




**SARASOTA
County Schools**

Office of the Deputy Superintendent
1960 Landings Blvd., Sarasota, FL 34231
941-927-9000, ext. 31103 • fax 941-927-2539
SarasotaCountySchools.net

TO: Board Members
Superintendent

FROM: Scott J. Lempe 
Deputy Superintendent

DATE: September 16, 2016

SUBJECT: September 20, 2016 Work Session
Real Property Dedication Agreement—Manasota Beach Ranchlands

One of the items on your consent agenda for the evening of September 20, 2016 is an agreement between the School Board of Sarasota County and Manasota Beach Ranchlands, LLLP. This agreement is essentially the purchase agreement for the Board to buy a site in the West Villages area large enough to support a K-8 school. A copy of that agreement is attached.

At this work session we'd simply like to do two things: talk with you about why we're recommending this particular site and review just a couple of the highlights of the contract itself.

This should be a pretty short conversation but given the size of the investment and the long term commitment to the site we thought it wise to have a public discussion prior to your vote. We look forward to our conversation. Please let me know if you have any questions or comments prior to the work session.

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 RANGLANDS, 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 WVVD.* 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 RANCLANDS, 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 RANCLANDS, 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: _____

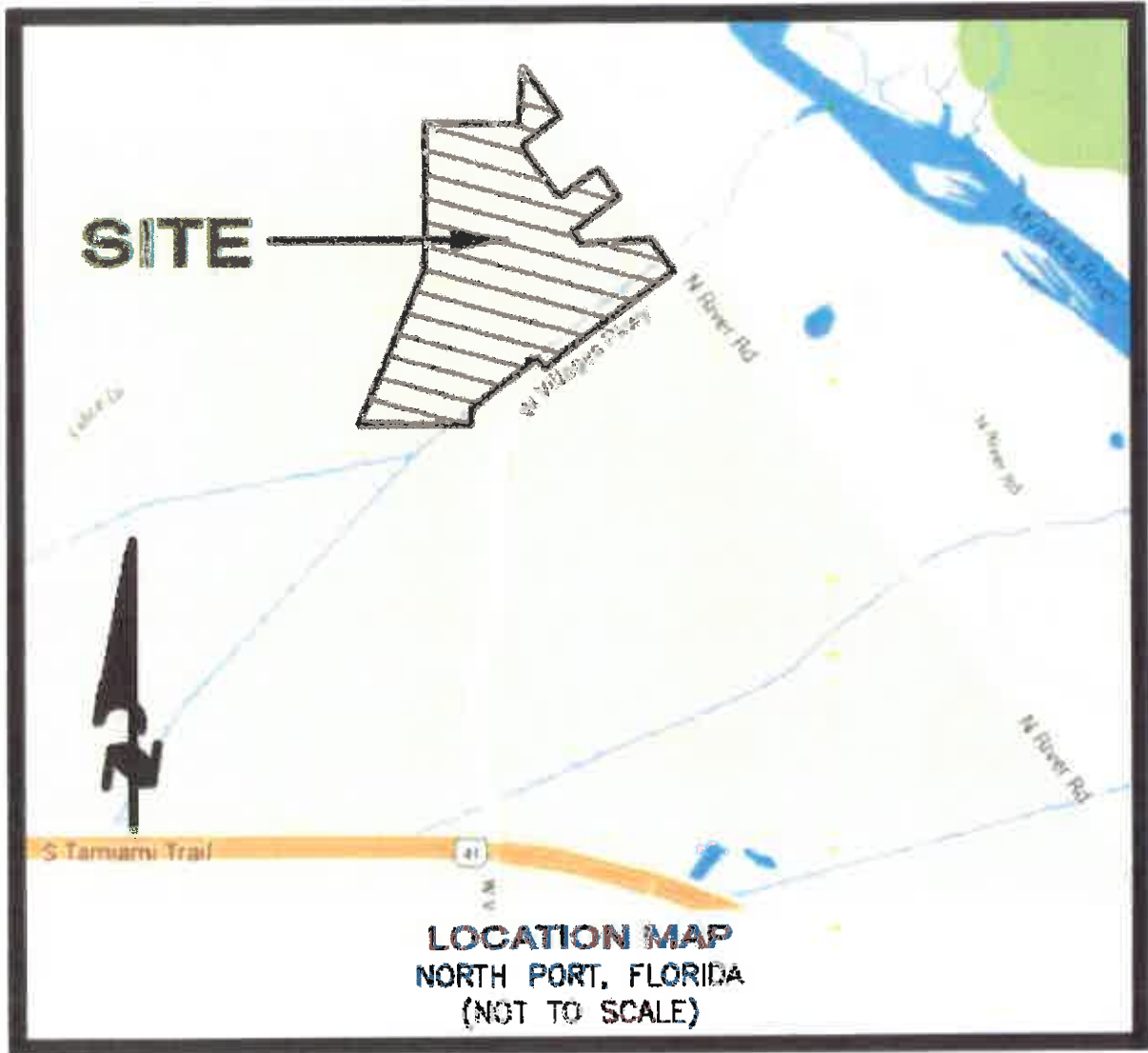
Notary Seal:

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A-1"

THE PRESERVE



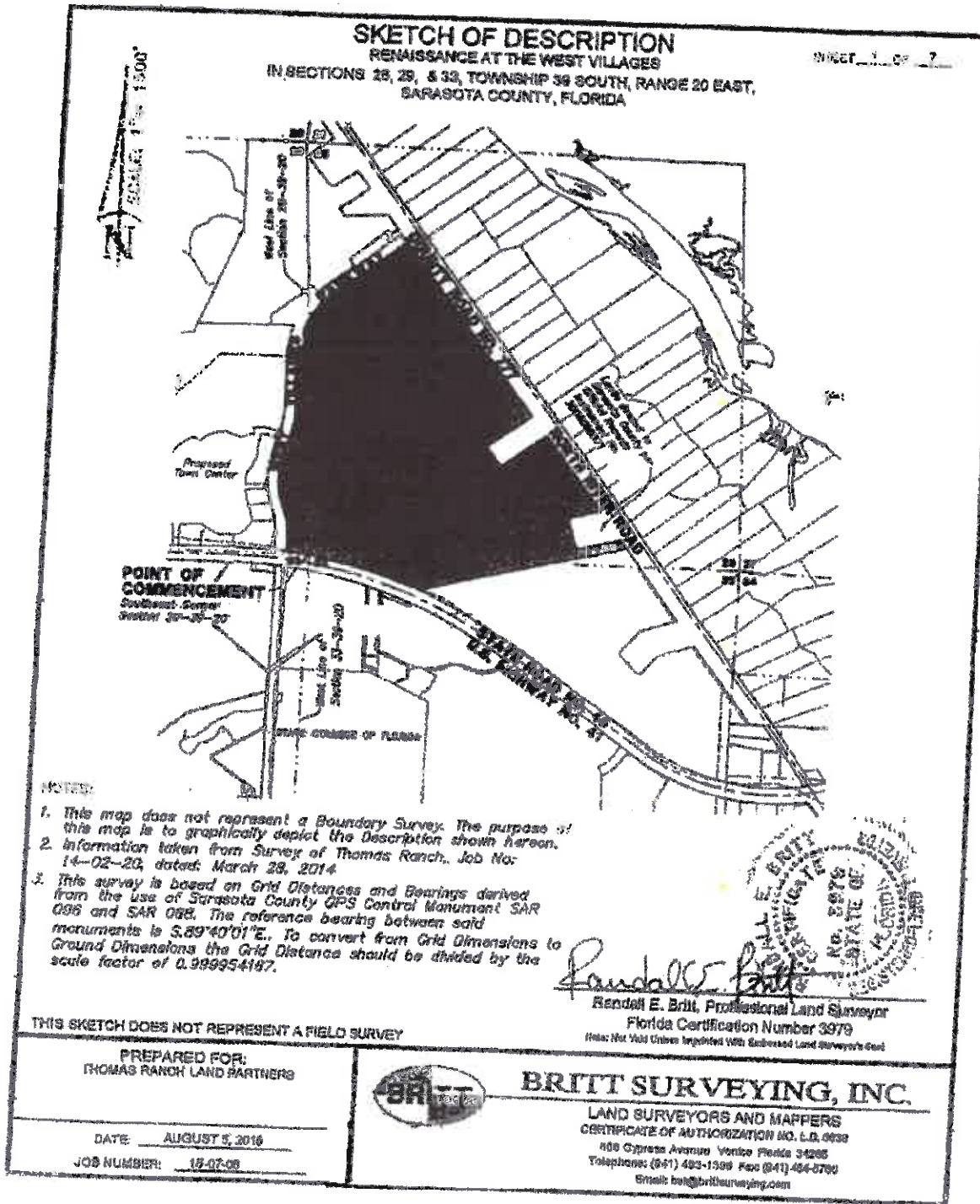
LEGAL DESCRIPTION

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 33, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N 02°48'00" W, along the East line of the Southeast Quarter of said Section 28, a distance of 1.94 feet to the northerly line of lands devised 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 5863.58 feet, a central angle of 02°13'01", a chord bearing of N.81°50'01"W, and a chord length of 224.53 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 224.53 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. 48), 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 8791.58 feet, a central angle of 00°27'54"; a chord bearing of N.33°10'28"W, and a chord length of 47.50 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. 2008031352 of the Public Records of Sarasota County, Florida, same being a point on a curve to the right, having: a radius of 37.00 feet, a central angle of 26°51'47"; a chord bearing of N.12°38'28"W, and a chord length of 13.34 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 103.85 feet to a point on a curve to the left, having: a radius of 1209.90 feet, a central angle of 2°17'38"; 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 453.67 feet to a point on a reverse curve to the right, having: a radius of 1082.00 feet, a central angle of 43°18'18"; 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 317.00 feet to a point on a reverse curve to the left, having: a radius of 1210.00 feet, a central angle of 27°18'43"; a chord bearing of N.11°07'43"E, and a chord length of 468.22 feet; (5) thence along the arc of said curve, an arc length of 471.19 feet; (6) thence N.00°01'38"W, a distance of 711.07 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 82°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 153.84 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°12'13"; a chord bearing of N.16°03'04"E, and a chord length of 637.29 feet; (10) thence along the arc of said curve, an arc length of 846.85 feet; (11) thence N.53°16'42"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. 2008086371 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		BRITT SURVEYING, INC.
DATE: <u>AUGUST 5, 2016</u> JOB NUMBER: <u>15-07-08</u>		LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NO. L.S. 0530 895 Cypress Avenue Venice, Florida 33595 Telephone: (941) 483-1288 Fax: (941) 484-9786 Email: del@brittsurveying.com

SKETCH OF DESCRIPTION

RENAISSANCE AT THE WEST VILLAGES
IN SECTIONS 25, 26, & 33, TOWNSHIP 38 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 $S.36^{\circ}46'13"E$, a distance of 2707.22 feet; (2) thence $S.53^{\circ}13'47"W$, a distance of 830.20 feet to a point on a curve to the left, having a radius of 49.80 feet, a central angle of $90^{\circ}00'00"$; a chord bearing of $S.08^{\circ}13'50"W$, and a chord length of 70.43 feet; (3) thence along the arc of said curve, an arc length of 75.22 feet; (4) thence $S.36^{\circ}46'12"E$, a distance of 274.73 feet to a point on a curve to the left, having a radius of 49.80 feet, a central angle of $90^{\circ}00'02"$; a chord bearing of $S.08^{\circ}46'15"E$, and a chord length of 70.43 feet; (5) thence along the arc of said curve, an arc length of 75.22 feet; (6) thence $N.53^{\circ}13'48"E$, a distance of 630.20 feet; (7) thence $S.36^{\circ}46'13"E$, a distance of 1173.94 feet; (8) thence $S.75^{\circ}03'29"W$, 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 $91^{\circ}53'04"$; a chord bearing of $S.23^{\circ}56'46"W$, and a chord length of 79.05 feet; (9) thence along the arc of said curve, an arc length of 88.21 feet; (10) thence $S.16^{\circ}00'17"E$, 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 $88^{\circ}55'47"$; a chord bearing of $S.60^{\circ}28'34"E$, 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 $N.75^{\circ}16'47"E$, a distance of 513.37 feet; (13) thence $S.36^{\circ}46'13"E$, a distance of 125.11 feet; thence $S.76^{\circ}14'16"W$, 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, some being a point on a curve to the left, having a radius of 5791.58 feet, a central angle of $30^{\circ}06'12"$; a chord bearing of $N.66^{\circ}50'36"W$, and a chord length of 10.43 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 10.43 feet; (2) thence $N.21^{\circ}06'15"E$, 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 $00^{\circ}45'12"$; a chord bearing of $N.67^{\circ}16'21"W$, 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 $S.22^{\circ}21'03"W$, 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 $10^{\circ}52'04"$; a chord bearing of $N.73^{\circ}08'00"W$, and a chord length of 1008.90 feet; (5) thence along the arc of said curve, an arc length of 1008.90 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) $N.11^{\circ}28'58"E$, 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 $02^{\circ}12'28"$; a chord bearing of $N.79^{\circ}37'16"W$, 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:
SHERAS HATCH LAND PARTNERS

DATE: AUGUST 8, 2015

JOB NUMBER: 15-07-03



BRITT SURVEYING, INC.

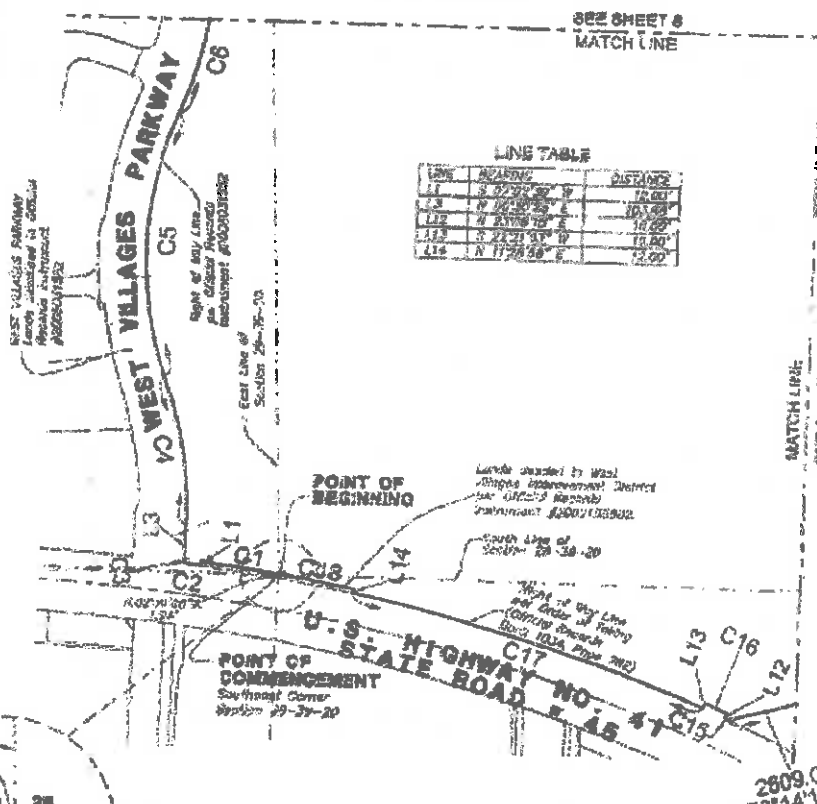
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. 11,929
301 Cypress Pointe, Venice, Florida 33596
Telephone: (813) 492-9116 Fax: (813) 492-9117
http://www.brittsurveying.com

SKETCH OF DESCRIPTION

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

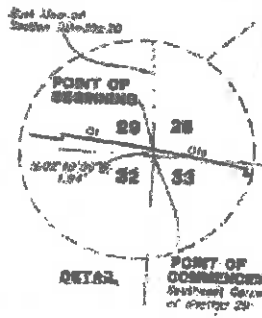
SHEET 4 OF 7

SCALE: 1" = 400'



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°28'00" W	16.00'
L2	N 01°00'00" E	165.00'
L13	N 23°21'00" W	16.00'
L14	N 17°20'00" E	12.00'



CURVE TABLE

CURVE	RADIUS	CHORD ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	160.14'	277.04'	N 89°05'01" W	257.25'	229.51'
C2	1281.30'	0.27704	N 89°10'20" W	27.60'	17.02'
C3	14.00'	24.9423'	N 18°00'00" W	14.00'	14.00'
C4	14.00'	24.9423'	N 107°00'00" W	401.30'	483.87'
C5	1082.00'	2.14110'	N 00°00'00" E	708.47'	377.80'
C6	176.00'	22.8143'	N 110°27'45" E	438.22'	477.16'
C7	2191.30'	0.08112'	N 88°30'00" W	12.45'	10.48'
C8	2802.50'	0.04912'	N 87°18'00" W	28.37'	70.39'
C9	2728.25'	10.2454'	N 23°00'00" W	1028.90'	1058.84'
C10	2802.50'	0.04912'	N 74°37'00" W	223.67'	224.86'

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 6, 2016

JOB NUMBER: 15-07-09



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

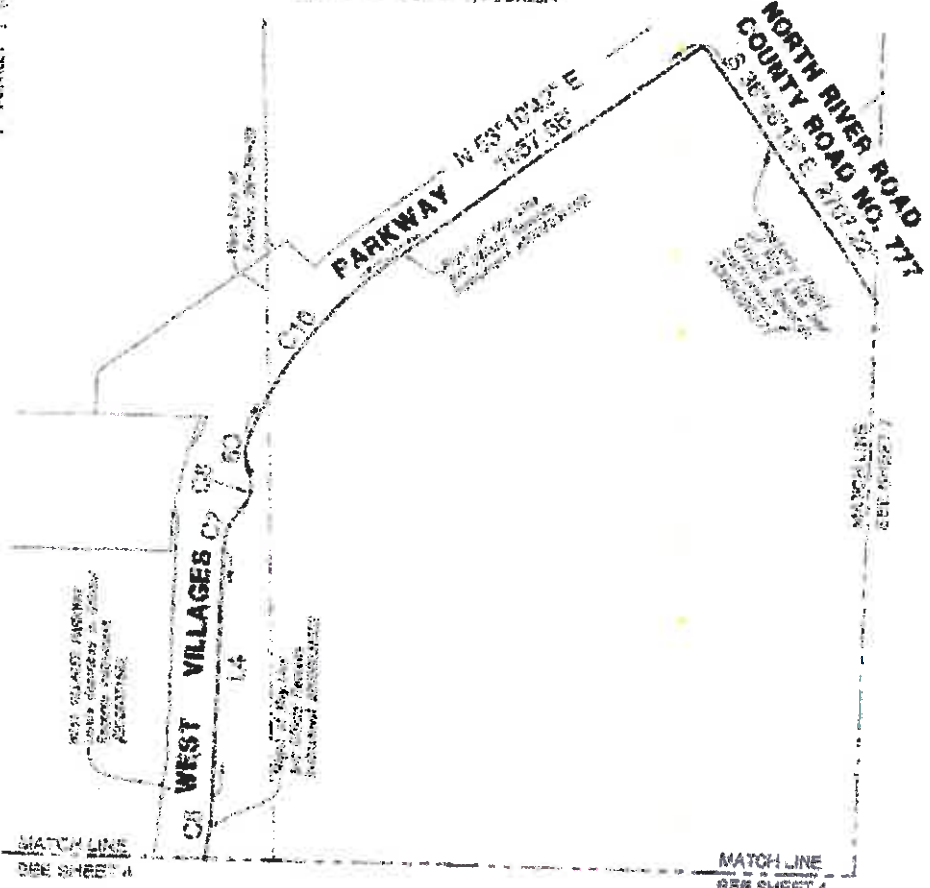
BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.S. 0034
 838 Cypress Avenue Venice Florida 33595
 Telephone: (941) 485-7300 Fax: (941) 494-0796
 Email: bc@brittsurveying.com

SKETCH OF DESCRIPTION
 REORGANIZED AT THE WEST VILLAGES
 IN SECTIONS 29, 29, & 35, TOWNSHIP 33 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

SHEET 5 OF 7

SCALE: 1" = 400'



LINE TABLE

LINE	BEARING	DISTANCE
L4	N 02° 10' 50" W	701.07

CURVE TABLE

LINE	NAME	DELTA (ANGLE)	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	757.86	68° 48' 48"	N 11° 17' 40" W	482.35	471.87
C2	757.86	68° 48' 48"	N 25° 07' 54" E	482.35	471.87
C3	757.86	68° 48' 48"	N 25° 07' 54" E	482.35	471.87
C4	757.86	68° 48' 48"	N 02° 10' 50" W	482.35	471.87
C5	757.86	68° 48' 48"	N 25° 07' 54" E	482.35	471.87

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 TRIMBLE TRUCK LAND PARTNERS

DATE: AUGUST 4, 2010

ASD NUMBER: 10-07-00



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. 13,670
 104 Cypress Avenue, Venice, Florida 33596
 Telephone: (941) 483-1995 Fax: (941) 483-1996
 Email: info@brittsurveying.com

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

SHEET 6 OF 7

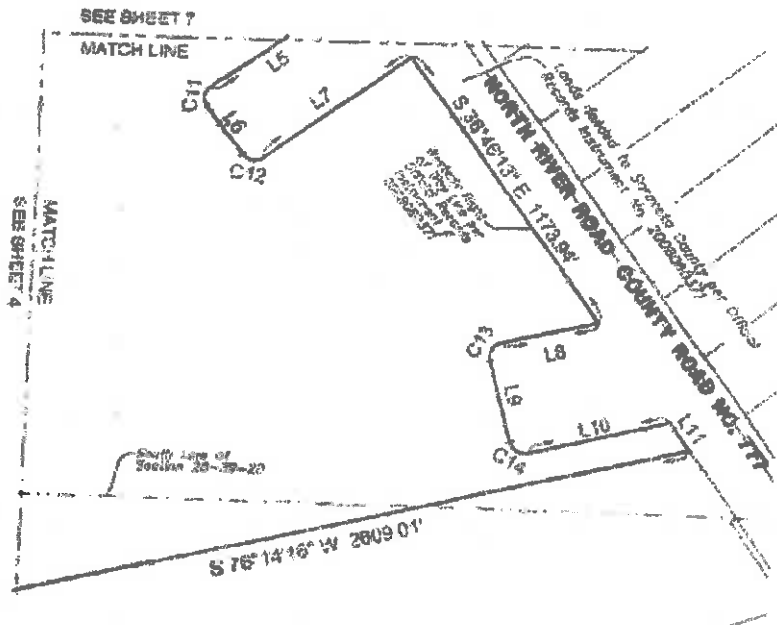
SCALE: 1" = 400'

LINE TABLE

LINE	BEARING	DISTANCE
L5	S 537°47' W	830.80
L6	S 36°09'12" E	314.23
L7	N 83°14'08" E	830.80
L8	S 74°53'20" W	341.41
L9	S 16°02'17" E	808.70
L10	N 72°58'47" E	813.37
L11	S 8°42'13" E	774.17

CURVE TABLE

CURVE	RADIUS	CO. CH ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	49.80	90°00'00"	S 89°13'50" W	70.43	78.29
C12	49.80	90°00'00"	S 81°48'15" E	70.43	78.29
C13	38.00	87°33'03"	S 49°58'48" W	79.00	86.22
C14	38.00	88°59'17"	S 60°28'34" E	77.08	85.38



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: AUGUST 6, 2016

JOB NUMBER: 15-07-09



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.S. 8530
 908 Cypress Avenue, Venice, Florida 34293
 Telephone: (941) 493-1396 Fax: (941) 494-5766
 Email: osig@brittsurveying.com

SKETCH OF DESCRIPTION

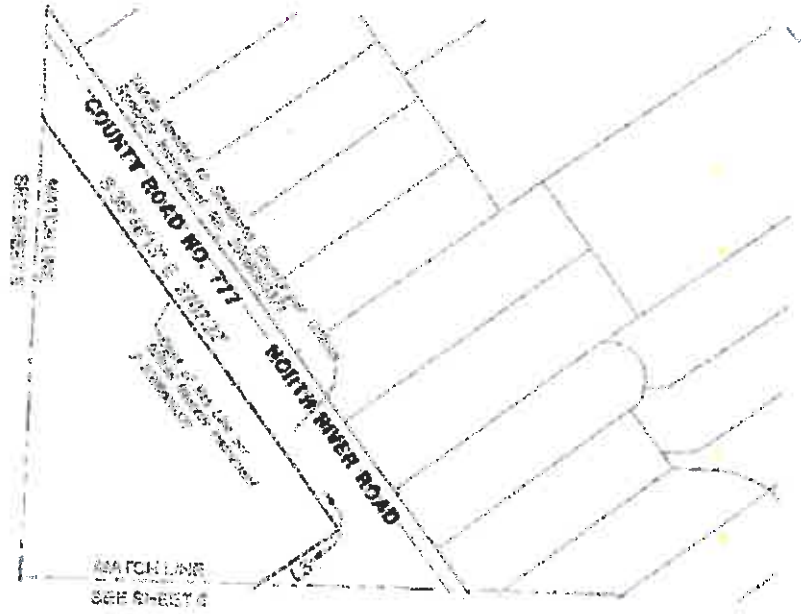
REMANENCE AT THE WEST VILLAGES
 IN SECTIONS 28, 29, & 30, TOWNSHIP 28 SOUTH, RANGE 20 EAST,
 SARASOTA COUNTY, FLORIDA

SHEET 2 OF 2



LINE TABLE

LINE NO.	DESCRIPTION	BEARING	DISTANCE
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THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

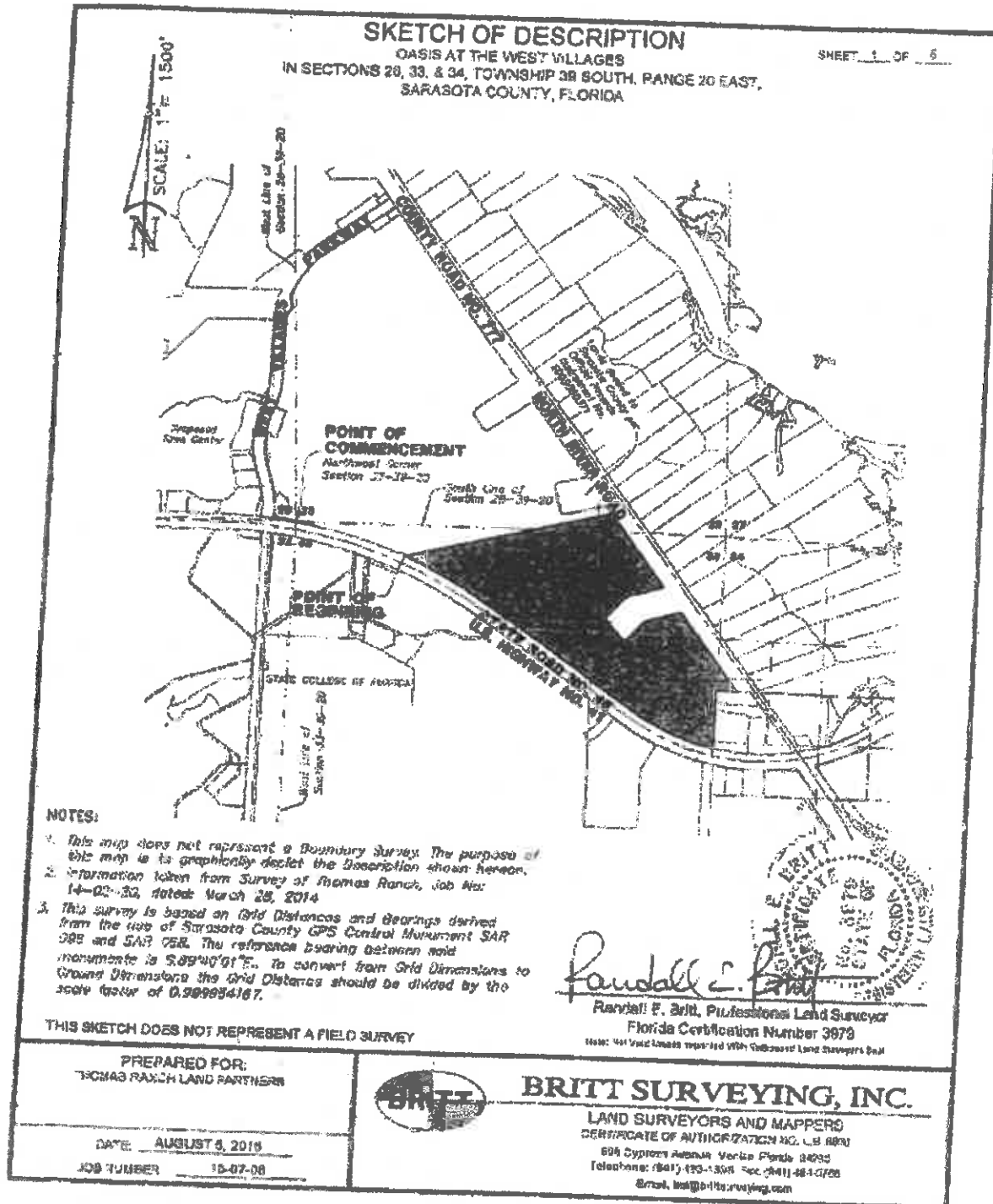
PREPARED FOR:
 (NAME OF CLIENT AND ADDRESS)
 DATE: AUGUST 6, 2014
 JOB NUMBER: 1401004



BRITT SURVEYING INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION 00112-0001
 2800 Columbus Avenue, Venice, Florida 33596
 Telephone: (813) 494-1204 Fax: (813) 494-1206
 Email: jrb@brittsurveying.com

EXHIBIT "A-3"



SKETCH OF DESCRIPTION

DASH AT THE WEST VILLAGES
IN SECTIONS 28, 32, & 34, TOWNSHIP 30 SOUTH, RANGE 20 EAST,
SARASOTA COUNTY, FLORIDA

SHEET 2 OF 3


DESCRIPTION:

A part of Section 28, 32, & 34, Township 30 South, Range 20 East, City of North Port, Sarasota County, Florida, described as follows:

Continuation of the Northwest corner of Section 33, Township 30 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 120.83 feet, thence S 82°20'40"E, perpendicular to said line, a distance of 1,000.20 feet to the POINT OF BEGINNING, same being a point on the northern right-of-way line of U.S. Highway No. 41 (State Road No. 46), per order of taking recorded in Official Records Book 1014, of Page 762, Public Records of Sarasota County, Florida, thence S 70°14'10"E, a distance of 200.00 feet to the westerly right-of-way line of Cypress Road No. 177 as per deed to Sarasota County per Official Records Instrument No. 2010000137, Public Records of Sarasota County, Florida, thence along said westerly right-of-way line per Official Records Instrument No. 2004000137, the following two (2) stations: (1) thence S 25°05'17"E, a distance of 144.00 feet; (2) thence S 10°04'04"W, a distance of 427.30 feet to a point on a curve to the left, having a radius of 124.00 feet, a central angle of 81°17'24"; a chord bearing of S 07°15'00"W, and a chord length of 84.50 feet; (3) thence along the arc of said curve, an arc length of 80.27 feet; (4) thence S 41°19'26"W, a distance of 302.00 feet to a point on a curve to the left, having a radius of 100.00 feet, a central angle of 107°46'00"; a chord bearing of S 00°14'21"W, and a chord length of 66.20 feet; (5) thence along the arc of said curve, an arc length of 73.12 feet; (6) thence S 40°21'22"W, a distance of 290.77 feet to a point on a curve to the left, having a radius of 48.00 feet, a central angle of 90°30'54"; a chord bearing of N 09°07'17"E, and a chord length of 73.30 feet; (7) thence along the arc of said curve, an arc length of 62.00 feet; (8) thence N 40°22'04"E, a distance of 308.00 feet; (9) thence N 27°00'32"E, a distance of 468.00 feet; (10) thence S 00°04'10"E, a distance of 120.00 feet to the South line of the North Half of the Southeast Quarter of the Northwest Quarter of Section 34, Township 30 South, Range 20 East, Sarasota County, Florida, thence S 80°10'10"W, along said South line, a distance of 207.41 feet, thence S 00°13'10"W, along the West line of the Southeast Quarter of the Northwest Quarter of said Section 34, a distance of 740.40 feet to said northern right-of-way line of U.S. Highway No. 41, same being a point on a curve to the right, having a radius of 200.00 feet, a central angle of 26°13'00"; a chord bearing of N 00°20'02"W, and a chord length of 117.92 feet, thence along said northern right-of-way line of U.S. Highway No. 41, the following seven (7) stations: (1) thence along the arc of said curve, an arc length of 118.74 feet; (2) thence N 54°32'11"W, a distance of 217.50 feet to a point on a curve to the left, having a radius of 179.30 feet, a central angle of 65°47'10"; a chord bearing of S 08°14'10"W, and a chord length of 176.20 feet; (3) thence along the arc of said curve, an arc length of 176.14 feet; (4) thence N 41°31'00"E, a distance of 15.00 feet thence with a curve to the left, having a radius of 60.00 feet, a central angle of 60°00'00"; a chord bearing of N 03°10'00"W, and a chord length of 50.00 feet; (5) thence along the arc of said curve, an arc length of 60.00 feet; (6) thence S 31°21'44"W, a distance of 10.00 feet thence with a curve to the left, having a radius of 179.30 feet, a central angle of 65°47'10"; a chord bearing of N 02°11'45"W, and a chord length of 82.40 feet; (7) thence along the arc of said curve, an arc length of 68.20 feet to the POINT OF BEGINNING.

Area contains 4,330,283 Square Feet or 112,772 Acres more or less.

THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR: THOMAS RANCH LAND PARTNERS		BRITT SURVEYING, INC. LAND SURVEYORS AND MAPPERS CERTIFICATE OF REGISTRATION NO. 1,160 808 Cypress Avenue Venice Florida 33595 Telephone (941) 483-1300 Fax (941) 481-0100 Email: brittsurveying.com
DATE: <u>AUGUST 5, 2015</u> JOB NUMBER: <u>15-07-08</u>		

SKETCH OF DESCRIPTION

OASIS AT THE WEST VILLAGES
IN SECTIONS 29, 33, & 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST,
BARABOTA COUNTY, FLORIDA

SHEET 2 OF 3

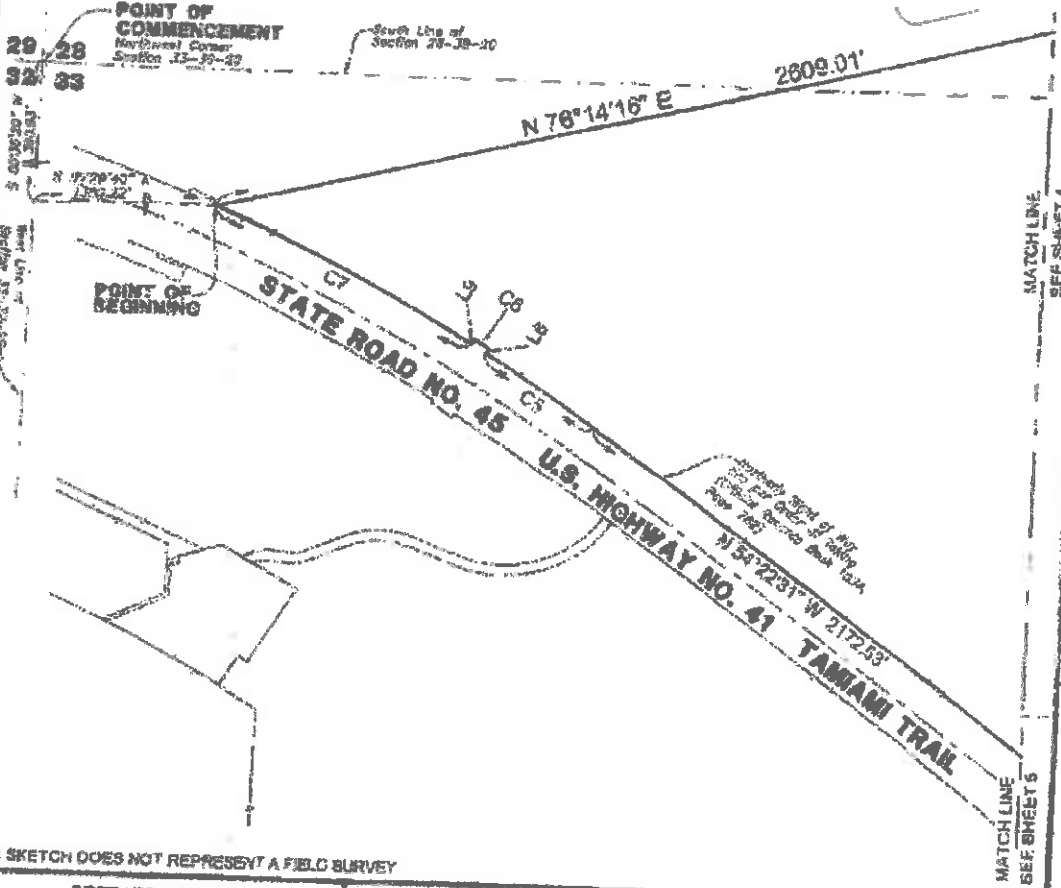
SCALE: 1" = 400'

LINE TABLE

LINE	BEARING	DISTANCE
L2	N 89°37'28" E	18.00'
L3	S 82°31'45" W	16.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	5791.58'	74°41'18"	N 88°41'18" W	376.00'	376.74'
C6	2827.56'	0°30'20"	N 88°20'53" W	38.85'	50.20'
C7	5791.58'	81°17'20"	N 82°41'43" W	827.49'	828.26'



THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: AUGUST 5, 2018

JOB NUMBER: 18-07-03



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.S. 0209
606 Cypress Avenue Venice Florida 34589
Telephone: (941) 425-1300 Fax (941) 424-5765
Email: bsm@brittsurveying.com

SKETCH OF DESCRIPTION

CORNER AT THE WEST VILLAGES
IN SECTIONS 28, 29, 33, 34, TOWNSHIP 33 SOUTH, RANGE 27 EAST
SARASOTA COUNTY, FLORIDA

SHEET 4 OF 5

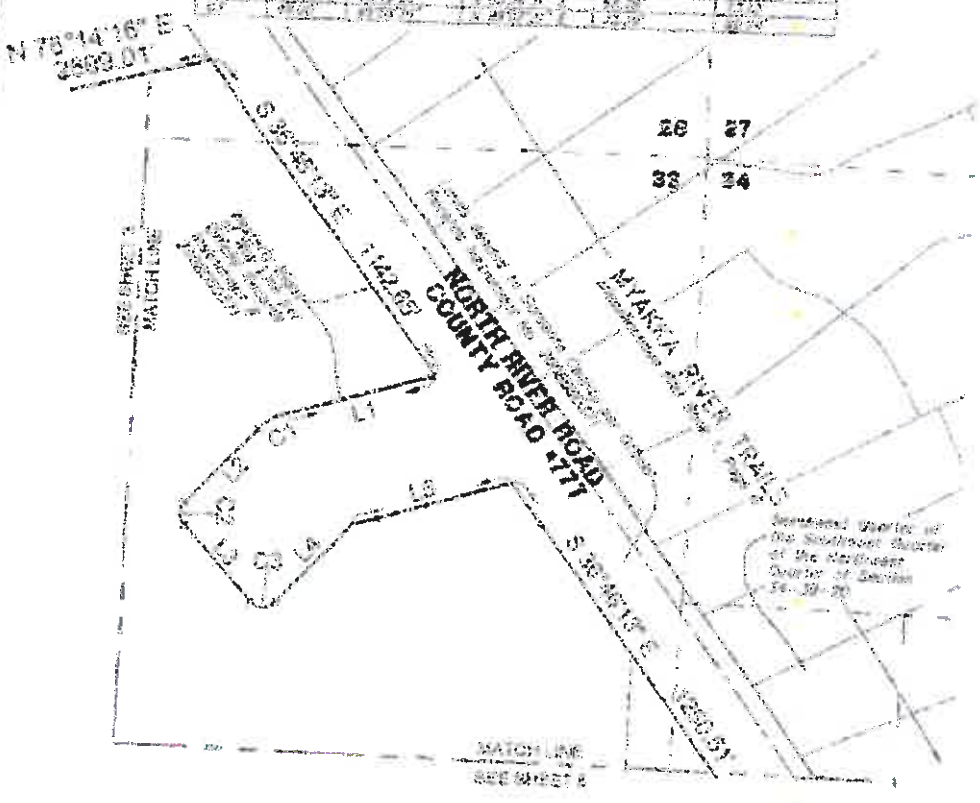


LINE TABLE

LINE NO.	DESCRIPTION	BEARING	DISTANCE
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CURVE TABLE

LINE NO.	START POINT	END POINT	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
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THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY

PREPARED FOR:
TRINIDAD MANOR LAND PARTNERS

DATE: _____ PROJECT'S NAME: _____

JOB NUMBER: 376177-02



BRITT SURVEYING, INC.

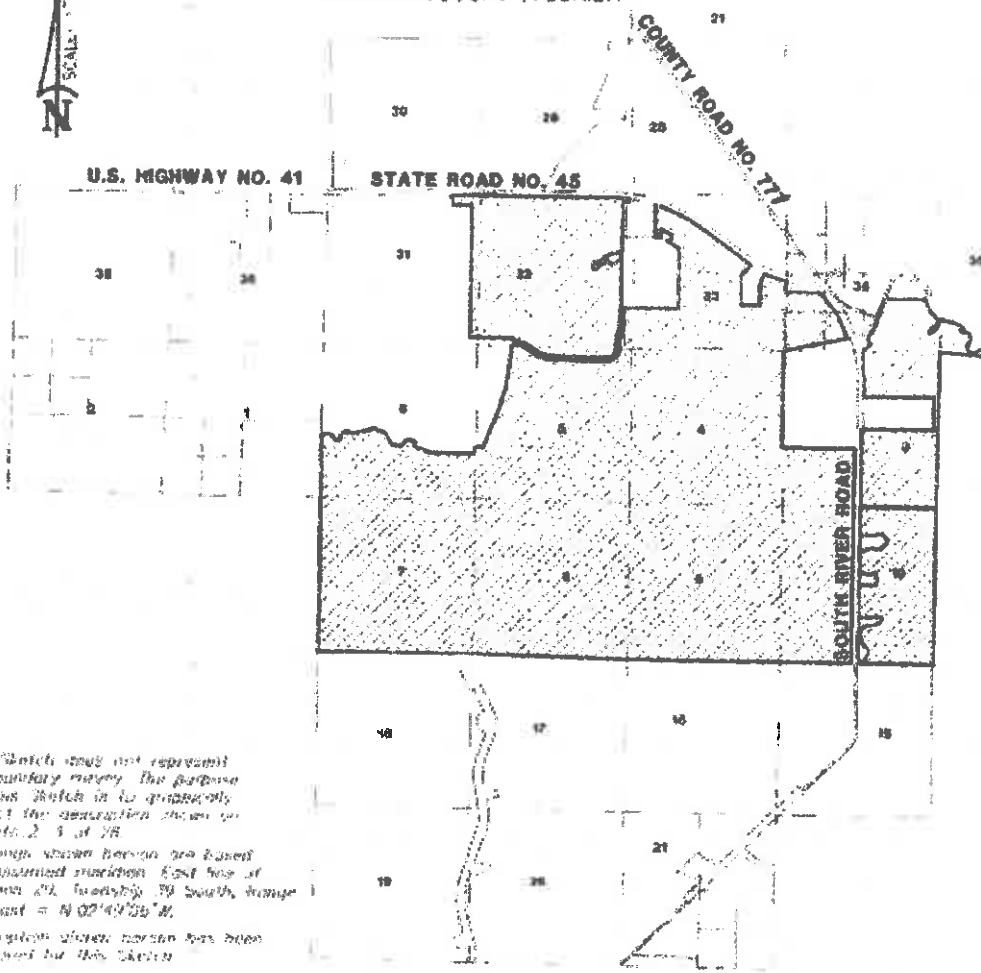
LAND SURVEYING AND MAPPING
CERTIFICATE OF PROFESSIONAL LIABILITY

200 Cypress Avenue, Venice, Florida 33596
Telephone: (813) 480-1224 Fax: (813) 480-1224
Email: info@brittsurveying.com

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 2-5 of 26.
2. Bearings shown herein are based on assumed meridian East line of Section 34, Township 39 South, Range 20 East = N 02°49'05"W.
3. Description shown herein has been prepared by 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 3879
From 1921 to 1926, in partial fulfillment of Land Surveyor's Test

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

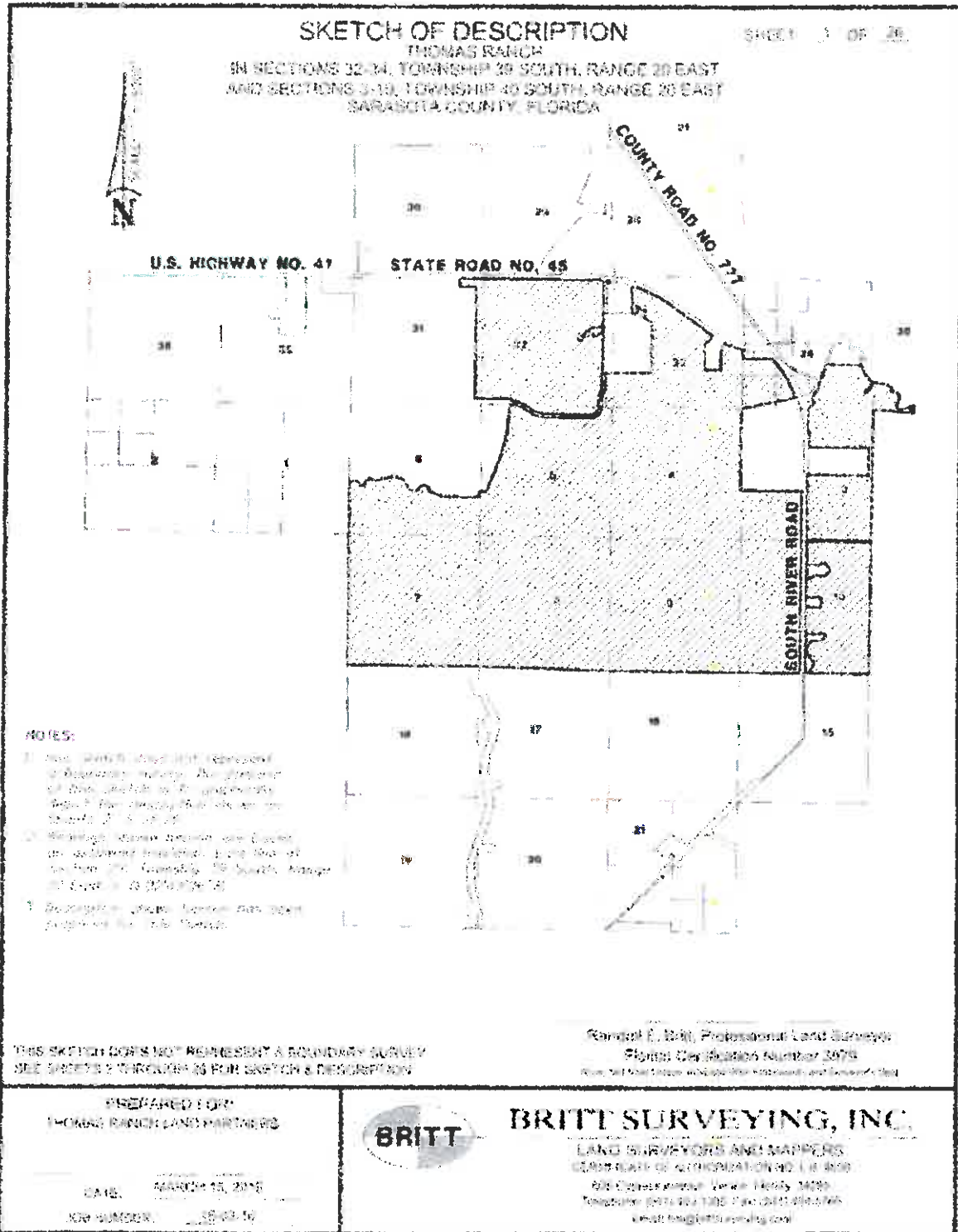
DATE: MARCH 16, 2006
 JOB NUMBER: 16-03-16



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.S. 6256
 108 Cypress Avenue, Venice, Florida 34285
 Telephone (941) 484-1398 Fax (941) 484-5766
 Email: rand@brittsurveying.com

EXHIBIT "A-4"



SKETCH OF DESCRIPTION

SHEET 2 OF 26

DESCRIPTION

SECTION 21, T15N, R16E, RANGE 16 E, T15N, RANGE 16E, COUNTY OF FLORIDA

All of Section 21, T15N, R16E, except the following:
 the right-of-way for U.S. Highway No. 41 (State Road No. 41) pursuant to Order of Taking recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;
 lands conveyed to Trinity & Company, Inc. pursuant to Official Records Instrument No. 2009-01901, of the Public Records of Sarasota County, Florida;

All of Section 22, T15N, R16E, except the following:
 West Whigam Park, Inc. as recorded in Official Records Instrument No. 2007-02227, of the Public Records of Sarasota County, Florida, and except the following:
 the right-of-way for U.S. Highway No. 41 (State Road No. 41) pursuant to Order of Taking recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;
 lands conveyed to Trinity & Company, Inc. pursuant to Official Records Instrument No. 2009-01901, of the Public Records of Sarasota County, Florida;
 lands conveyed to Trinity & Company, Inc. pursuant to Official Records Instrument No. 2011-01901, of the Public Records of Sarasota County, Florida;
 that portion conveyed to the State Board of System of Manatee Junior College recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida.

All of Section 23, T15N, R16E, except the following:
 the right-of-way for U.S. Highway No. 41 (State Road No. 41) pursuant to Order of Taking recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;
 that portion of lands conveyed to the State Board of System of Manatee Junior College recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;
 lands conveyed to Trinity & Company, Inc. pursuant to Official Records Instrument No. 2011-01901, of the Public Records of Sarasota County, Florida;
 lands conveyed to West Whigam Improvement District recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;
 lands conveyed to Trinity & Company, Inc. pursuant to Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;

The southeast 1/4 of Section 24, T15N, R16E, of County Road No. 772, less and except the following:
 the right-of-way for U.S. Highway No. 41 (State Road No. 41), the undivided right-of-way of South River Road (County Road No. 772)

The northeast 1/4 of Section 24, T15N, R16E, of County Road No. 772, less and except the following:
 the right-of-way for U.S. Highway No. 41 (State Road No. 41) pursuant to Order of Taking recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;
 lands conveyed to Trinity & Company, Inc. pursuant to Official Records Instrument No. 2011-01901, of the Public Records of Sarasota County, Florida;
 lands conveyed to West Whigam Improvement District recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;
 lands conveyed to Trinity & Company, Inc. pursuant to Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;

The South 1/2 of Section 24, T15N, R16E, of County Road No. 772, less and except the following:
 the right-of-way for U.S. Highway No. 41 (State Road No. 41);
 the undivided right-of-way of West Whigam Road (County Road No. 772);
 the right-of-way for County Road No. 772 (as depicted), pursuant to Order of Taking recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;
 lands conveyed to Trinity & Company, Inc. pursuant to Official Records Instrument No. 2011-01901, of the Public Records of Sarasota County, Florida;
 lands conveyed to West Whigam Improvement District recorded in Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;
 lands conveyed to Trinity & Company, Inc. pursuant to Official Records Instrument No. 2012-047212, of the Public Records of Sarasota County, Florida;

All of Section 25, T15N, R16E, of the Myakka River
**THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY
 SEE SHEETS 2 THROUGH 28 FOR SKETCH & DESCRIPTION**

CONTINUED ON PAGE 3 OF 26

PREPARED FOR:
THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-18



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 8630
 606 Cypress Avenue Venice, Florida 34285
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 Email: info@brittsurveying.com

SKETCH OF DESCRIPTION

SHEET 3 OF 20

DESCRIPTION CONTINUED

SECTION 10, TOWNSHIP 40 NORTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA

The West half of Section 1, less and except the following lands conveyed to the County of Sarasota, Florida, pursuant to deed Book 168, Page 240 of the Public Records of Sarasota County, Florida; ...

The West half of Section 1, less and except the following: The right-of-way for COUNTY ROAD NO. 121 (as re-platted), pursuant to Order of platting recorded in Official Records Book 2073, Page 2756, of the Public Records of Sarasota County, Florida; ...

All of Section 4, less and except the following: Lands conveyed to West Village, Inc., recorded in Official Records Instrument No. 2009021001, of the Public Records of Sarasota County, Florida;

All of Section 5, less and except the following: Lands conveyed to Quanta Homes, L.P., recorded in Official Records Instrument No. 2014012753, of the Public Records of Sarasota County, Florida; ...

All of Section 6, less and except the following: Lands conveyed to Quanta Homes, L.P., recorded in Official Records Instrument No. 2014012753, of the Public Records of Sarasota County, Florida;

All of Section 7

All of Section 8

All of Section 9

All of Section 10, beginning at South Avenue 203rd St., Sarasota County, Florida, less and except the following: Lands conveyed to the County of Sarasota, Florida, recorded in deed Book 168, Page 240 of the Public Records of Sarasota County, Florida; ...

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY SEE SHEETS 3 THROUGH 10 FOR SKETCH & DESCRIPTION

CONTINUED FROM PAGE 2 OF 26

Table with 2 columns: Client information (Prepared for: THOMAS RANCH LAND PARTNERS, Date: MARCH 15, 2016, Job Number: 1444 (004-16)) and Surveyor information (BRITT SURVEYING, INC., LAND SURVEYORS AND MAPPERS, CERTIFICATE OF AUTHORIZATION NO. L.B. 6638, 400 Cypress Avenue, Venice, Florida 34285, Telephone: (941) 698-1338, Fax: (941) 698-5765, Email: info@brittsurveying.com)

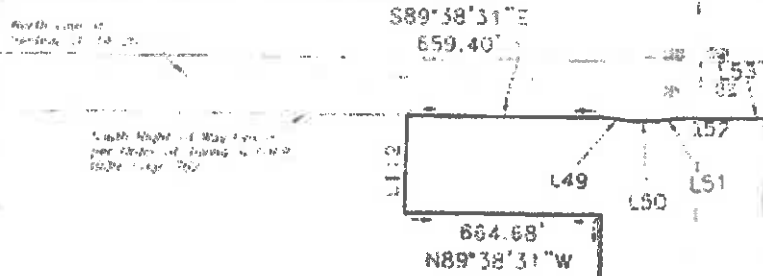
SKETCH OF DESCRIPTION

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
L43	S83°55'52\"/>	
L50	S89°38'31\"/>	
L51	N84°38'53\"/>	
L52	S80°38'31\"/>	
L53	N86°36'21\"/>	
L112	N89°05'02\"/>	

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, 4, 5.
2. Bearings shown herein are based on assumed meridian 1-1st line of Section 23, Township 39 South, Range 20 East = N. 01° 49' 26\"/>
3. Description shown herein has been prepared for this sketch.

N00°14'53\"/>

MATCHLINE
SEE SHEET 5

MATCHLINE

SEE SHEET 5

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 23 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 16, 2016
 JOB NUMBER: 16-03-10



BRITT SURVEYING, INC.

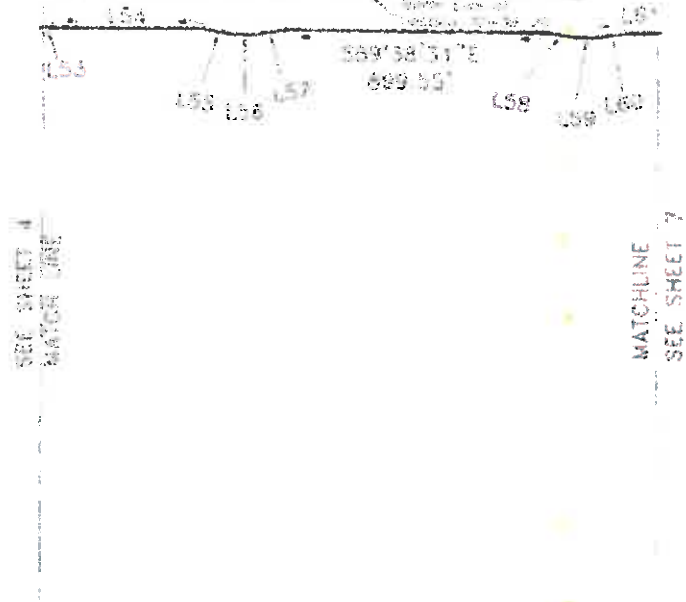
LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LR 9436
 805 Cypress Avenue Venice, Florida 34295
 Telephone: (941) 493-1306 Fax: (941) 484-6788
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SKETCH OF DESCRIPTION

SHEET 5 OF 28

THOMAS RANCH
 IN SECTIONS 22-24, TOWNSHIP 20 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 20 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

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



SEE SHEET 4
MATCHLINE

MATCHLINE
SEE SHEET 7

NOTES:

- The sketch does not represent a boundary survey. It is merely a sketch of the location of the proposed road shown in Section 22 of the map.
- The sketch does not show any other lines or boundaries shown in Section 22, Township 20 South, Range 20 East, Florida.
- The sketch does not show any other lines or boundaries shown in Section 22, Township 20 South, Range 20 East, Florida.

LINE TABLE

LINE	BEARING	DISTANCE
L53	889.55	889.55
L54	889.55	889.55
L55	889.55	889.55
L56	889.55	889.55
L57	889.55	889.55
L58	889.55	889.55
L59	889.55	889.55
L60	889.55	889.55
L61	889.55	889.55

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 1-4 THROUGH 28 FOR SKETCH & DESCRIPTION

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. 15 0005
 505 Cypress Avenue, Venice, Florida 33596
 Telephone: (813) 481-1700 Fax: (813) 481-1705
 Email: brittsurveying@bri.com

DATE: MARCH 10, 2016
 JOB NUMBER: 16-03-16

SKETCH OF DESCRIPTION

SHEET 8 OF 26

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

SEE SHEET 4
MATCHLINE

N00°14'53"E 4550.46'

NOTES:

1. This sketch has not been prepared as a boundary survey. The purpose of this sketch is to provide a visual description of the location of the described parcels.
2. Boundary shown herein are shown as assumed straight lines and do not represent actual boundaries. No lines shown are shown as boundaries.
3. No liability shall be assumed for any errors or omissions appearing in this sketch.

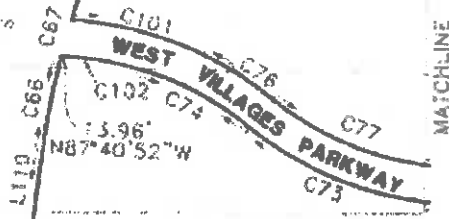


N89°05'35"W 1251.87'

31 32

8 5

MATCHLINE



LINE TABLE

LINE	BEARING	DISTANCE
1-10	N87°05'12"E	224.37'
1-11	S89°24'47"W	250.05'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C66	2363.75'	88°41'32"	N10°23'08"E	258.39'	350.88'
C67	2399.79'	87°48'08"	N17°10'25"E	32.58'	42.89'
C73	1210.00'	37°00'00"	S69°29'57"W	767.91'	781.42'
C74	1000.00'	25°17'32"	N62°38'40"W	436.64'	439.86'
C75	1210.00'	25°18'04"	S62°38'26"E	485.70'	492.08'
C77	1687.00'	37°00'00"	S69°28'37"E	884.88'	898.73'
G101	1210.00'	12°40'37"	N80°38'14"W	267.14'	267.69'
G102	1082.00'	13°25'20"	N80°38'09"W	252.30'	252.87'

SEE SHEETS 7 THROUGH 26 FOR SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB-6638
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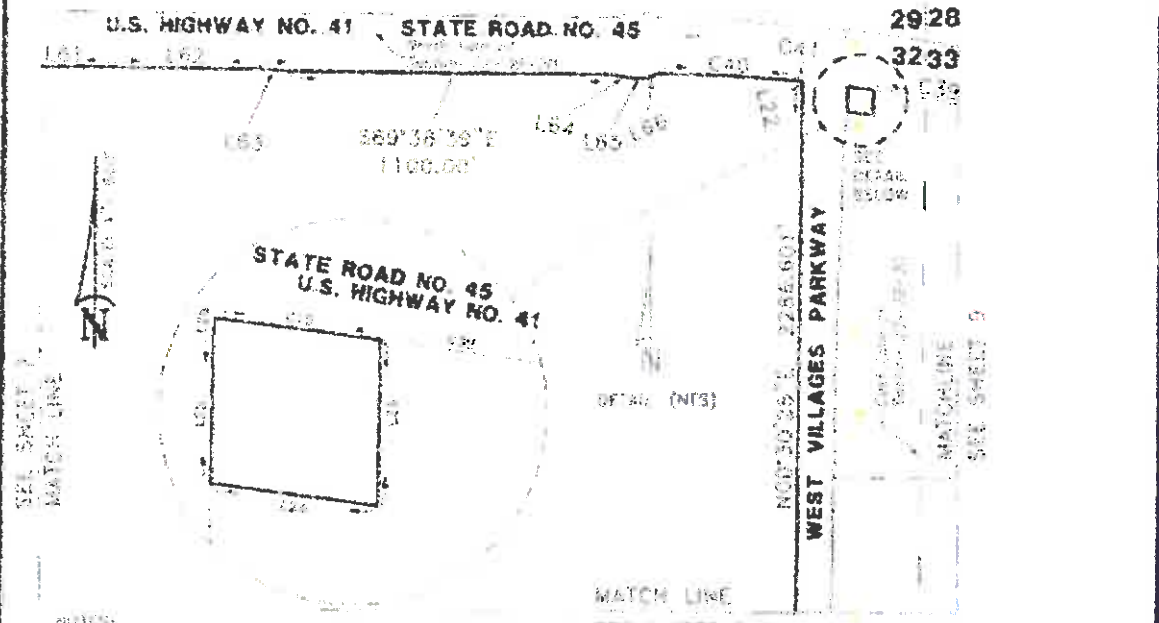
DATE: MARCH 15, 2018

JOB NUMBER: 16-00-18

SKETCH OF DESCRIPTION

SHEET 7 OF 25

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 39 SOUTH, RANGE 29 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 29 EAST
 SARASOTA COUNTY, FLORIDA



NOTES:

1. This sketch does not constitute a boundary survey. The purpose of this sketch is to graphically depict the description shown on sheets 1 through 6 of this plan.
2. Guidelines, trees, fences, etc. shown are not shown to indicate their location or extent. All distances are as shown on sheets 1 through 6 of this plan.
3. Description shown hereby has been prepared by this office.

LINE TABLE

STA	BEARING	DISTANCE
181	$369^{\circ}38'36''E$	1100.00'
182	$369^{\circ}38'36''E$	1100.00'
183	$369^{\circ}38'36''E$	1100.00'
184	$369^{\circ}38'36''E$	1100.00'
185	$369^{\circ}38'36''E$	1100.00'
186	$369^{\circ}38'36''E$	1100.00'
187	$369^{\circ}38'36''E$	1100.00'
188	$369^{\circ}38'36''E$	1100.00'
189	$369^{\circ}38'36''E$	1100.00'
190	$369^{\circ}38'36''E$	1100.00'
191	$369^{\circ}38'36''E$	1100.00'
192	$369^{\circ}38'36''E$	1100.00'
193	$369^{\circ}38'36''E$	1100.00'
194	$369^{\circ}38'36''E$	1100.00'
195	$369^{\circ}38'36''E$	1100.00'
196	$369^{\circ}38'36''E$	1100.00'
197	$369^{\circ}38'36''E$	1100.00'
198	$369^{\circ}38'36''E$	1100.00'
199	$369^{\circ}38'36''E$	1100.00'
200	$369^{\circ}38'36''E$	1100.00'

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
181	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
182	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
183	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
184	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
185	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
186	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
187	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
188	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
189	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
190	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
191	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
192	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
193	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
194	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
195	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
196	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
197	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
198	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
199	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$
200	$369^{\circ}38'36''E$	1100.00'	1100.00'	$0^{\circ}00'00''$

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY. SEE SHEETS 1 THROUGH 6 FOR SKETCH & DESCRIPTION.

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2016

JOB NUMBER: 16-03-16

BRITT

BRITT SURVEYING, INC.

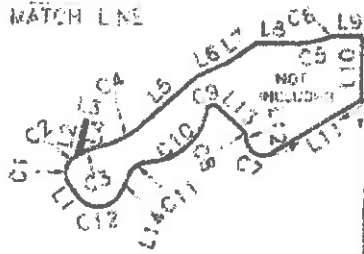
LAND SURVEYORS AND MAPPERS
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SKETCH OF DESCRIPTION

SHEET 8 OF 26

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

SEE SHEET 7
MATCH LINE



LINE TABLE

LINE	BEARING	DISTANCE
L17	N89°29'56"W	25.84'
L18	N89°20'24"W	21.35'
L19	S89°24'11"E	40.43'
L20	N89°30'25"E	365.31'
L21	N1°42'09"W	5.42'
L22	S89°25'33"E	70.00'

CURVE TABLE

CURVE	RAD. S	DELTA ANGLE	PIVOT BEARING	CHORD LENGTH	ARC (FOOT)
C1	381.00'	87°00'47"	N87°30'54"W	82.61'	9.12'
C2	270.00'	91°0'0"	N73°36'27"E	8.94'	18.85'
C3	210.00'	17°52'19"	N60°50'09"E	62.24'	89.76'
C4	310.00'	29°42'24"	N53°01'47"E	158.04'	160.74'
C5	380.00'	20°29'37"	N60°18'44"E	130.64'	139.59'
C6	51.76'	20°25'38"	N60°17'24"E	29.49'	30.68'
C7	51.76'	116°00'08"	N83°18'51"W	68.05'	117.89'
C8	27.14'	42°22'33"	N26°24'56"W	19.68'	20.15'
C9	22.23'	123°33'00"	S70°33'21"W	38.16'	47.86'
C10	210.00'	79°05'54"	S66°23'48"W	267.43'	289.91'
C11	26.00'	68°28'23"	S54°42'18"W	75.74'	81.23'
C12	83.90'	127°32'20"	S82°44'11"W	83.08'	181.80'
C13	1215.00'	21°01'14"	N1°01'08"E	481.42'	843.93'
C14	889.00'	20°58'24"	N1°04'58"E	781.84'	793.08'
C15	30.00'	85°18'51"	S72°34'35"W	40.86'	45.12'
C16	928.00'	13°29'23"	S14°47'00"W	217.08'	278.49'
C17	688.00'	3°02'01"	S15°55'33"W	284.37'	285.19'

N89°30'25"E 2285.601'

N89°29'35"W 1840.21'

L179
L178
L177
L176
L175
L174
L173
L172
L171
L170

MATCH LINE
SEE SHEET 26

NOTES:

1. This sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the description shown on sheets 2-7 of 26.
2. Bearings shown herein are based on assumed meridian East end of section 29, Township 39 South, Range 20 East = N 0°00'00"E
3. Description shown herein has been prepared by this match.

SEE SHEET 26

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

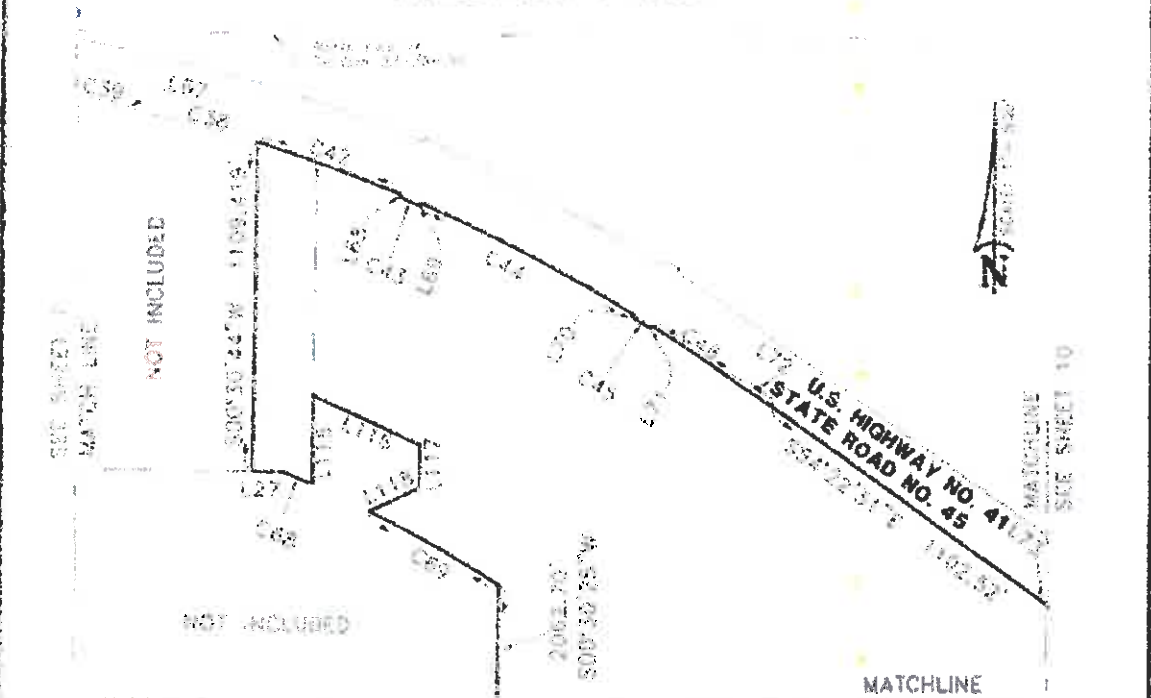
SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

<p>PREPARED FOR: THOMAS RANCH LAND PARTNERS</p>	 <p>BRITT SURVEYING, INC. LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NO. L.S. 3639 605 Cypress Avenue Venice, Florida 34286 Telephone: (941) 493-1508 Fax: (941) 494-3768 E-mail: bsl@brittsurveying.com</p>
<p>DATE: MARCH 15, 2016 JOB NUMBER: 15-19-16</p>	

SKETCH OF DESCRIPTION

SHEET 9 OF 26

THOMAS RANCH
 IN SECTIONS 30-36, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE NO.	BEARING	DISTANCE	BEARING	DISTANCE
1059	S 89° 27' 12" W	126.12		
1060	S 72° 18' 12" W	80.00		
1061	S 62° 30' 12" W	50.00		
1062	S 51° 30' 12" W	40.00		
1063	S 41° 30' 12" W	30.00		
1064	S 31° 30' 12" W	20.00		
1065	S 21° 30' 12" W	10.00		
1066	S 11° 30' 12" W	10.00		
1067	S 01° 30' 12" W	10.00		
1068	S 01° 30' 12" W	10.00		
1069	S 01° 30' 12" W	10.00		
1070	S 01° 30' 12" W	10.00		
1071	S 01° 30' 12" W	10.00		
1072	S 01° 30' 12" W	10.00		
1073	S 01° 30' 12" W	10.00		
1074	S 01° 30' 12" W	10.00		
1075	S 01° 30' 12" W	10.00		
1076	S 01° 30' 12" W	10.00		
1077	S 01° 30' 12" W	10.00		
1078	S 01° 30' 12" W	10.00		
1079	S 01° 30' 12" W	10.00		
1080	S 01° 30' 12" W	10.00		

- NOTES:
- The sketch does not represent a boundary survey. All bearings in this sketch are to grid north.
 - Boundaries shown herein are based on historical information and are not to be construed as a warranty of accuracy.
 - Missing bearings shown hereon are based on historical information.

ADDITIONAL TABLES

LINE NO.	BEARING	DISTANCE	BEARING	DISTANCE
1081	S 01° 30' 12" W	10.00		
1082	S 01° 30' 12" W	10.00		
1083	S 01° 30' 12" W	10.00		
1084	S 01° 30' 12" W	10.00		
1085	S 01° 30' 12" W	10.00		
1086	S 01° 30' 12" W	10.00		
1087	S 01° 30' 12" W	10.00		
1088	S 01° 30' 12" W	10.00		
1089	S 01° 30' 12" W	10.00		
1090	S 01° 30' 12" W	10.00		

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, 2012

BY: [Signature]

BRITT SURVEYING, INC.

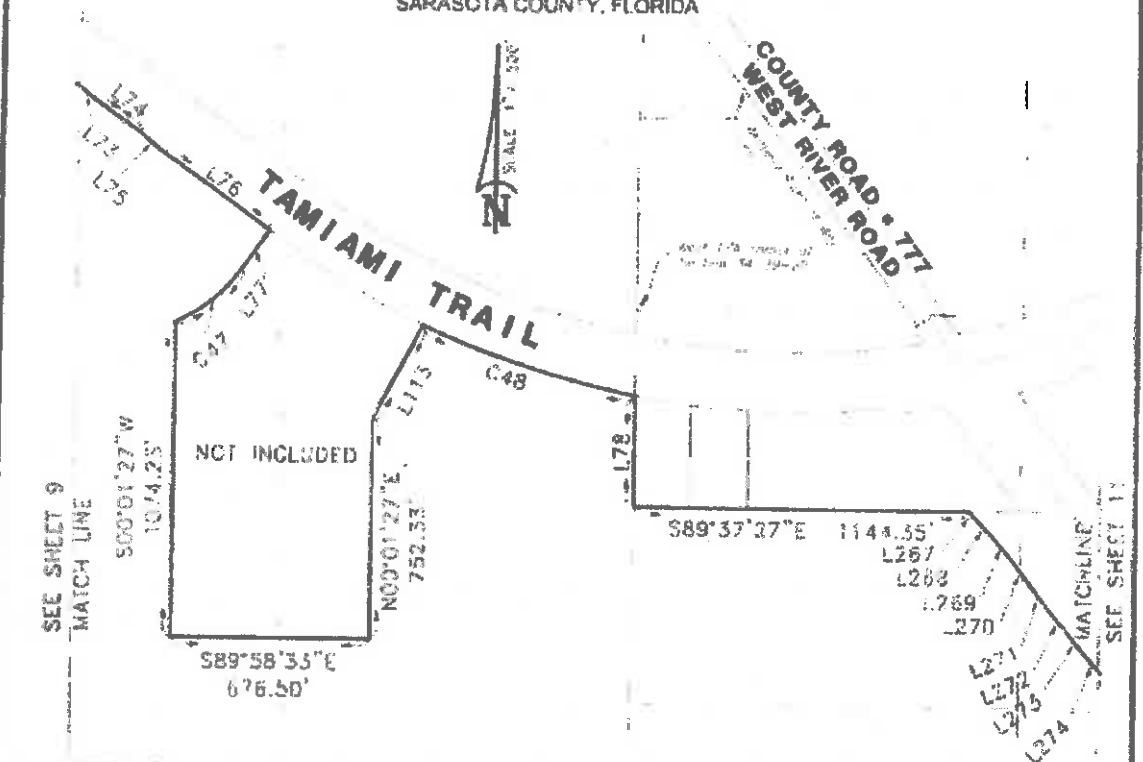
LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF ADOPTION NO. 11,808

606 Cypress Avenue, Venice, Florida 33596
 Telephone: (941) 484-0200 Fax: (941) 484-0200
 Email: info@brittsurveying.com

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 provide a general description of the area shown on Sheet 10 of 26.
- 2. This sketch does not represent an actual survey of land in Sections 32, Township 39 South, Range 20 East, Sarasota County, Florida.
- 3. Description shown herein has been approved for this sketch.

LINE TABLE

LINE	BEARING	DISTANCE
L24	S81°07'40" E	31.88
L74	S84°20'45" E	99.02
L75	S48°43'05" E	320.71
L76	S54°22'31" E	367.75
L77	S25°37'25" W	101.93
L78	S80°06'02" W	373.02
L79	S48°08'52" E	382.35
L267	S89°37'37" E	85.91
L268	S45°27'40" E	101.14
L269	S38°27'34" E	100.12
L270	S46°45'40" E	100.00
L271	S16°45'40" E	100.00
L272	S41°20'19" E	100.00
L273	S18°32'14" E	100.14
L274	S41°55'40" E	100.42

CURVE TABLE

CHORD	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C47	353.17'	29°49'58"	S70°32'24" W	288.28'	291.56'
C48	399.83'	14°21'48"	S72°07'12" E	358.87'	366.61'

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



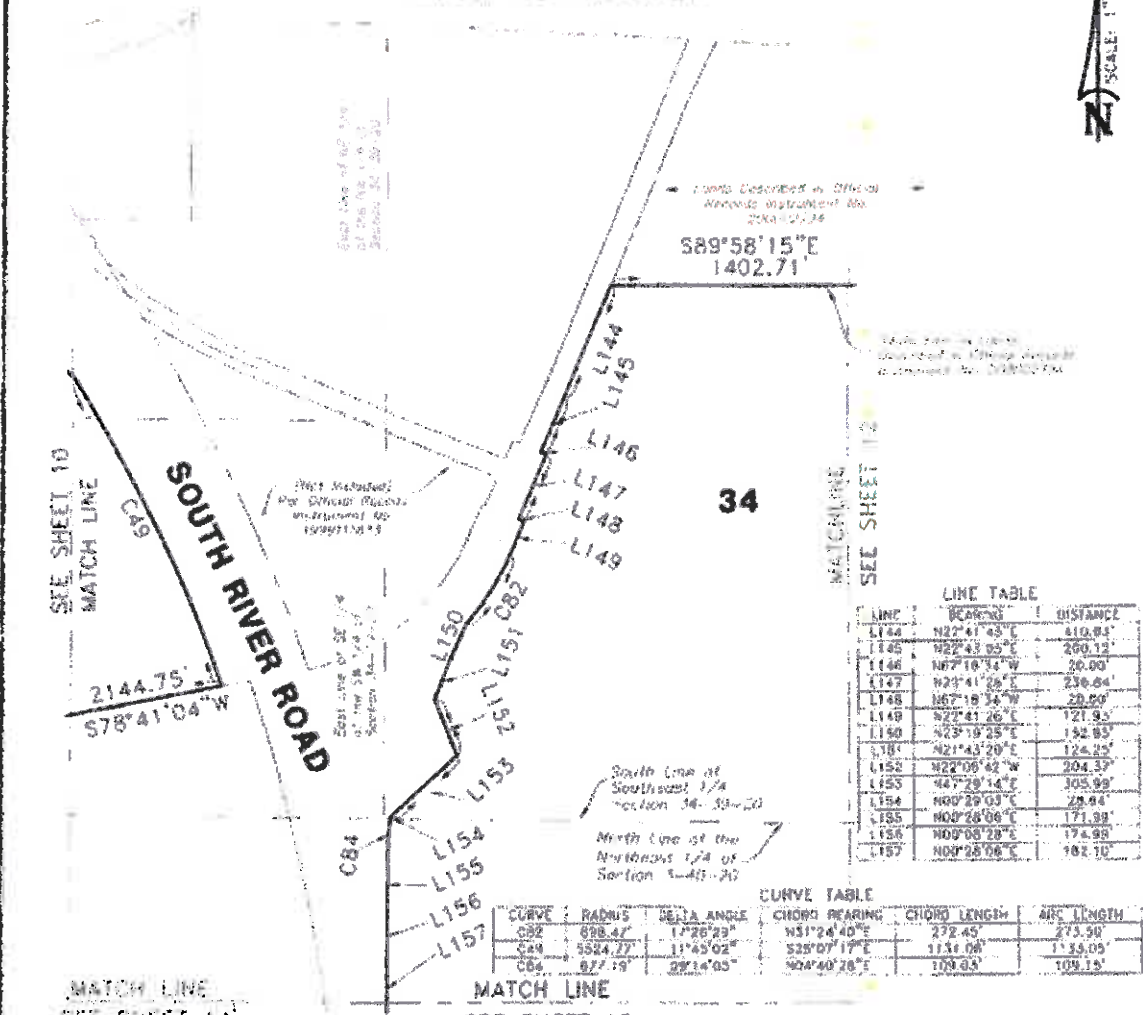
BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L 9 3659
 808 Cypress Avenue, Venice, Florida 33595
 Telephone (841) 493-1388 Fax (841) 494-6768
 Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION

SHEET 11 OF 28

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



NOTE:

- The sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the description shown on sheets 2 through 10.
- Boundary point markers are shown as circled numbers. East line of Section 34, Township 39.
- Dimensions shown herein have been prepared for this sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY
 SEE SHEETS 2 THROUGH 28 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2010

JOB NUMBER: 10-0019

BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LA 01978

3000 Capital Parkway, Suite 2000, Sarasota, FL 34234
 Telephone: (941) 405-1500 Fax: (941) 405-1506
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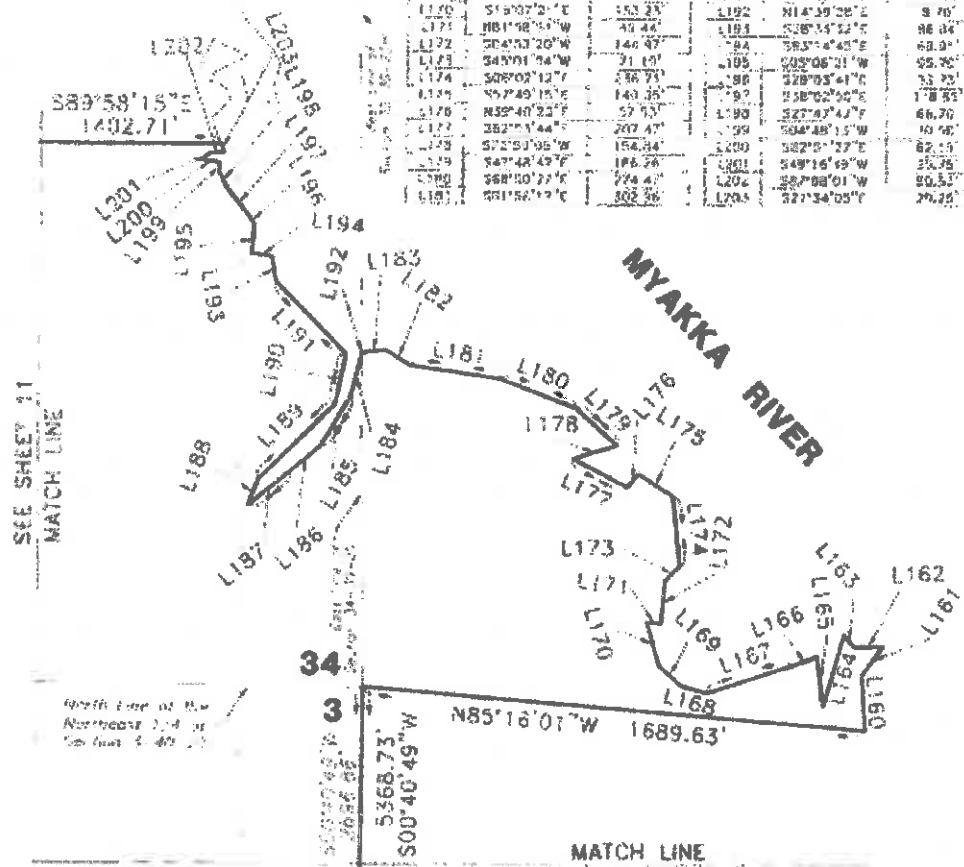
SKETCH OF DESCRIPTION

SHEET 12 OF 26

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

NOTES:
 • This sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the description shown on Sheets 2-11 of 26.
 • Bearings shall be read as listed in assumed order. The line of Section 34, Township 39 South, Range 20 East - S25°24'46"W
 • The section shown herein has been prepared by this sketch.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L189	S22°21'58"E	186.97'	L182	S26°39'58"E	94.28'
L191	S59°21'44"W	120.07'	L183	N64°59'01"E	82.67'
L192	S88°25'14"E	95.87'	L184	N14°59'28"E	143.11'
L193	S47°49'17"E	34.00'	L185	N50°15'16"E	134.14'
L194	N10°08'02"E	251.84'	L186	N48°01'00"E	130.17'
L195	S07°23'02"E	170.55'	L187	N50°35'19"E	170.47'
L196	N69°09'18"E	84.38'	L188	S26°31'27"W	37.51'
L197	S21°21'44"E	245.55'	L189	S45°25'40"W	167.63'
L198	S78°08'25"E	31.96'	L190	S12°14'52"W	171.69'
L199	S47°44'12"E	701.42'	L191	S44°32'10"E	547.66'
L200	S18°07'21"E	152.23'	L192	N14°39'28"E	8.70'
L201	N81°58'51"W	49.44'	L193	S28°14'22"E	86.84'
L202	S04°03'20"W	144.97'	L194	S83°14'45"E	60.01'
L203	S45°01'04"W	21.19'	L195	S25°06'01"W	65.90'
L204	S08°03'12"E	286.74'	L196	S28°55'41"E	112.22'
L205	S57°49'15"E	149.35'	L197	S58°00'00"E	178.93'
L206	N39°40'21"E	57.93'	L198	S27°27'47"E	66.70'
L207	S82°03'44"E	207.47'	L199	S04°48'13"W	10.46'
L208	S72°50'36"W	154.84'	L200	S02°10'22"E	62.19'
L209	S47°48'47"E	184.78'	L201	S49°16'59"W	35.25'
L210	S68°00'22"E	724.47'	L202	S27°08'01"W	80.53'
L211	S81°52'12"E	302.38'	L203	S27°34'05"E	29.25'



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

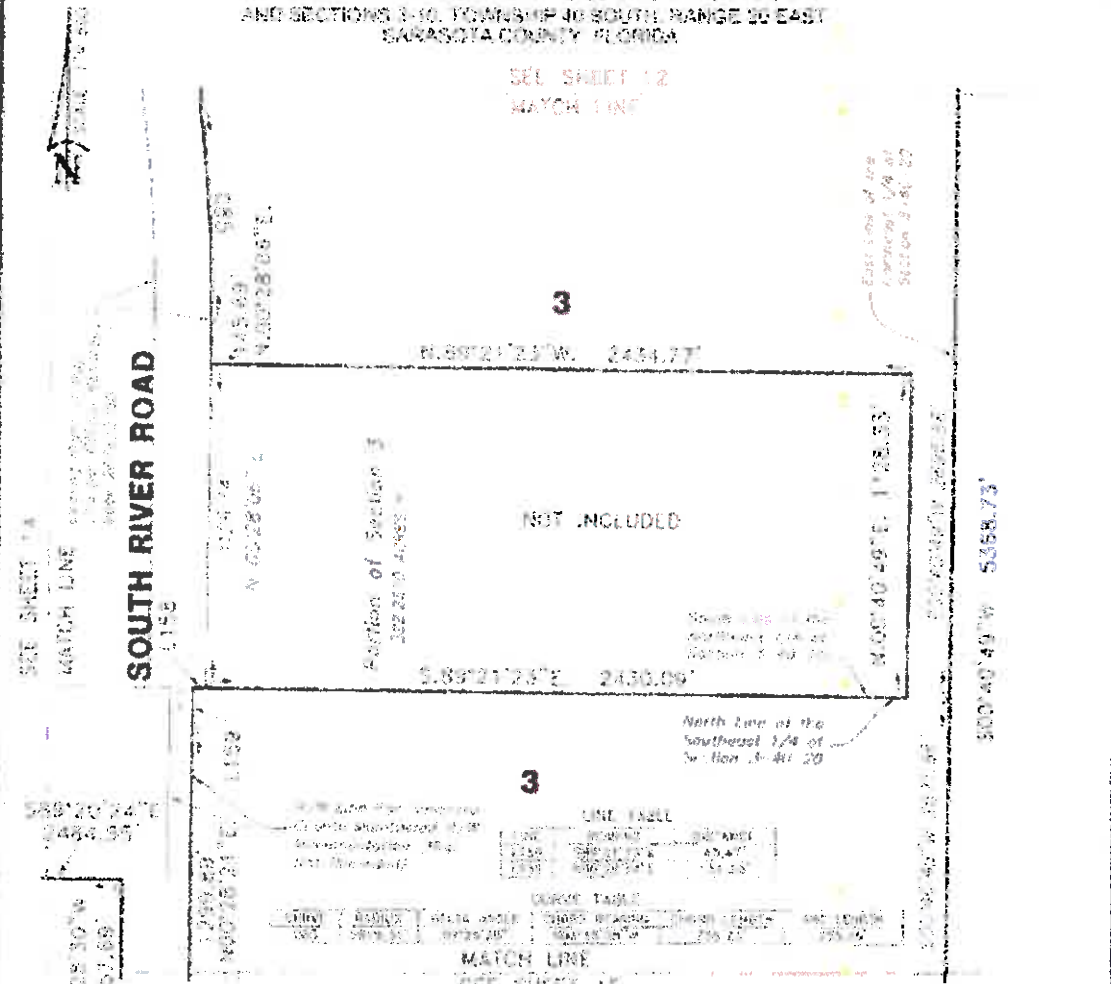
PREPARED FOR: THOMAS RANCH LAND PARTNERS	 BRITT SURVEYING, INC. LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NO. 1, 616,608 616 Cypress Avenue Venice Florida 34295 Telephone: (941) 403-1300 Fax: (941) 484-5788 Email: britt@brittsurveying.com
DATE: MARCH 15, 2016	
JOB NUMBER: 16-02-16	

SKETCH OF DESCRIPTION

SHEET 13 OF 26

THOMAS RANCH
 IN SECTIONS 59-54, TOWNSHIP 38 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

SEE SHEET 12
 MATCH LINE



LINE TABLE

LINE NO.	BEARING	DISTANCE	AREA
1	N 02°28'07" E	432.20	4.968
2	S 89°21'28" E	2430.09	1079.20
3	N 00°40'49" E	1128.53	63.47
4	S 00°40'49" W	5358.73	31.25

DESCRIPTIVE TABLE

LINE	BEARING	DISTANCE	AREA
1	N 02°28'07" E	432.20	4.968
2	S 89°21'28" E	2430.09	1079.20
3	N 00°40'49" E	1128.53	63.47
4	S 00°40'49" W	5358.73	31.25

- NOTES:
- This sketch does not represent a boundary survey. The accuracy of this sketch is to be generally about the description shown on Sheets 2, 3 & 26.
 - Bearings shown herein are based on assumed meridian East line of Section 34, Township 38 South, Range 20 East = N 02°49'08" 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 LLC PARTNERS

DATE: MARCH 15, 2018

JOB NUMBER: 16-25-18

BRITT

BRITT SURVEYING, INC.

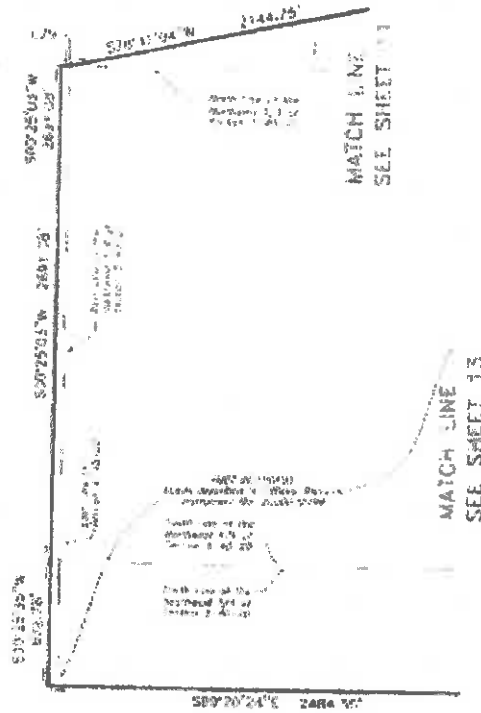
LAND SURVEYS AND MAPPING
 CERTIFICATE OF ACCREDITATION # 01028

504 Cypress Avenue Venice, Florida 33596
 Telephone: (941) 485-1282 Fax: (941) 485-9176
 Email: brittsurveying@att.net

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	S49°49'52\"/>	

NOTES:

- This sketch was not prepared by a boundary survey. The purpose of this sketch is to graphically depict the description shown on sheets 1 through 14 of 26.
- Bearings shown herein are based on a stated meridian. East line of fraction 29, Township 39 South, Range 20 East = N02°49'28\"/>

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 1 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2018
 JOB NUMBER: 18-03-16



BRITT SURVEYING, INC.

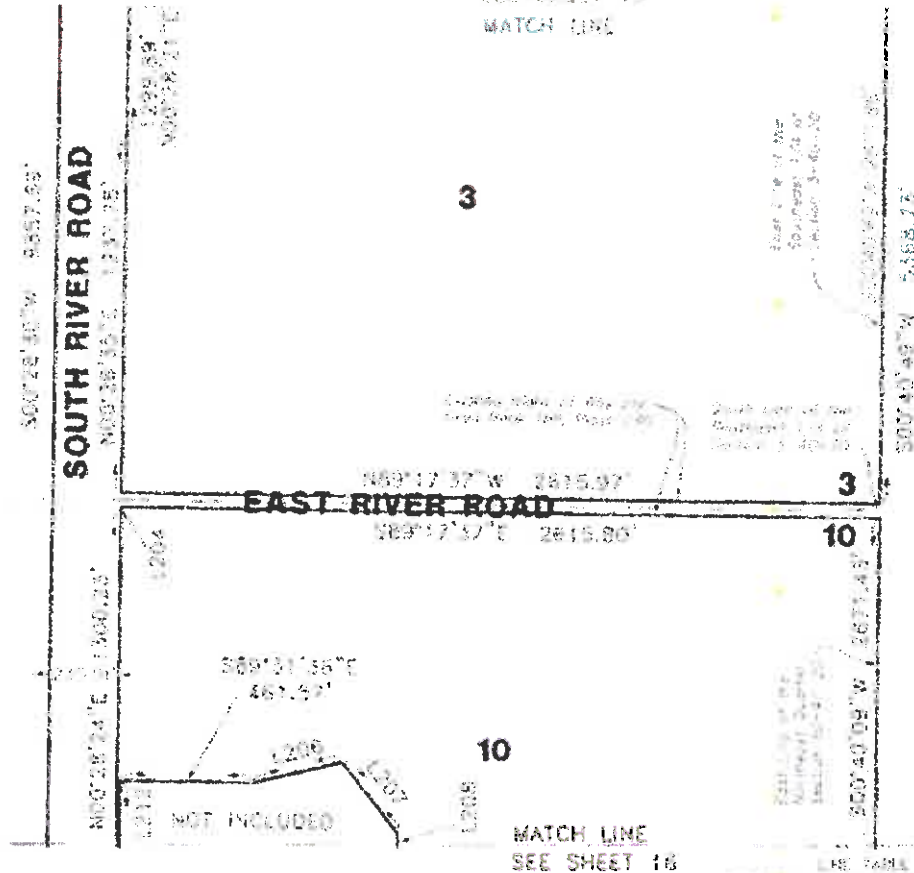
LAND SURVEYORS AND MAPPERS
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 808 Cypress Avenue Venice, Florida 34285
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SKETCH OF DESCRIPTION

SHEET 15 OF 26

THOMAS RANCH
 IN SECTIONS 33-34, TOWNSHIP 36 SOUTH, RANGE 20 EAST
 AND SECTIONS 9-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

SEE SHEET 14
 MATCH LINE



LINE	BEARING	DISTANCE
1204	S89°31'36"E	461.52'
1205	S89°31'36"E	461.52'
1206	S89°31'36"E	461.52'
1207	S89°31'36"E	461.52'
1208	S89°31'36"E	461.52'
1209	S89°31'36"E	461.52'

NOTES:

1. This sketch does not represent a boundary survey. The purpose of this sketch is to approximately locate the description shown on sheets 14 & 15 of 26.
2. Boundary lines shown are based on assumed distance. East line of Section 20, Township 30 South, Range 20 East, is 10000.00 ft.
3. Description shown herein has been prepared by this office.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 16, 2016

PROJECT NO.: 16-007-16



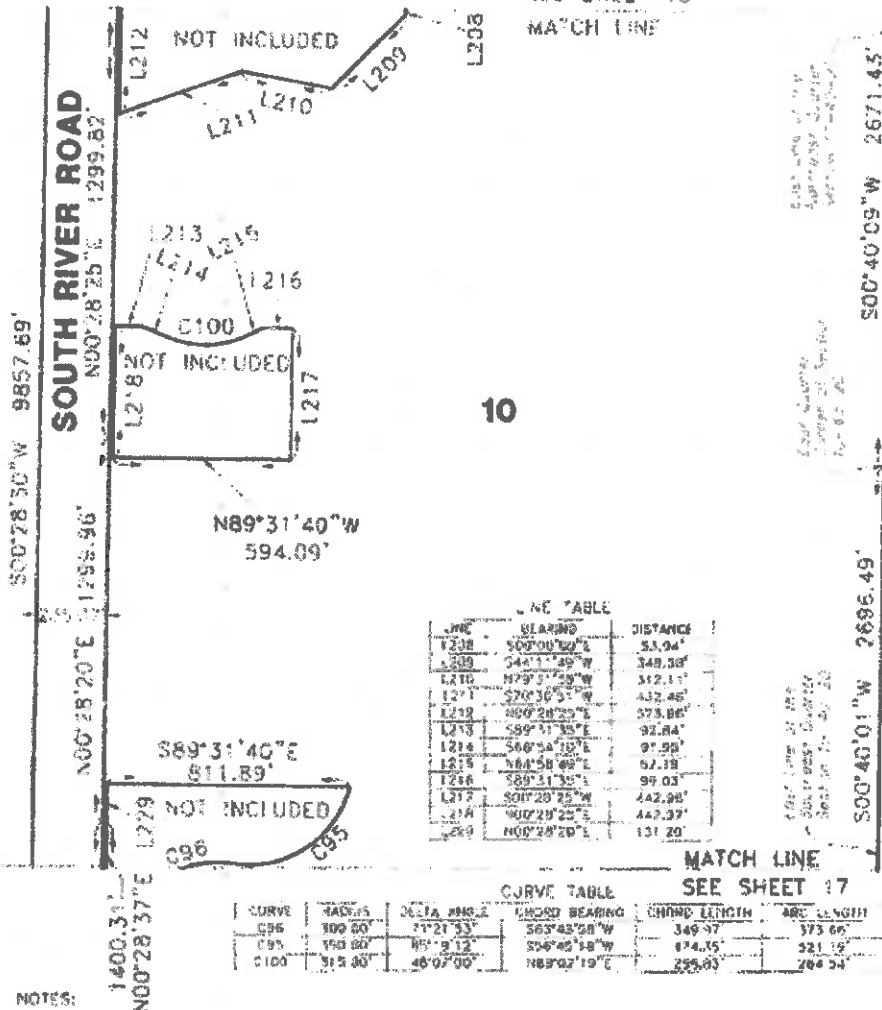
BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. 13,608
 604 Spruce Street, Suite 1100, Tallahassee, Florida 32304
 Telephone: (904) 463-1200 Fax: (904) 464-6066
 Email: info@brittsurveying.com

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 15
 MATCH LINE



LINE TABLE

LINE	BEARING	DISTANCE
L208	S00°00'00"E	53.94'
L209	S44°11'49"W	348.38'
L210	N79°31'59"W	312.11'
L211	S70°36'31"W	432.48'
L212	S00°28'25"E	373.88'
L213	S89°31'40"E	92.84'
L214	S66°54'38"E	91.98'
L215	S84°58'49"E	67.39'
L216	S89°31'35"E	99.03'
L217	S00°28'25"W	442.98'
L218	N00°28'25"E	442.37'
L219	N00°28'20"E	131.20'

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C96	100.00'	71°21'33"	349.97'	373.66'
C95	150.00'	85°09'12"	474.35'	521.16'
C100	315.00'	46°07'00"	255.80'	284.24'

NOTES:

1. This sketch does not represent a boundary survey. The purpose of this sketch is to approximately depict the description shown on Sheets 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26.
2. Bearings and Distances are based on assumed meridian East line of section 20 Township 39 South Range 20 East = S00°41'00"W
3. Description shown herein has been prepared by this sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

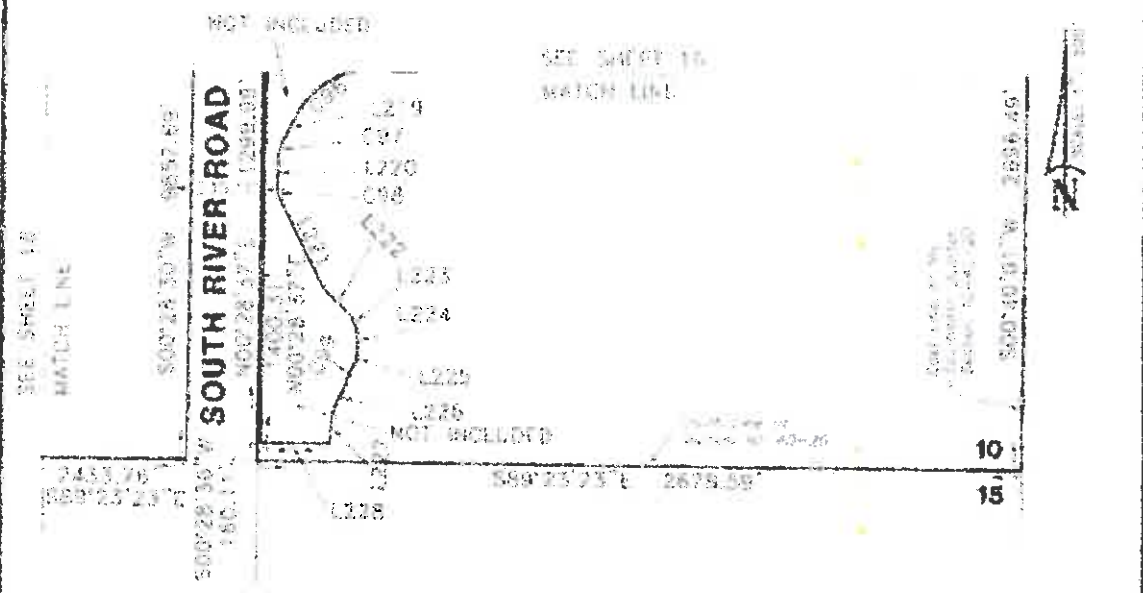
SEE SHEETS 2 THROUGH 25 FOR SKETCH & DESCRIPTION

<p>PREPARED FOR THOMAS RANCH LAND PARTNERS</p> <p>DATE: MARCH 15, 2018</p> <p>JOB NUMBER: 18-03-16</p>	<p>BRITT SURVEYING, INC.</p> <p>LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION NO. L.S. 6633 606 Cypress Avenue Venice Florida 34285 Telephone: (941) 483-1288 Fax (941) 484-5768 Email: bsa@brittsurveying.com</p>
---	---

SKETCH OF DESCRIPTION

SHEET 17 OF 26

THOMAS RANCH
IN SECTIONS 33-34, TOWNSHIP 39 SOUTH, RANGE 20 EAST
AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L219	S89°28'30"W	25.97
L220	S89°28'30"W	25.97
L221	S89°28'30"W	25.97
L222	S89°28'30"W	25.97
L223	S89°28'30"W	25.97
L224	S89°28'30"W	25.97
L225	S89°28'30"W	25.97
L226	S89°28'30"W	25.97

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CURVE BEARING	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C96	1000.00'	47° 55'	S89°28'30"W	S89°28'30"W	1000.00'	1000.00'
C97	1000.00'	37° 15'	S89°28'30"W	S89°28'30"W	1000.00'	1000.00'
C98	1000.00'	37° 15'	S89°28'30"W	S89°28'30"W	1000.00'	1000.00'

- NOTES:
- This sketch does not represent a boundary survey. The purpose of this sketch is to specifically depict the description shown on Sheet 17 of 26.
 - Boundaries shown herein are based on provided information. East line of Section 34, Township 39 South, Range 20 East is a 200-foot wide road.
 - Copyright clearances have been obtained 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

DWG NUMBER: 16-0016

BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. 12,948

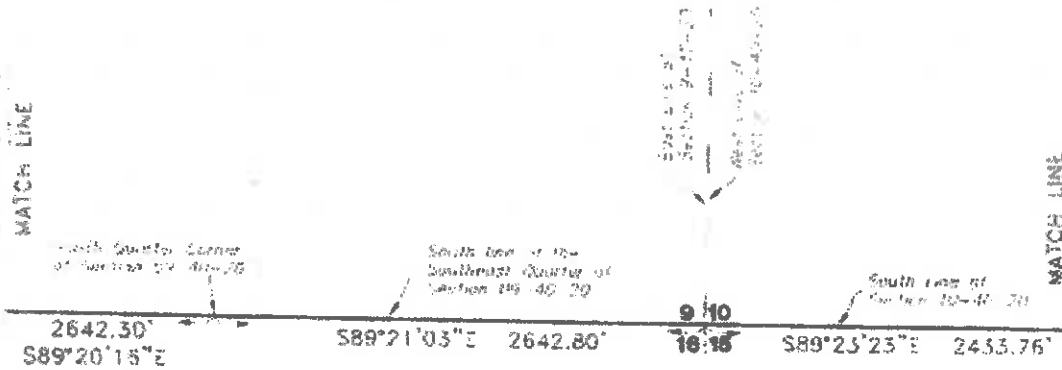
509 Cypress Ridge Road, Tampa, Florida
Telephone: (813) 470-0100 Fax: (813) 470-0101
Email: info@brittsurveying.com

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 18 OF 26



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 2-5 of 26.
2. Bearings shown herein are based on magnetic meridian East line of Section 29, Township 39 North, Range 20 East - N89°49'00\"/>

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. 6638

608 Cypress Avenue Venice, Florida 34285
Telephone: (941) 493-1098 Fax: (941) 466-5706
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION

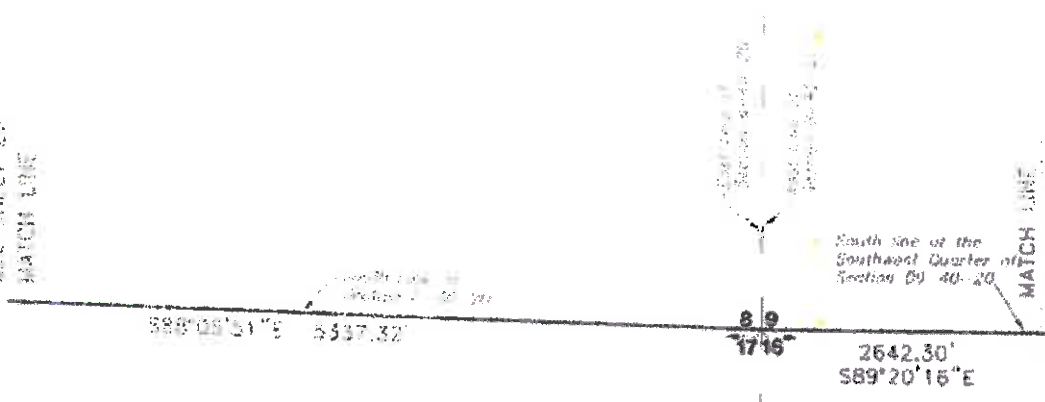
SHEET 19 OF 20

THOMAS RANCH
 IN SECTIONS 12-14, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-10, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



SEE SHEET 20
MATCH LINE

MATCH LINE
SEE SHEET 18



NOTES:

1. This sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the proposed split in Tract 19 of the Thomas Ranch.
2. Boundary lines shown are based on a ground survey of East line of Section 28, Township 39 South, Range 20 East, T39S20E28.
3. Description shown herein are only proposed for this sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 20 FOR SKETCH & DESCRIPTION

PREPARED FOR:
THOMAS RANCH LAND PARTNERS



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF ADEQUACY NO. 12, 3005
 201 Cypress Avenue, Venice, Florida 33596
 Telephone: (813) 486-1220 Fax: (813) 486-0226
 Website: www.brittsurveying.com

DATE: MARCH 10, 2014
 JOB NUMBER: 14-03-15

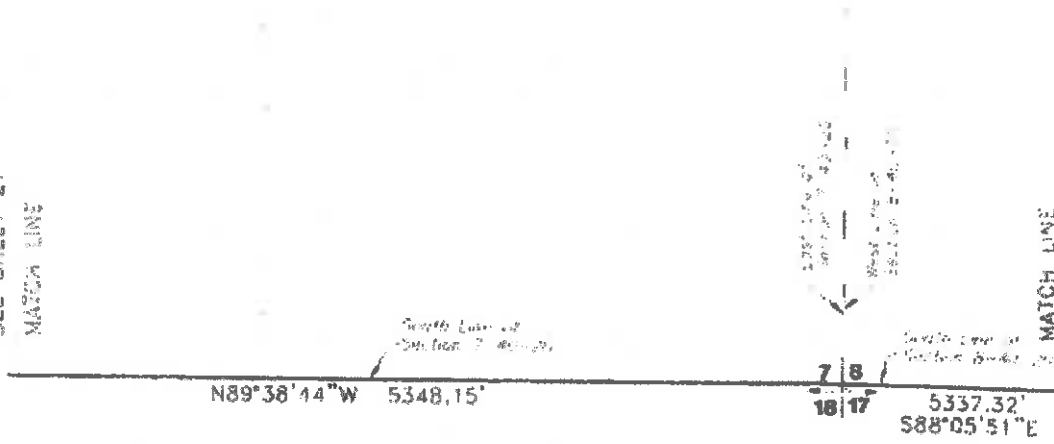
SKETCH OF DESCRIPTION

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 20 & 21.
2. Bearings shown herein are based on previous data. East line of Section 19 Township 39 South Range 20 East - N 02°24'00" W
3. Description shown herein has been prepared for this sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 28 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 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 was not prepared as a boundary survey. The purpose of this sketch is to graphically depict the description shown on sheets 2-21 of this plan.
2. Boundary lines shown herein are based on data furnished by the owner of Section 20, Township 39 North, Range 20 East - 20-34-39-20-000-0000-0000.
3. Descriptions of the parcels have been prepared for this sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 20 FOR SKETCH'S DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS



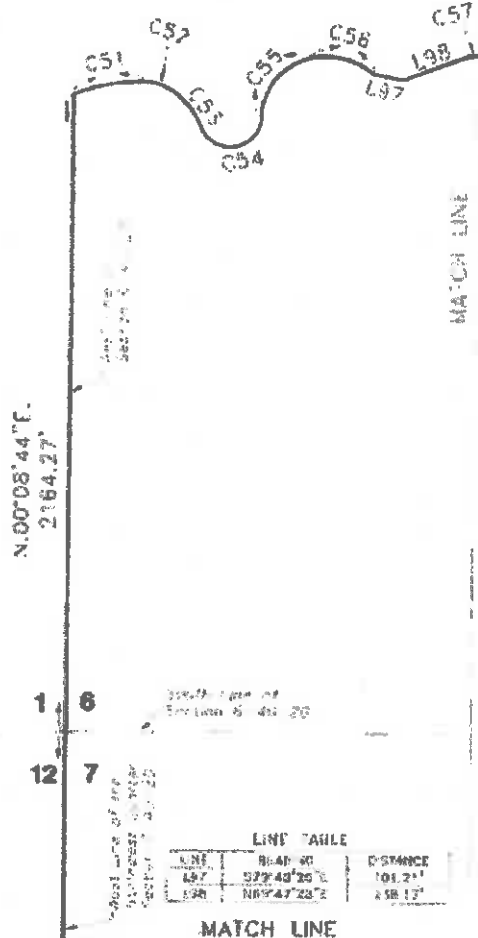
BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION L.S. 6632
 500 Cypress Avenue, Venice, Florida 34588
 Telephone: (941) 485-1948 Fax: (941) 485-1346
 Email: b@brittsurveying.com

DATE: MARCH 16, 2009
 JOB NUMBER: 20-34-39-20-000-0000-0000

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 22 OF 26



1 6
 12 7

LINE TABLE

LINE	BEAR. AN.	DISTANCE
L97	S22°40'26"W	101.21'
L98	N85°47'28"E	258.12'

CURVE TABLE

LINE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD (FEET)	ARC LENGTH
C51	433.63	27°35'05"	N86°07'08"W	248.64'	250.26'
C52	174.74	25°52'31"	S70°46'24"E	106.72'	108.40'
C53	280.04	21°02'43"	S32°24'57"W	150.44'	152.31'
C54	105.32	15°25'36"	N29°10'17"W	202.71'	204.27'
C55	208.41	23°37'44"	N40°20'11"E	284.53'	288.65'
C56	255.42	20°20'37"	S74°37'38"E	217.86'	224.88'
C57	365.81	03°10'24"	S28°20'40"W	122.92'	127.48'

NOTES:
 1. This sketch was prepared by Britt Surveying, Inc. based on the data provided by the client. The accuracy of this sketch is dependent on the accuracy of the data provided.
 2. This sketch is not a substitute for a plat or deed. It is intended for use as a reference only.
 3. The client is responsible for the accuracy of the data provided.
 4. This sketch is not a warranty of any kind.

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

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 15, 2010

JOB NUMBER: 16-03-16

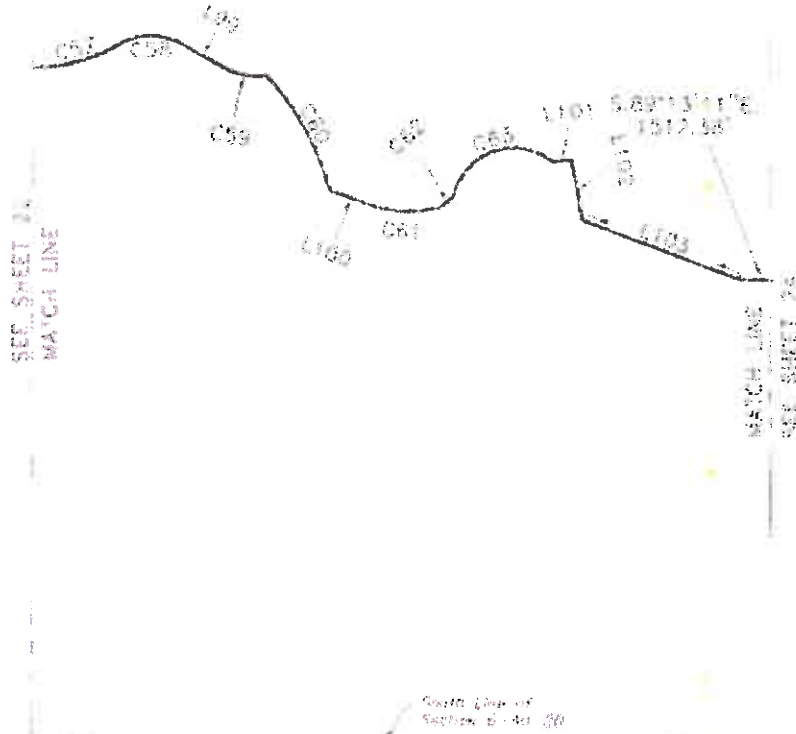


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SKETCH OF DESCRIPTION

SHEET 23 OF 28

THOMAS RANCH
 IN SECTIONS 32-34, TOWNSHIP 36 SOUTH, RANGE 20 EAST
 AND SECTIONS 3-6, TOWNSHIP 35 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
C07	S71°12'24" W	100.00'
C08	S89°55'29" W	80.00'
C09	S89°47'44" W	200.00'
C10	S89°54'51" W	200.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C08	565.81	33°07'24"	N76°20'49"E	527.59'	327.44'
C10	324.55	59°15'33"	N89°26'38"E	372.41'	352.78'
C12	358.19	35°07'44"	S29°24'08"E	487.62'	194.32'
C14	912.50	26°51'33"	S29°07'56"E	446.33'	253.31'
C16	407.21	31°58'41"	S89°38'44"E	221.86'	224.43'
C18	100.00	59°14'15"	N42°34'48"E	98.90'	100.45'
C20	262.10	111°57'19"	N25°55'70"E	138.00'	194.89'

NOTES:
 1. This sketch does not represent a boundary survey. The purpose of this sketch is to provide a visual representation of the boundary of the property of the owner of the land shown on this sketch.
 2. Bearings shown herein are based on assumed true north. They are not true north. They are true north as shown on this sketch.
 3. All distances shown herein are based on assumed true north. They are not true north. They are true north as shown on this sketch.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY SEE SHEETS 1-22 THROUGH 28 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 11, 2018

JOB NUMBER: 18-07-18



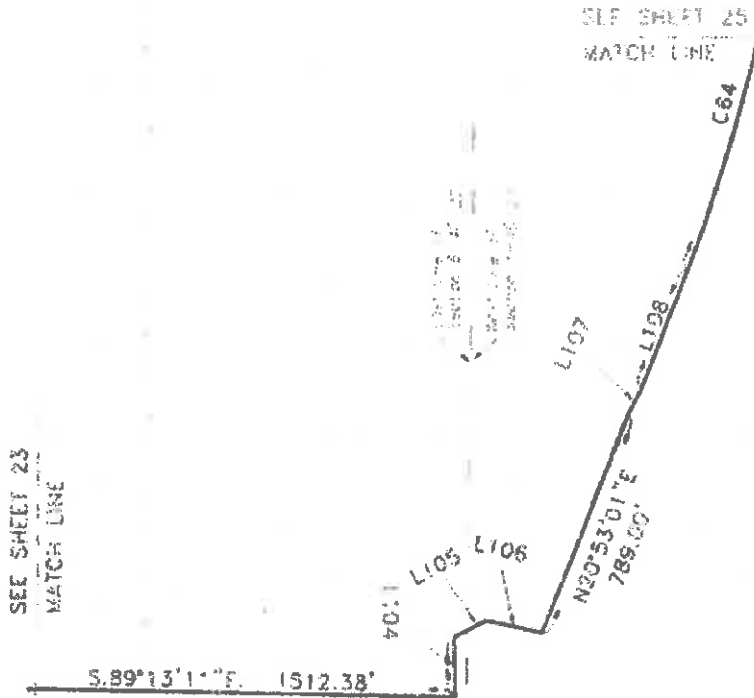
BRITT SURVEYING, INC.

LAND SURVEYING AND MAPPING
 2000 EAST PALM BLVD. SUITE 100
 TAMPA, FLORIDA 33610
 PHONE: (813) 486-1000 FAX: (813) 486-5000
 Email: britt@brittsurveying.com

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



SEE SHEET 23
MATCH LINE

SEE SHEET 25
MATCH LINE

LINE	BEARING	DISTANCE
L104	N07°28'06\"	252.49'
L105	N82°12'10\"	121.73'
L106	S77°06'29\"	186.82'
L107	S28°33'38\"	100.39'
L108	S20°53'01\"	473.61'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
7.64	3579.98'	177°44'53\"	N15°00'45\"	141.45'	1143.45'

NOTES:

This sketch does not represent a boundary survey. The purpose of this sketch is to illustrate the location of the proposed easement. The location of the easement is shown in red. The location of the easement is shown in red. The location of the easement is shown in red.

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: 13-03-16



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LG 0938
 806 Cypress Avenue Venice, Florida 34295
 Telephone: (941) 493-1368 Fax: (941) 454-9766
 Email: brittsurveying.com

SKETCH OF DESCRIPTION

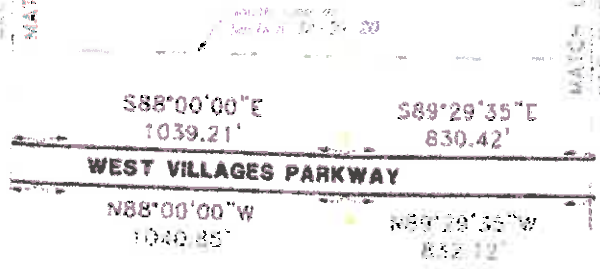
SHEET 25 OF 26

THOMAS RANCH
 IN SECTIONS 22-24, TOWNSHIP 29 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 accuracy of this sketch is as graphically shown. See description sheets 25 through 27 of 26.
2. All points shown herein are based on a horizontal datum of 1983. The bearing of the line between the points is N88°00'00"W.
3. The station shown herein has been established by this survey.

11.11
 10.11
 10.11
 10.11
 10.11



SEE SHEET 8
 MATCH LINE



MATCH LINE
 SEE SHEET 24

MATCH LINE
 SEE SHEET 26

LINE TABLE

LINE	BEARING	DISTANCE
1	N88°00'00\"	1040.85'
2	S88°00'00\"	1039.21'
3	S89°29'35\"	830.42'
4	N89°29'35\"	832.12'

CURVE TABLE

CHORD	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
105.01'	550.73'	37°03'18\"	N87°34'51\"	105.01'	105.01'

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 7 THROUGH 26 FOR SKETCH & DESCRIPTION

PREPARED FOR:
 THOMAS RANCH LAND PARTNERS

DATE: MARCH 18, 2015

JOB NUMBER: 15-20-15

BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION NO. L.S. 0001

400 Tropical Avenue, Sarasota, Florida 34235

Telephone: (941) 484-1008 Fax: (941) 484-1009

Email: info@brittsurveying.com

SKETCH OF DESCRIPTION

SHEET 26 OF 26

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



SEE SHEET 9
 MATCH LINE

NOTES

- This sketch does not represent a boundary survey. The property lines shown are for informational purposes only and do not constitute a boundary survey.
- The acreage shown herein is based on a 2016 aerial photograph of the property located in Sections 32-34, Township 39 South, Range 20 East, N. 27° 49' 16" E.
- The location shown herein has been prepared for this sketch.

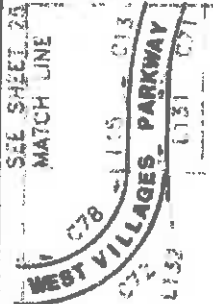
NOT INCLUDED

S00°30'25"W 2062.70'

NH9°29'35"W 1840.21'

SEE SHEET 8
 MATCH LINE

SEE SHEET 5
 MATCH LINE



LINE TABLE

LINE	BEARING	DISTANCE
L15	N00°30'25"E	218.36'
L16	S07°16'29"W	343.35'
L17	N00°06'32"W	0.94'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C15	1210.00'	178°29'58"	S71°51'32"E	447.42'	443.33'
C16	1567.00'	159°06'08"	S17°29'38"W	284.37'	285.19'
C17	477.00'	89°27'08"	S40°16'31"W	259.63'	230.21'
C18	345.00'	80°09'53"	S48°29'19"E	478.43'	330.04'

North Arrow at Section 32-34

North Arrow at Section 3-10

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SEE SHEETS 2 THROUGH 25 FOR SKETCH & DESCRIPTION

PREPARED FOR
 THOMAS RANCH LAND PARTNERS

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

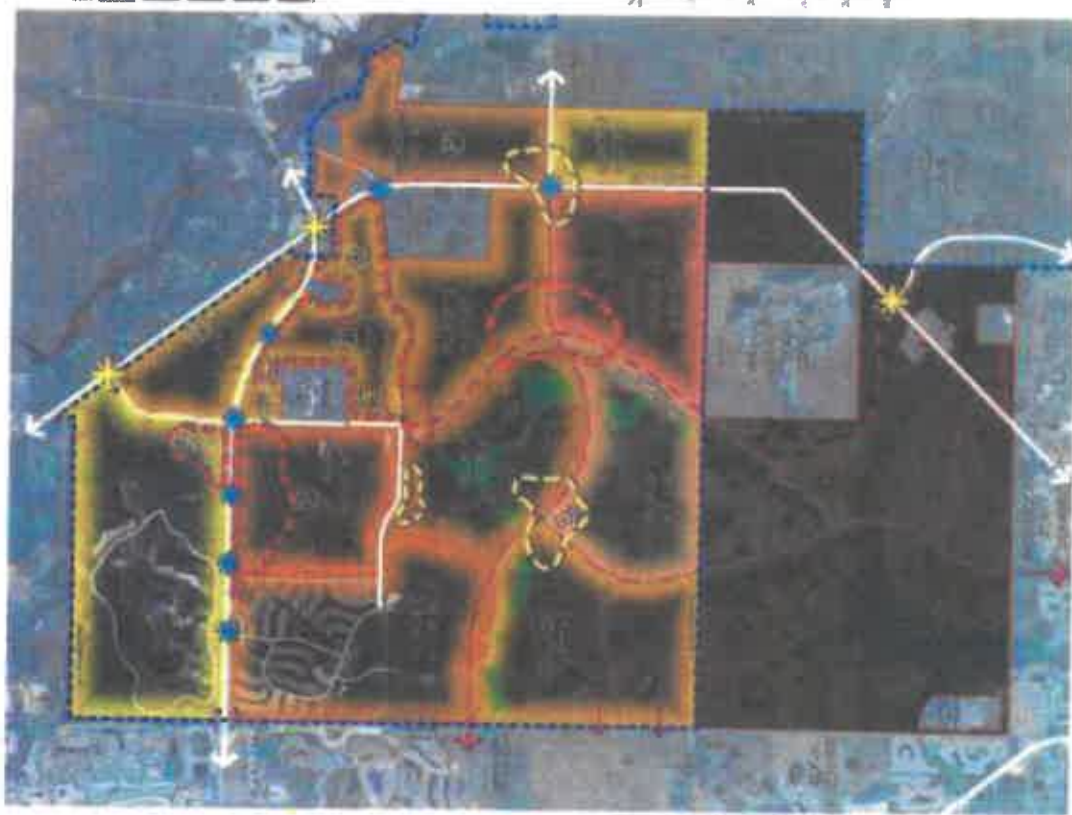


BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
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 606 Cypress Avenue Venice, Florida 34295
 Telephone: 341-483-1300 Fax: 341-484-8768
 E-mail: britt@brittsurveying.com

EXHIBIT "B"

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



West Villages
Index Map

WEST VILLAGES INDEX MAP

LEGEND

GREEN: ADRIAN (CITY OF MILWAUKEE)
 RED: RESEARCH CENTER (CITY OF MILWAUKEE)
 BLUE: WATER (CITY OF MILWAUKEE)
 YELLOW: LANDSCAPE ARCHITECTURE (CITY OF MILWAUKEE)
 BLACK: BUILDING (CITY OF MILWAUKEE)
 GREY: PARK (CITY OF MILWAUKEE)
 WHITE: ROAD (CITY OF MILWAUKEE)

NOTES

1. ALL LAND AREAS SHOWN ARE SUBJECT TO THE CITY OF MILWAUKEE ZONING ORDINANCES AND ANY APPLICABLE SUPPLEMENTARY ORDINANCES. THE CITY OF MILWAUKEE ZONING DEPARTMENT IS THE AUTHORITY FOR CURRENT ZONING CLASSIFICATION.

2. THE CITY OF MILWAUKEE ZONING DEPARTMENT IS THE AUTHORITY FOR CURRENT ZONING CLASSIFICATION.

3. THE CITY OF MILWAUKEE ZONING DEPARTMENT IS THE AUTHORITY FOR CURRENT ZONING CLASSIFICATION.

4. THE CITY OF MILWAUKEE ZONING DEPARTMENT IS THE AUTHORITY FOR CURRENT ZONING CLASSIFICATION.

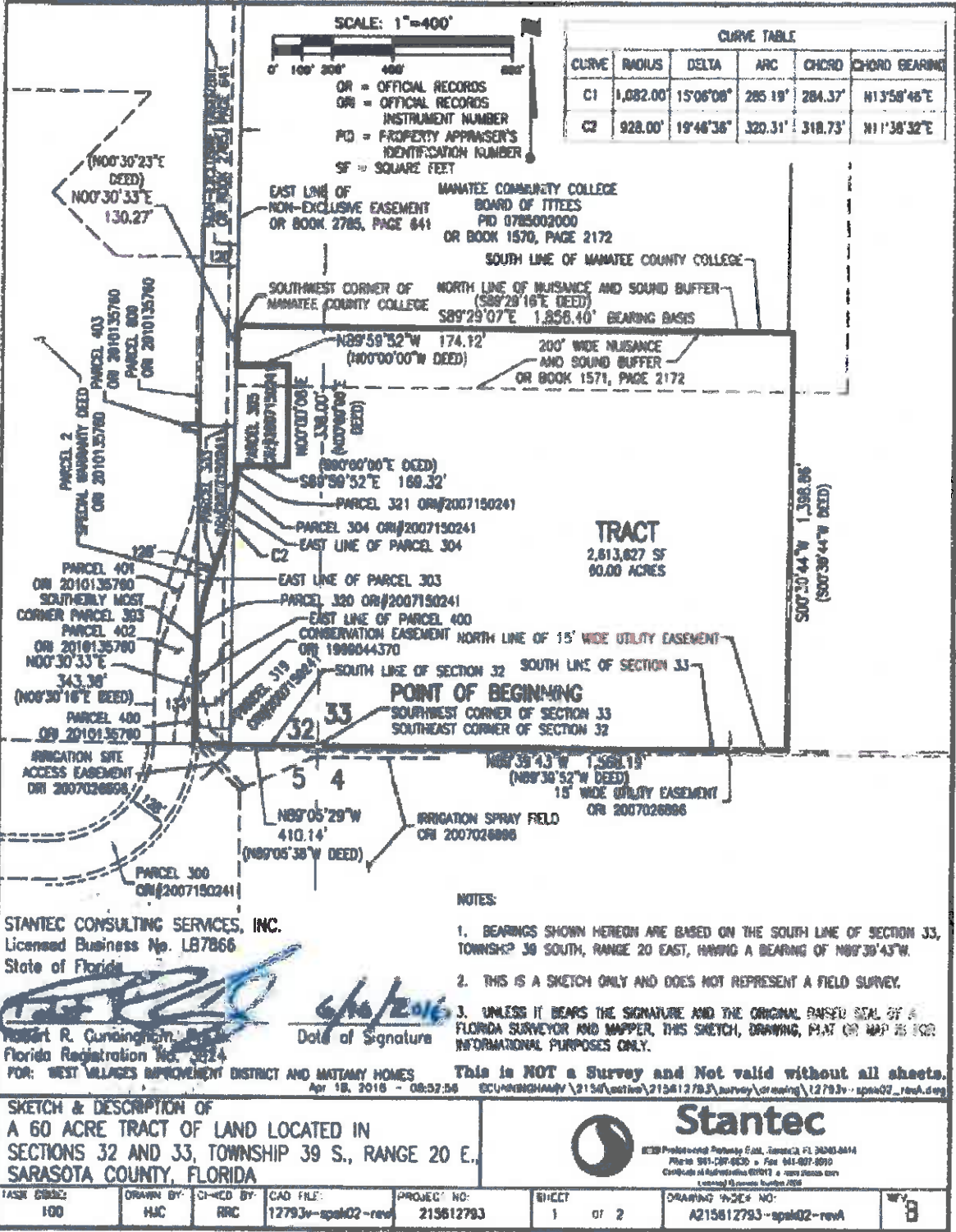
5. THE CITY OF MILWAUKEE ZONING DEPARTMENT IS THE AUTHORITY FOR CURRENT ZONING CLASSIFICATION.

6. THE CITY OF MILWAUKEE ZONING DEPARTMENT IS THE AUTHORITY FOR CURRENT ZONING CLASSIFICATION.

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



EXHIBIT "C"
DONATED LAND



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,082.00'	15°06'08"	285.19'	284.37'	N13°58'46"E
C2	928.00'	19°46'38"	320.31'	318.73'	N11°38'32"E



OR = OFFICIAL RECORDS
 OR# = OFFICIAL RECORDS INSTRUMENT NUMBER
 PA# = PROPERTY APPRAISER'S IDENTIFICATION NUMBER
 SF = SQUARE FEET

EAST LINE OF NON-EXCLUSIVE EASEMENT OR BOOK 2785, PAGE 641
 MANATEE COMMUNITY COLLEGE BOARD OF TRUSTEES
 PID 0785002000 OR BOOK 1570, PAGE 2172
 SOUTH LINE OF MANATEE COUNTY COLLEGE

SOUTHWEST CORNER OF MANATEE COUNTY COLLEGE
 NORTH LINE OF NUISANCE AND SOUND BUFFER (S89°29'16"E DEED)
 S89°29'07"E 1,858.40' BEARING BASIS

N89°58'32"W 174.12' (N00°00'00"W DEED)
 200' WIDE NUISANCE AND SOUND BUFFER OR BOOK 1571, PAGE 2172

N00°00'00"E DEED
 S89°58'32"E 168.32'

PARCEL 304 OR#2007150241
 EAST LINE OF PARCEL 304

PARCEL 303 OR#2007150241
 EAST LINE OF PARCEL 303

PARCEL 320 OR#2007150241
 EAST LINE OF PARCEL 400
 CONSERVATION EASEMENT OR# 1998044370
 NORTH LINE OF 15' WIDE UTILITY EASEMENT

POINT OF BEGINNING
 SOUTH LINE OF SECTION 32
 SOUTH LINE OF SECTION 33
 SOUTHWEST CORNER OF SECTION 33
 SOUTHEAST CORNER OF SECTION 32

N89°35'43"W 1,568.19'
 (N89°38'52"W DEED)
 15' WIDE UTILITY EASEMENT OR# 2007026886
 IRRIGATION SPRAY FIELD OR# 2007026886
 N89°05'29"W 410.14'
 (N89°05'38"W DEED)

PARCEL 300 OR#2007150241

TRACT
 2,613,627 SF
 60.00 ACRES

S00°30'44"W 1,388.86'
 (S00°30'39"44"W DEED)

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, HAVING A BEARING OF N89°38'43"W.
2. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.

STANTEC CONSULTING SERVICES, INC.
 Licensed Business No. LB7866
 State of Florida

Robert R. Cunningham
 Robert R. Cunningham
 Florida Registration No. 3624
 Date of Signature 6/16/2016

FOR: WEST VILLAGES IMPROVEMENT DISTRICT AND MATTHEW HOMES
 Apr 18, 2016 - 08:57:56
 This is NOT a Survey and Not valid without all sheets.
 ECUNDRINGHAM\2156\active\215612793\survey\drawing\2793v-spd02_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

1230 Professional Parkway East, Tampa, FL 33603-8414
 Phone 813-287-8230 • Fax 813-287-8910
 Complete all communications through e-mail
 E-mail: [email address]

TASK NUMBER 100	DRAWN BY HAC	CHECKED BY RRC	CAD FILE 12793v-spd02-rev	PROJECT NO. 215612793	SHEET 1 OF 2	DRAWING NUMBER A215612793-spd02-revA	REV. 8
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DESCRIPTION (Prepared by the Signing Surveyor & Mapper)

A tract lying in Sections 32 and 33, Township 39 South, Range 20 East, 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 N69°05'28"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 N00°30'33"E, along the east line of said Parcel 400, a distance of 343.38 feet to the southerly most corner of Parcel 303 as recorded in Official Records Instrument Number 2007130241 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 265.19 feet, said curve having a chord bearing and distance of N13°58'46"E, 264.37 feet, to the point of reverse curvature of a curve to the left having a radius of 973.00 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 330.31 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 S89°59'52"E, a distance of 169.32 feet; (2) thence N00°00'05"E, a distance of 338.00 feet; (3) thence N69°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 2765, Page 641 in said Public Records; thence N00°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 S89°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 S00°30'44"W, a distance of 1,398.85 feet to a point on the south line of above-mentioned Section 33; thence N89°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 2,613,827 square feet or 60.00 acres, more or less.

REV. 30 - REVERSED CURVE NUMBERS AND ADDED CURVE INFORMATION ON 1/16/2016 RRC
 REV. 27 - REVERSED BOUNDARY OF POND AREA ON 1/16/2016 RRC

FOR: WEST VILLAGES IMPROVEMENT DISTRICT AND MARYAM HOMER

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

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

2011 Professional Engineer License # 12100-0011
 Florida Registration # 14536-00000000
 Certificate of Registration # 14536-00000000
 www.stantec.com

DATE PLOTTED 1/10/16	PLANNED BY RRC	DESIGNED BY RRC	DRAWN BY 12793a-epa03-rwa	CHECKED BY 212812703	SHEET NO. 7	TOTAL SHEETS 8	PROJECT NUMBER 0213612793-epa03-rwa	SCALE AS SHOWN
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