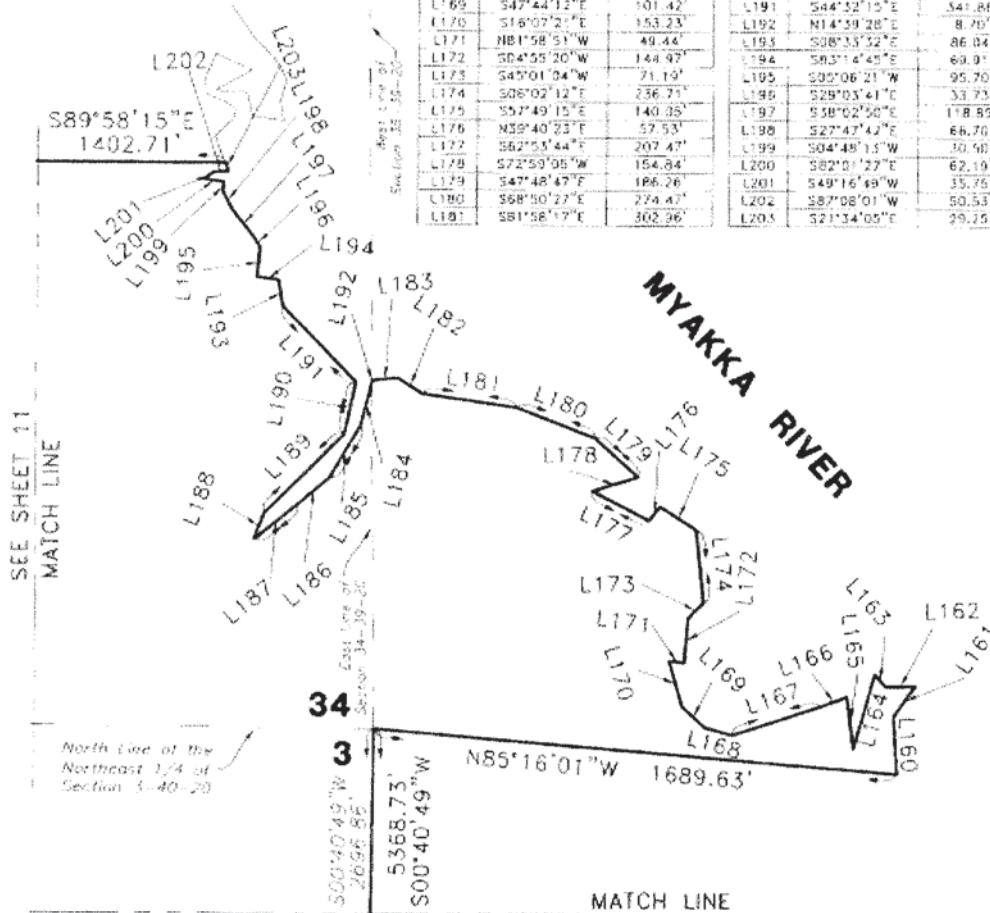
SHEET 12 OF 26

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 herein are based on assumed meridian East line of Section 29, Township 39 South, Range 20 East - N02°49'56"W
3. Description shown herein has been prepared for this Sketch.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L160	S05°22'55"E	186.57	L182	S56°56'55"E	94.28
L161	S35°21'44"W	120.07	L183	N84°30'01"E	82.55
L162	N88°25'14"E	95.82	L184	N14°39'28"E	142.13
L163	S41°49'13"E	54.00	L185	N30°16'16"E	136.74
L164	N16°08'04"E	251.84	L186	N49°51'05"E	136.17
L165	S07°22'52"E	170.05	L187	N50°58'19"E	179.47
L166	N69°56'39"E	89.35	L188	S20°31'27"W	91.63
L167	N21°33'44"E	208.55	L189	S45°03'46"W	362.63
L168	S74°55'25"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°59'28"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	S63°14'45"E	69.91
L173	S45°01'04"W	71.19	L195	S09°06'21"W	95.70
L174	S08°02'12"E	236.71	L196	S28°03'41"E	33.73
L175	S57°49'15"E	140.35	L197	S58°02'56"E	178.85
L176	N39°40'33"E	57.53	L198	S27°47'42"E	66.70
L177	S62°53'44"E	202.47	L199	S04°48'15"W	30.90
L178	S72°59'08"W	154.84	L200	S82°01'27"E	62.19
L179	S47°48'47"E	186.76	L201	S49°16'49"W	35.75
L180	S68°50'27"E	274.47	L202	S87°08'01"W	50.53
L181	S81°56'17"E	302.36	L203	S21°34'05"E	29.75



THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEET 13

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

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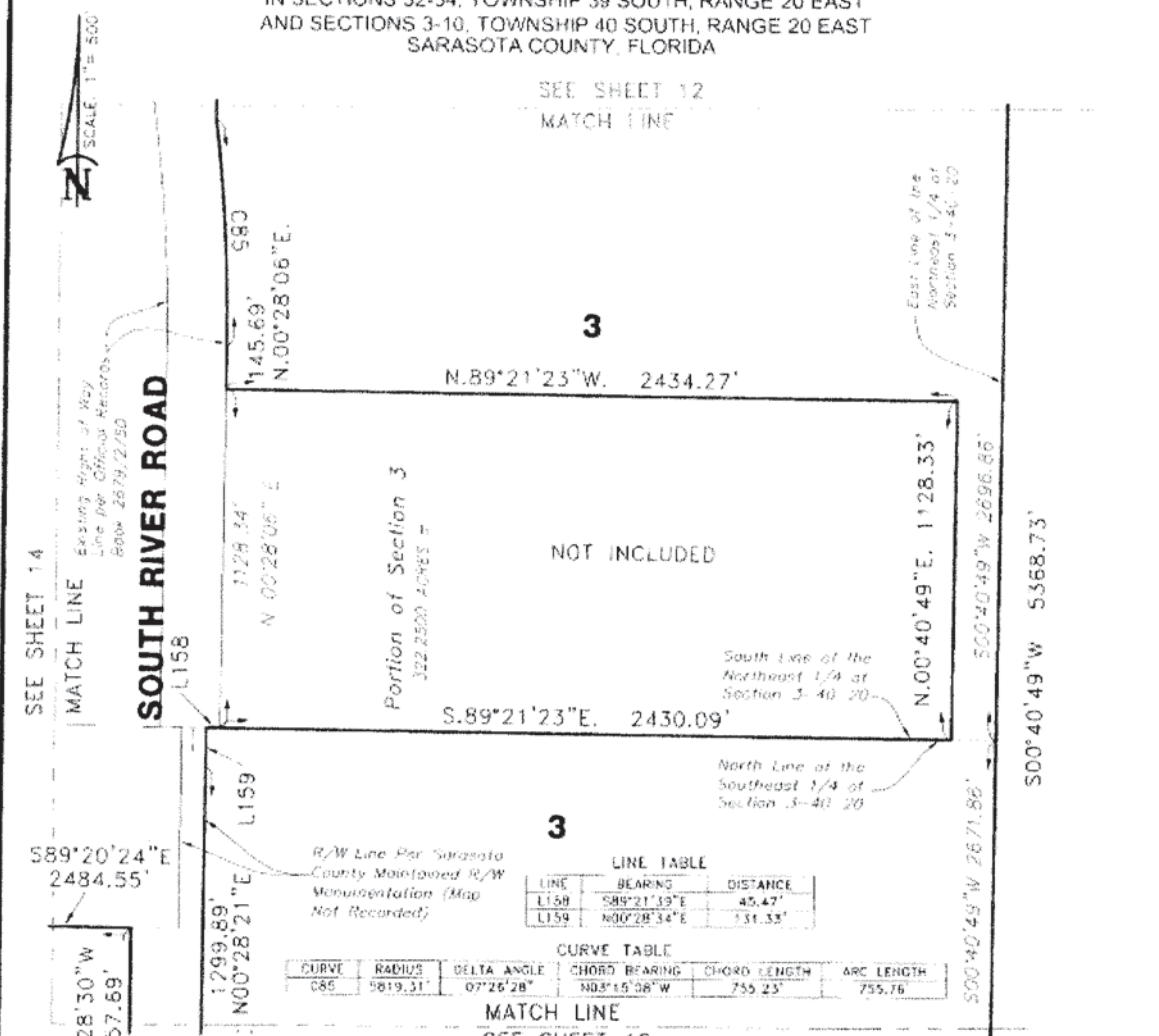
DATE: MARCH 15, 2018

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



LINE TABLE

LINE	BEARINGS	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'

- 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 herein are based on assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W
 - Description shown herein 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

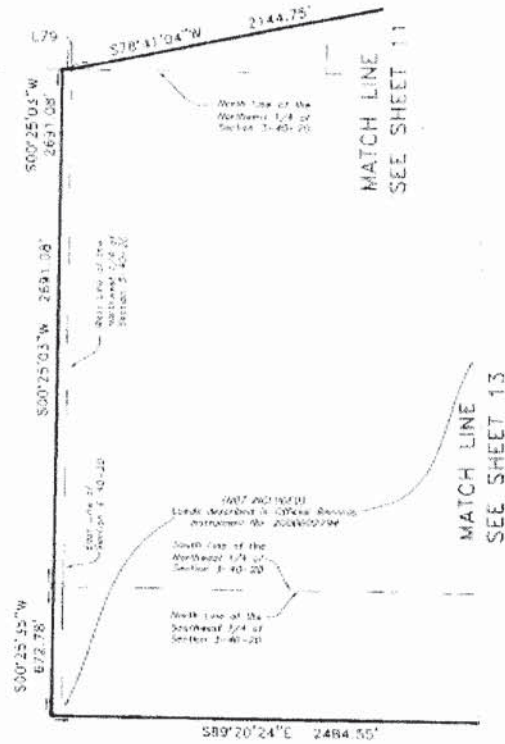
BRITT SURVEYING, INC.

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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°59'52\"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 herein are based on assumed meridian. East Line of Section 29, Township 39 South, Range 20 East - N 02°49'06\"W
3. Description shown herein 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

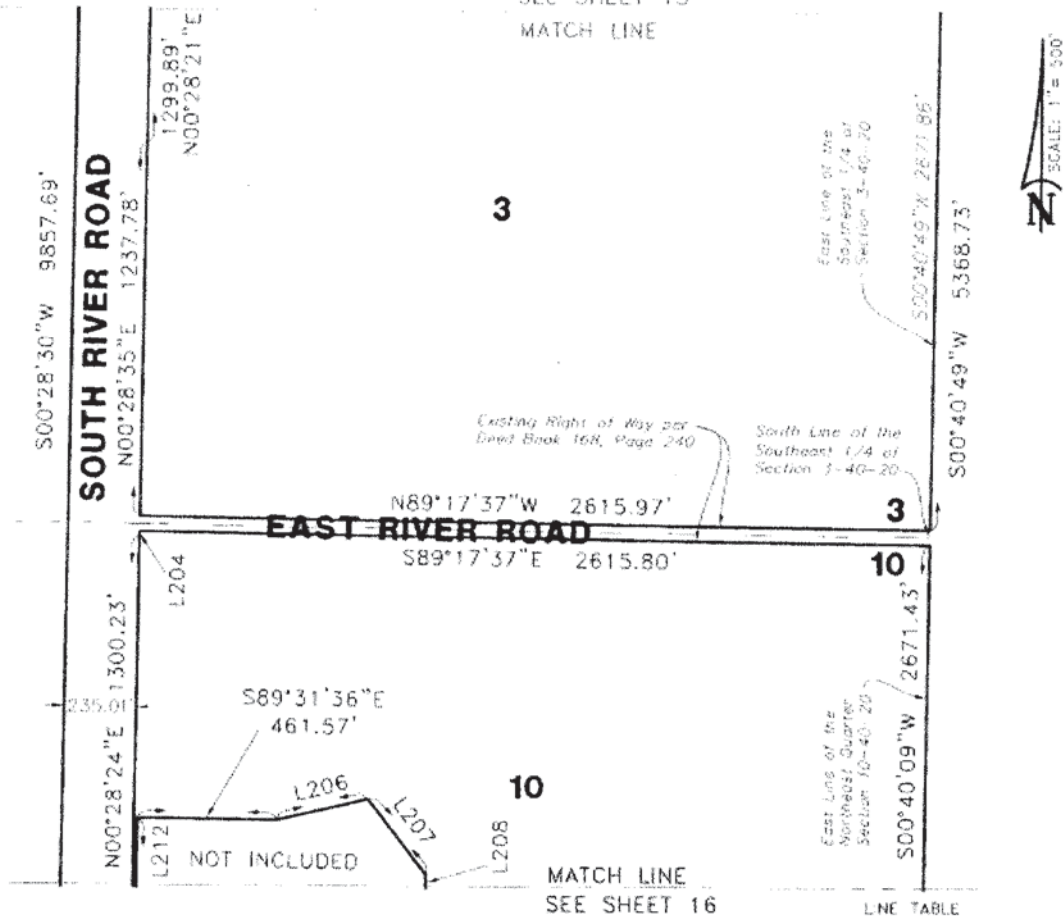
JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 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



Existing Right of Way per
 Deed Book 168, Page 240

South Line of the
 Southeast 1/4 of
 Section 3-40-20

East Line of the
 Southeast 1/4 of
 Section 3-40-20

East Line of the
 Northeast Quarter
 Section 10-40-20

EAST RIVER ROAD

SOUTH RIVER ROAD

NOT INCLUDED

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	115.52'
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 2-5 of 25.
2. Bearings shown hereon are based on assumed meridian. East line of Section 29, Township 39 South, Range 20 East - N02°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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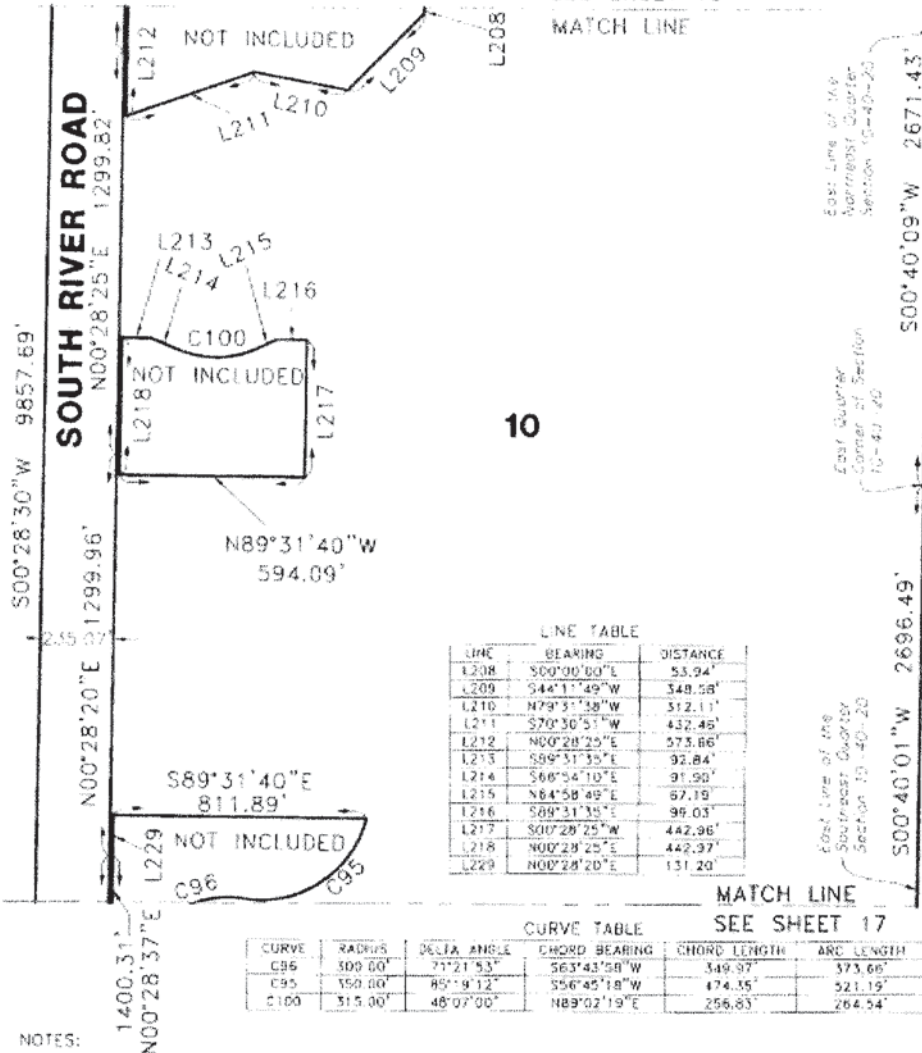
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SKETCH OF DESCRIPTION

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 15
 MATCH LINE



LINE TABLE

LINE	BEARING	DISTANCE
L208	S00°00'00"E	55.94'
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°31'40"E	92.84'
L214	S68°54'10"E	91.90'
L215	N84°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	500.00'	71°21'53"	S63°43'58"W	349.97'	573.66'
C95	150.00'	85°09'12"	S56°45'18"W	474.15'	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 2-5 of 26.
- Bearings shown herein are based on an assumed meridian East line of Section 29, Township 39 South, Range 20 East = N.02°49'06"W.
- Description shown herein 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



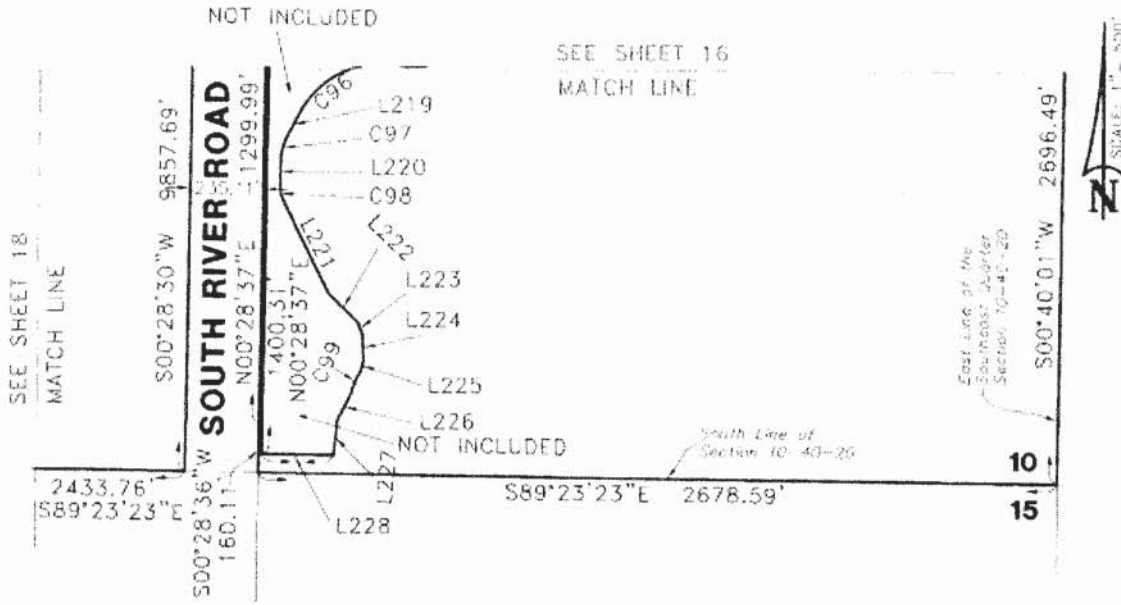
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SKETCH OF DESCRIPTION

SHEET 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
L206	S00°00'00\"E	53.84'
L209	S44°11'49\"W	348.58'
L210	N78°31'58\"W	512.11'
L211	S70°30'51\"W	432.45'
L212	N00°28'25\"E	573.65'
L213	S89°31'55\"E	92.84'
L214	S89°54'10\"E	91.90'
L215	N64°58'49\"E	67.19'
L216	S89°31'55\"E	99.03'
L217	S00°28'25\"W	442.96'
L218	N00°28'25\"E	442.97'
L229	N00°28'20\"E	151.20'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C96	300.00'	71°21'53\"	S63°43'58\"W	349.97'	373.68'
C95	350.00'	85°19'12\"	S56°45'18\"W	474.35'	521.19'
C103	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 7-5 of 26.
2. Bearings shown herein are based on assumed meridian East line of Section 29, Township 39 South, Range 20 East = N 02°49'08\"W.
3. Description shown herein 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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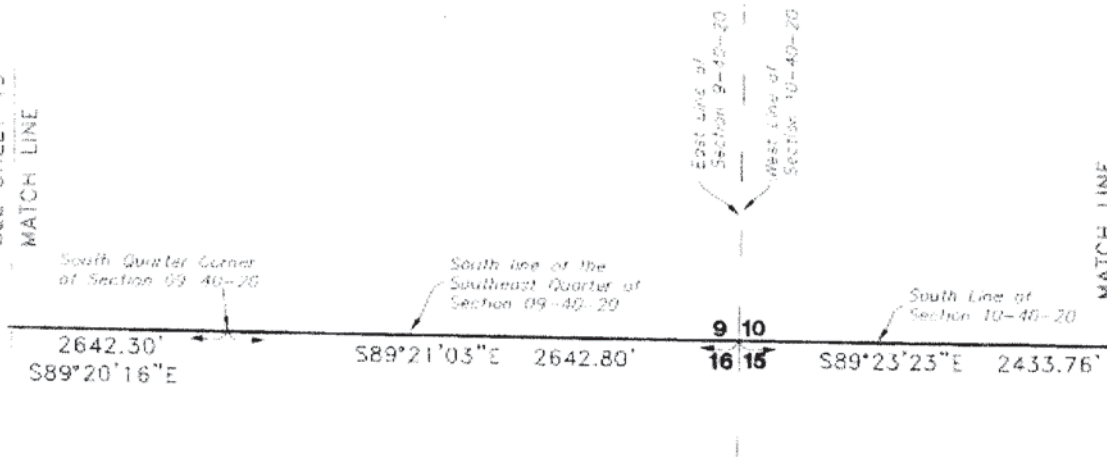
SKETCH OF DESCRIPTION

SHEET 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 herein are based on assumed meridian East line of Section 29, Township 39 South, Range 20 East = N.02°49'06\"/>

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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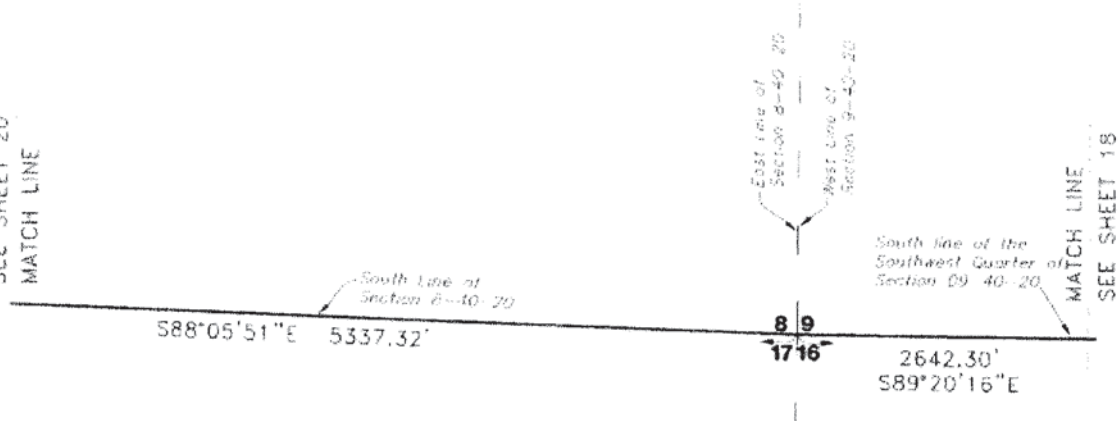
LAND SURVEYORS AND MAPPERS
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SKETCH OF DESCRIPTION
THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

SHEET 19 OF 26



SEE SHEET 20
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 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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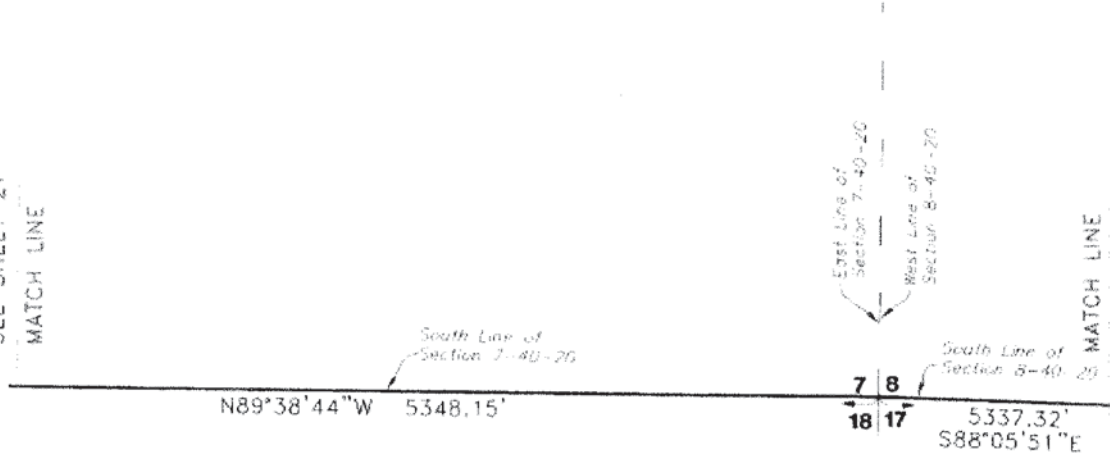
SKETCH OF DESCRIPTION

SHEET 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 herein are based on assumed meridian. East line of Section 29, Township 39 South, Range 20 East - N 02°49'06\"/>

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

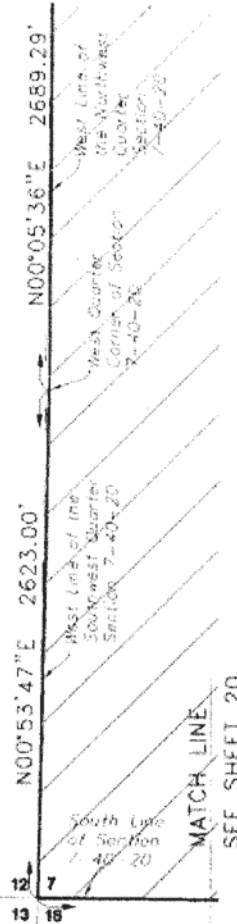
SKETCH OF DESCRIPTION

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 herein are based on assumed meridian. East line of Section 29, Township 39 South, Range 20 East = N 02°49'06" W
3. Description shown herein 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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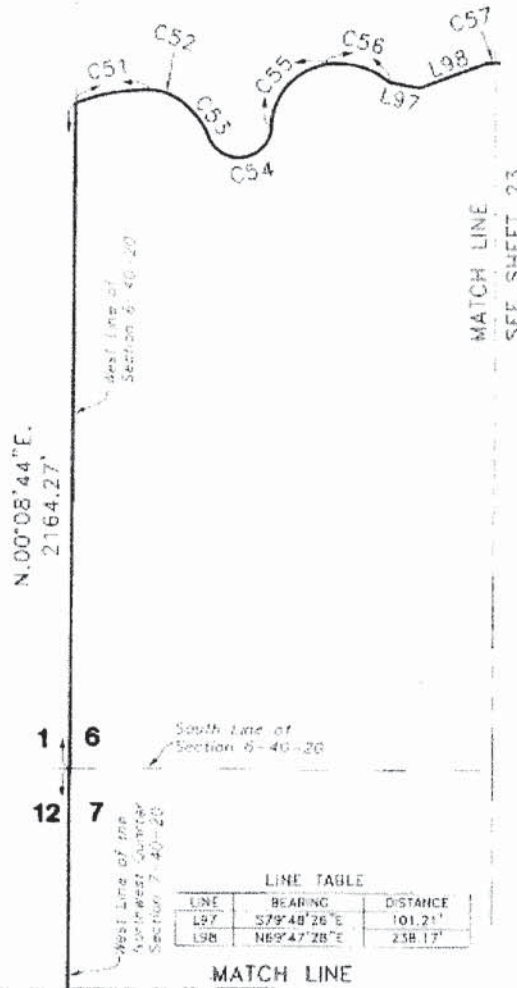
DATE: MARCH 15, 2016

JOB NUMBER 16-03-16

SKETCH OF DESCRIPTION

SHEET 22 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	BEARING	DISTANCE
L97	S79°48'26"E	101.21'
L98	N69°47'28"E	238.17'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C51	633.03'	22°59'05"	N80°07'08"E	248.64'	250.26'
C52	174.77'	55°53'31"	S70°46'34"E	106.73'	108.40'
C53	280.04'	51°09'43"	S37°24'57"E	150.44'	152.31'
C54	103.32'	157°58'36"	N39°20'57"E	202.71'	284.27'
C55	206.41'	79°37'44"	N40°20'11"E	264.33'	288.86'
C56	255.42'	50°26'57"	S74°37'38"E	217.68'	224.89'
C57	365.61'	53°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 show the description shown on Sheets 2-7 of 26.
 2. Bearings shown herein are based on assumed meridian East line of Section 29, Township 39 South, Range 20 East - N. 02°49'06" W.
 3. Description shown herein 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



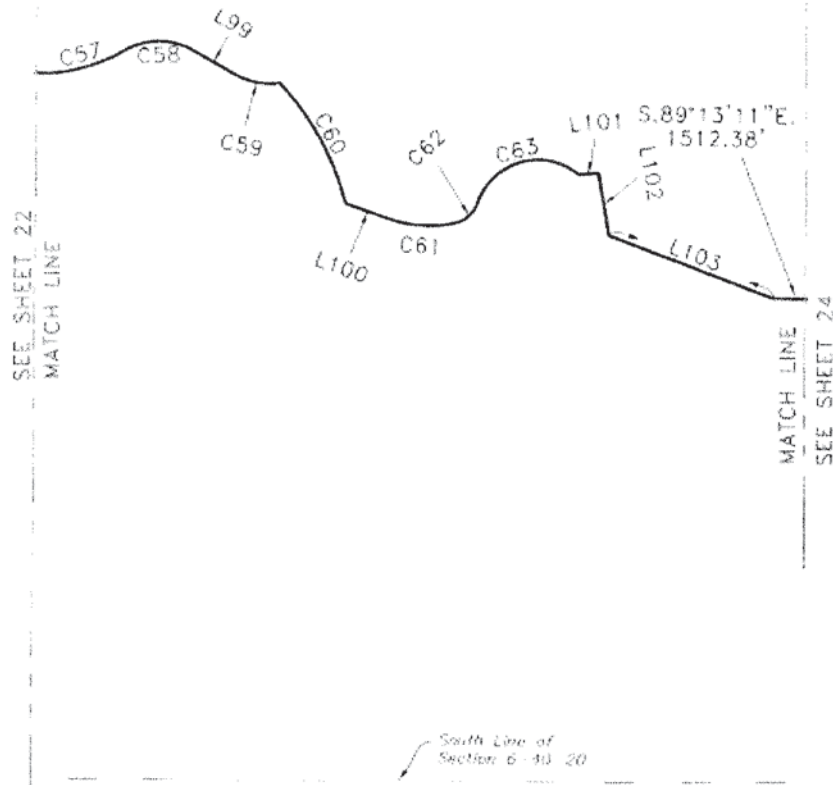
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SKETCH OF DESCRIPTION

SHEET 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	151.62'	154.52'
C60	912.50	28°31'33"	S29°07'59"E	449.63'	454.31'
C61	407.21	31°34'41"	S85°59'44"E	221.60'	224.43'
C62	160.00	59°16'15"	N47°34'48"E	98.90'	103.45'
C63	202.10	111°57'19"	N75°55'20"E	335.08'	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 2-5 of 26.
2. Bearings shown herein are based on assumed meridian East one of Section 23, Township 39 South, Range 20 East = N.02°49'00"W.
3. Description shown herein 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, 2018
 JOB NUMBER: 16-03-16



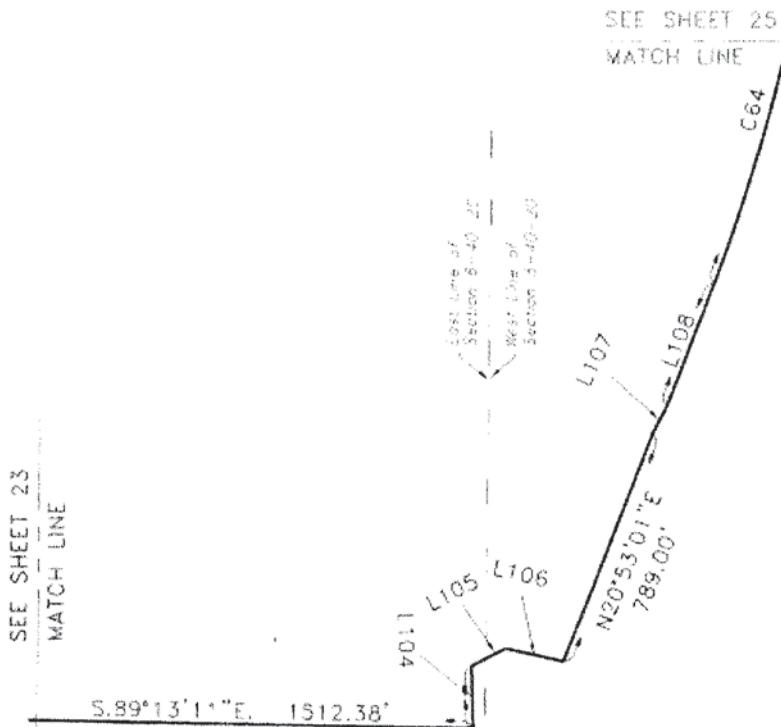
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SKETCH OF DESCRIPTION

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	S27°06'39"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'	1°44'31"	N15°00'45"E	141.45'	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 23 of 26.
2. Bearings shown herein are based on assumed meridian. East line of Section 25, Township 39 South, Range 20 East = N 02°43'06" W.
3. Description shown herein 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: 18-03-16



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 8838
 606 Cypress Avenue Venice Florida 34285
 Telephone: (941) 493-1366 Fax: (941) 484-5766
 Email: bax@brittsurveying.com

SKETCH OF DESCRIPTION

SHEET 25 OF 26

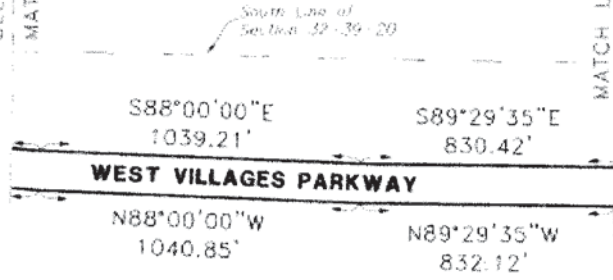
THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



NOTES:

1. This sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the description shown on sheets 2-5 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



LINE TABLE

LINE	BEARING	DISTANCE
L109	N17°23'11"E	98.66'
L110	N02°05'12"E	704.37'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C65	3594.58'	0°03'18"	N07°36'31"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
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
 806 Cypress Avenue Venice Florida 34295
 Telephone: (941) 483-1396 Fax: (941) 484-5788
 Email: bsig@brittsurveying.com

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-18

SKETCH OF DESCRIPTION THOMAS RANCH

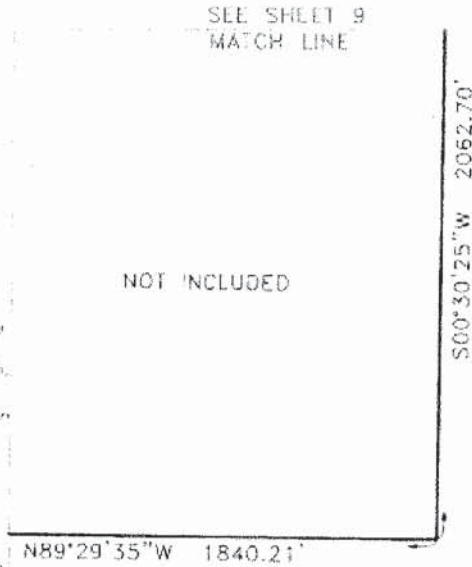
SHEET 26 OF 26

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



NOTES:

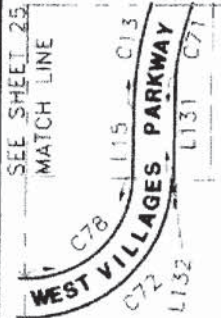
1. This sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the description shown in sheets 2-5 of 26.
2. Bearings shown herein are based on assumed meridian. Part one of Section 29, Township 39 South, Range East = N02°49'06"W.
3. Description shown herein has been prepared for this sketch.



NOT INCLUDED

N89°29'35"W 1840.21'

SEE SHEET B
MATCH LINE



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

32 33
5 4

LINE TABLE

LINE	BEARING	DISTANCE
L115	N00°30'25"E	218.96'
L131	S00°30'25"W	345.56'
L132	N89°06'32"W	0.94'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C13	1210.00'	21°03'56"	N11°01'05"E	441.45'	443.93'
C71	1082.00'	15°06'07"	S15°58'38"W	284.37'	285.19'
C72	473.00'	88°22'08"	S48°18'51"W	659.83'	730.71'
C78	345.00'	88°01'33"	N48°29'39"E	479.45'	530.04'

South Line of Section 33-39-20

North Line of Section 4-40-20

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



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.S. 6639

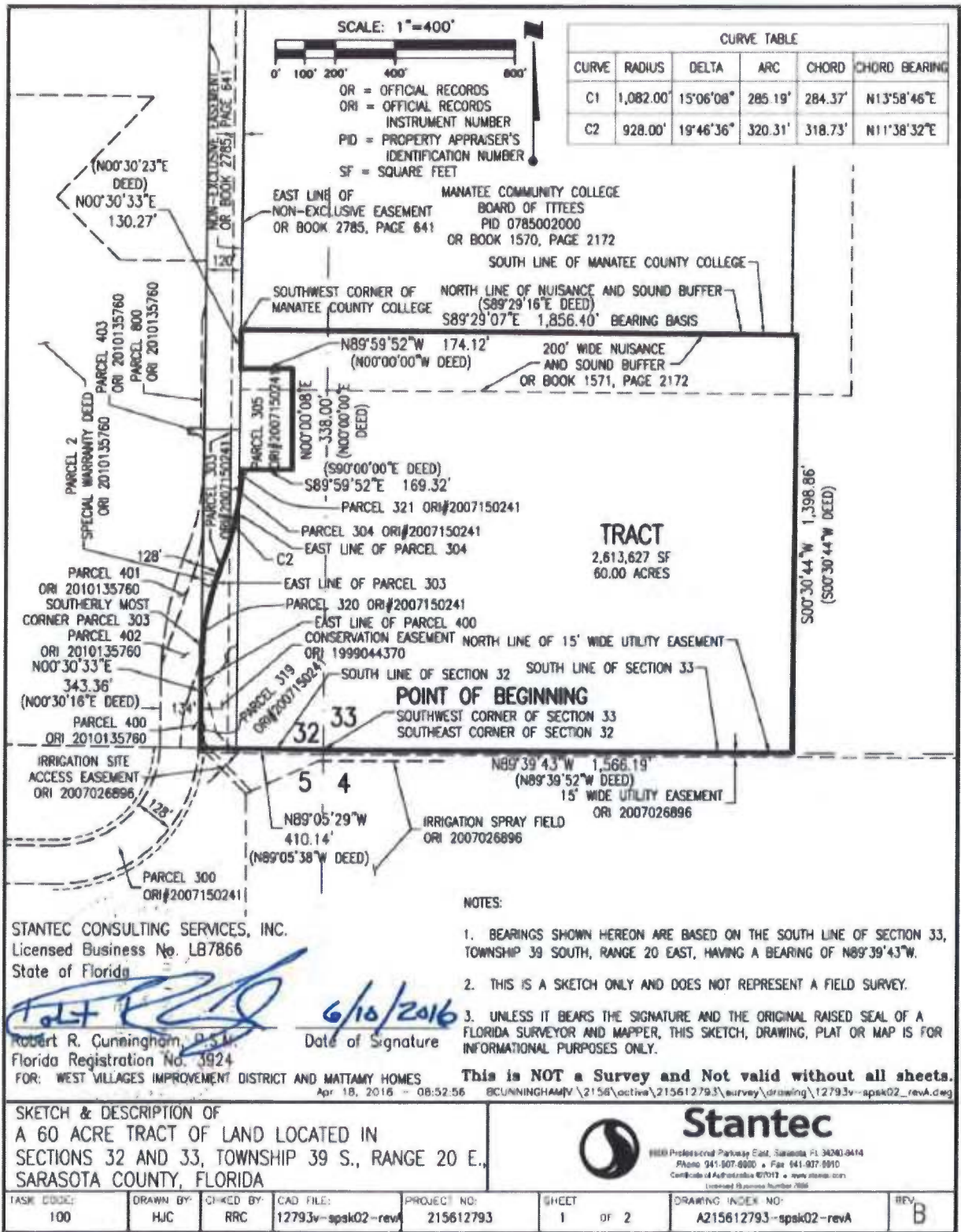
606 Cypress Avenue Venice, Florida 34285
Telephone: (941) 483-1396 Fax: (941) 484-5766
Email: bsl@brittsurveying.com

EXHIBIT "B"

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

EXHIBIT "C"

DONATED LAND



DESCRIPTION (Prepared by the Signing Surveyor & Mapper)

A tract lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota 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°05'29"W., along the south line of said Section 32, a distance of 410.14 feet to the southeast corner of Parcel 400 as recorded in Official Records Instrument Number 2010135760, Public Records of Sarasota County, Florida; thence N.00°30'33"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 2007150241 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°06'08"; thence northerly along the arc of said curve, being the east line of said Parcel 303, a distance of 285.19 feet, said curve having a chord bearing and distance of N.13°58'46"E., 284.37 feet, to the point of reverse curvature of a curve to the left having a radius of 928.00 feet and a central angle of 19°46'36"; thence northerly along the arc of said curve, also partially along said east line of Parcel 303, partially along the east line of Parcel 304 and partially along Parcel 305 as recorded in Official Records Instrument Number 2007150241 in said Public Records, a distance of 320.31 feet to the end of said curve; thence continue along the south, east and north lines of said Parcel 305 for the following three (3) calls; (1) thence S.89°59'52"E., a distance of 169.32 feet; (2) thence N.00°00'08"E., a distance of 338.00 feet; (3) thence N.89°59'52"W., a distance of 174.12 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°30'33"E., along said east line of a Non-Exclusive Easement, a distance of 130.27 feet to the southwest corner of a Manatee Community College Tract as recorded in Official Records Book 1570, Page 2172 in said Public Records; thence S.89°29'07"E., along the south line of said Manatee Community College Tract and the easterly extension thereof, a distance of 1,856.40 feet; thence S.00°30'44"W., a distance of 1,398.86 feet to a point on the south line of above-mentioned Section 33; thence N.89°39'43"W., along said south line of said Section 33, a distance of 1,566.19 feet to the Point of Beginning.

Said tract contains 2,613,627 square feet or 60.00 acres, more or less.

REV."B"-REVISED CURVE NUMBERS AND ADDED CURVE INFORMATION: 06/10/2016 RRC
 REV."A"-REVISED BOUNDARY OF POND AREA: 04/18/2016 RRC

FOR: WEST VILLAGES IMPROVEMENT DISTRICT AND MATTAMY HOMES **This is NOT a Survey and Not valid without all sheets.**
 Apr. 18, 2016 - 08:52:56 BCLINNINGHAM\J\2156\active\215612793\survey\drawing\12793v-spsk02-revA.dwg

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

6000 Professional Parkway East, Sarasota, FL 34246-3414
 Phone: 941-937-8800 • Fax: 941-367-6970
 Certificate of Authorization #07017 • www.stantec.com
 Licensee/Member Number 780

TASK CODE: 100	DRAWN BY: HJC	CHECKED BY: RRC	CAD FILE: 12793v-spsk02-revA	PROJECT NO: 215612793	SHEET 2 OF 2	DRAWING INDEX NO: A215612793-spsk02-revA	REV. B
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