

NOTES:

Bearings shown hereon are relative to the Northeast line of SMR Northeast LLC Tract, recorded in Official Record Book 2706, Page 2529, Public Records of Manatee County, Florida having a bearing of N.41°47'05"W.

Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have not been located except as shown.

This site lies within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance flood plain) and Flood Zone "A" (No base flood elevations determined) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Manatee County, Community Panels No. 12081C0334E and 12081C0355E, revised March 17, 2014 The limits of said flood zone(s) have been graphically depicted hereon as near as may be scaled from said map, said map having an approximate scale of 1"=500'. Stantec assumes no responsibility for the accuracy of the referenced map or public data.

This survey is not intended to delineate the regular jurisdiction of any Federal, State, Regional or Local Agency, Board or Commission or other entity.

Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

This survey does not reflect or determine ownership.

Symbols shown hereon may not be drawn to scale.

Distances and bearings are the same as platted or deeded, unless shown otherwise.

Ownership of fences has not been determined.

This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.

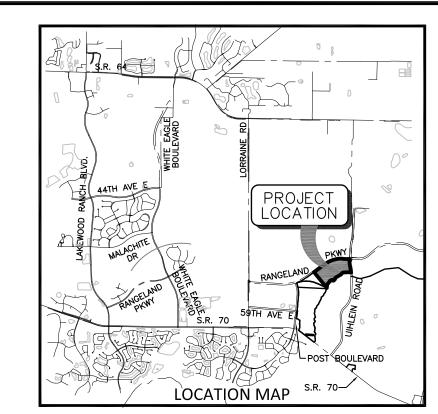
These documents are protected by copyright. They may not be reproduced, distributed or published in any way without the consent of Stantec Consulting Services, Inc.

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 11 & 14, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the northernmost corner of that parcel described as the SMR NORTHEAST LLC TRACT recorded in Official Records Book 2706, Page 2529 of the Public Records of Manatee County, Florida, said point also being a point on the southerly right-of-way line of Rangeland Parkway, a 120-foot right-of-way, conveyed to Lakewood Ranch Stewardship District in Special Warranty Deed dated 9/04/2018 and recorded in Official Record Book 2746, Page 3274 of said Public Records; the following six (6) calls are along the southerly right—of—way line of Rangeland Parkway: (1) thence N.51°00'32"E., a distance of 1,068.60 feet to the point of curvature of a curve to the right having a radius of 2,040.00 feet and a central angle of 38°43'30"; (2) thence easterly along the arc of said curve, a distance of 1,378.79 feet to the point of tangency of said curve; (3) thence N.89°44'02"E., a distance of 58.68 feet; (4) thence S.00°15′58″E., a distance of 12.00 feet; (5) thence N.89°44′02″E., a distance of 476.32 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°54'29"; (6) thence southeasterly along the arc of said curve, a distance of 39.23 feet to the end of said curve; the following three (3) calls are along the westerly right-of-way line of Uihlein Road, a 120-foot right-of-way, conveyed to Lakewood Ranch Stewardship District in said Special Warranty Deed dated 9/04/2018 and recorded in Official Records Book 2746, Page 3274 of said Public Records: (1) thence S.00°15'58"E., along a line non-tangent to the previously described curve, a distance of 103.77 feet to the point of curvature of a curve to the left having a radius of 1,590.00 feet and a central angle of 18°12'16"; (2) thence southerly along the arc of said curve, a distance of 505.19 feet to the point of reverse curvature of a curve to the right having a radius of 1,470.00 feet and a central angle of 15°46'10"; (3) thence southerly along the arc of said curve, a distance of 404.59 feet to the end of said curve; thence N.82°26'37"W. along a line non-tangent to the previously described curve, a distance of 60.19 feet; thence N.73*55'19"W., a distance of 94.17 feet; thence S.76*36'17"W., a distance of 69.52 feet; thence S.86'08'24"W., a distance of 55.82 feet; thence S.84'53'10"W., a distance of 45.43 feet; thence S.80°59'19"W., a distance of 49.18 feet; thence S.80°56'15"W., a distance of 130.41 feet; thence N.89°24'52"W., a distance of 74.45 feet; thence S.66°51'11"W., a distance of 102.83 feet; thence S.36°38'52"W., a distance of 109.09 feet; thence S.32*12'48"W., a distance of 45.10 feet; thence N.65*05'27"W., a distance of 7.08 feet; thence S.56°20'38"W., a distance of 508.26 feet; thence S.22°53'29"W., a distance of 62.68 feet; thence S.40°46'15"E., a distance of 30.18 feet; thence S.26°12'57"W., a distance of 74.38 feet; thence S.53°31'58"W., a distance of 34.37 feet; thence S.46°08'23"W., a distance of 60.38 feet; thence S.45°11'05"W., a distance of 28.65 feet; thence S.86°37'33"W., a distance of 13.10 feet; thence N.55°35'40"W., a distance of 124.61 feet; thence S.62°52'28"W., a distance of 104.51 feet; thence S.31°09'11"W., a distance of 49.11 feet; thence S.72°21'55"W., a distance of 67.78 feet; thence S.48°30'31"E., a distance of 39.55 feet; thence S.40°27'05"W., a distance of 182.51 feet to the point of curvature of a curve to the left having a radius of 367.67 feet and a central angle of 43°16'50"; thence southerly along the arc of said curve, a distance of 277.73 feet to the point of tangency of said curve; thence S.02*49'45"E., a distance of 111.19 feet to the easternmost corner of abovementioned parcel described as the SMR NORTHEAST LLC TRACT, recorded in Official Records Book 2706, Page 2529 of said Public Records; thence N.41°47'05"W. along the northeast line of said parcel, a distance of 1,558.19 feet to the POINT

Said tract contains 3,239,941 square feet or 74.3788 acres, more or less.



SYMBOL LEGEND = 4"x 4"x 2' CONCRETE MONUMENT SET "LB#7866' = FOUND 4" CONCRETE MONUMENT (AS NOTED) = FOUND IRON PIPE (AS NOTED) = FOUND 5/8" CAPPED IRON ROD (AS NOTED) = FOUND CHISEL SQUARE + NAIL FOUND (AS NOTED) = NAIL & DISK FOUND (AS NOTED) = NAIL & DISK SET "LB#7866" = BENCH MARK = AERIAL TARGET = ANGLE POINT = RIGHT-OF-WAY = PROPERTY LINE = EDGE OF PAVEMENT = EDGE OF WALK/CONCRETE		PEDESTRIAN CROSSING PARKING METER TRAFFIC CONTROL BOX IRRIGATION CONTROL BOX SPRINKLER HEAD MONITOR WELL MAIL BOX METER POLE YARD DRAIN MITERED END FLOOD LIGHT SIGN TELEVISION CABLE RISER TELEPHONE RISER/METER TELEPHONE MANHOLE GAS RISER/METER ELECTRICAL PANEL ELECTRICAL HAND HOLE ELECTRICAL TRANSFORMER ELECTRICAL TRANSFORMER ELECTRIC RISER LIGHT POST TRAFFIC LIGHT POLE UTILITY POLE CONCRETE UTILITY POLE GUY ANCHOR	FND DIP		BLOW OFF STORM INLET STORM MANHOLE SANITARY MANHOLE CLEAN OUT AIR RELEASE VALVE WATER RISER/HOSE BIB FIRE HYDRANT 8" PVC WELL POINT METER FIRE DEPT. CONNECTION TITLE COMMITMENT EXCEPTION FOUND DUCTILE IRON PIPE
--	--	--	------------	--	--

TITLE COMMITMENT NOTES:

Matters affecting the property shown hereon were taken from Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. 18106188 DH, effective date: September 17, 2018 at 8:00 A.M. The following is a list of exceptions noted in Schedule B-II of said Commitment. A note following the exception is added if (a) the exception affects the property and is shown on the survey, (b) the exception affects the property but is blanket in nature and cannot be shown on the survey, (c) the exception does not affect the property, or (d) the exception is not a survey matter. Exceptions 1—6 are not a survey matter as they are general exceptions and are not shown hereon.

- 7. Notice of Creation and Establishment of the Lakewood Ranch Stewardship District recorded in O.R. Book 2049, Page 5165, Amended in O.R. Book 2319, Page 3957, O.R. Book 2319, Page 3962, O.R. Book 2730, Page 1675 and O.R. Book 2730, Page 3427, of the Public Records of Manatee County, Florida. (BLANKET)
- 8. Final Judgment for the Validation of Lakewood Ranch Stewardship District Special Assessment Revenue Bonds recorded in O.R. Book 2088, Page 4065, of the Public Records of Manatee County, Florida. (BLANKET)
- 9. Interlocal Agreement between Manatee County and the Lakewood Ranch Stewardship District recorded in O.R. Book 2059, Page 2854, of the Public Records of Manatee County, Florida.
- 10. Corrective Declaration of Restrictive Covenants recorded in O.R. Book 2687, Page 6466, of the Public Records of Manatee County, Florida. (BLANKET)
- 11. Lakewood Ranch Stewardship District Notice of Special Assessments and Government Lien of Record (Northeast Sector Project) recorded in O.R. Book 2697, Page 6592, of the Public Records of Manatee County, Florida. (BLANKET)
- 12. Declaration of Consent to the Jurisdiction of the Lakewood Ranch Stewardship District and to Imposition of Special Assessments (Northeast Sector Project— Master Assessment Lien) recorded in O.R. Book 2697, Page 6609, of the Public Records of Manatee County, Florida.
- 13. Lakewood Ranch Stewardship District Notice of Series 2017 Special Assessments (Northeast Sector Project—Bond Anticipation Notes, Series 2017) and Government Lien of Record recorded in O.R. Book 2697, Page 6626, of the Public Records of Manatee County, Florida. (BLANKET)
- 14. Northeast Quadrant Local Development Agreement recorded in O.R. Book 2717, Page 6444, of the Public Records of Manatee County, Florida. (BLANKET)
- 15. Notice to Purchasers (Reservation of Rights to Impact Fee Credits) recorded in O.R. Book 2724, Page 4441, of the Public Records of Manatee County, Florida. (BLANKET)
- 16. Easement in favor of Peace River Electric Cooperative, Inc., recorded in O.R. Book 2729, Page 799, of the Public Records of Manatee County, Florida. (SHOWN)
- 17. Restrictions, easements and other matters contained in Deed from SMR Northeast, LLC, a Florida limited liability company to Manatee County recorded in O.R Book ____, Page ___, of the Public records of Manatee County, Florida. (SHOWN FROM PRELIMINARY COPY SUPPLIED BY SMR NORTHEAST, LLC)
- 18. Terms and Conditions of Access Easement Grant from Lakewood Ranch Stewardship District, a Florida independent special district, in favor of Manatee County recorded in O.R. Book ____, Page ____, of the Public Records of Manatee County, Florida. (SHOWN FROM PRELIMINARY COPY SUPPLIED BY SMR NORTHEAST, LLC)
- 19. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
- NOTE: Recorded Notice of Environmental Resource Permits recorded in O.R. Book 2730, Page 1823 and O.R. Book 2742, Page 7367, of the Public Records of Manatee County, Florida.
- NOTE: This policy does not insure that the insured Lands comprise any specific quantity of acreage, square footage, or volume.

LINE TABLE						
LINE	BEARING	DISTANCE				
L1	N89°44'02"E	58.68'				
L2	S00°15'58"E	12.00'				
L3	N89°44'02"E	476.32'				
L4	S00°15'58"E	103.77				
L5	N82°26'37"W	60.19				
L6	N73°55'19"W	94.17				
L7	S76°36'17"W	69.52				
L8	S86°08'24"W	55.82'				
L9	S84*53'10"W	45.43'				
L10	S89*59'19"W	49.18'				
L11	S80°56'15"W	130.41				
L12	N89°24'52"W	74.45				
L13	S66°51'11"W	102.83				
L14	S36°38'52"W	109.09				
L15	S32°12'48"W	45.10'				
L16	N65°05'27"W	7.08'				
L17	S56*20'38"W	508.26				
L18	S22°53'29"W	62.68'				
L19	S40°46'15"E	30.18				
L20	S26°12'57"W	74.38'				
L21	S53°31'58"W	34.37				
L22	S46'08'23"W	60.38'				
L23	S45*11'05"W	28.65				
L24	S86*37'33"W	13.10'				
L25	N55*35'40"W	124.61				
L26	S62°52'28"W	104.51				
L27	S31°09'11"W	49.11				
L28	S72°21'55"W	67.78'				
L29	S48°30'31"E	39.55				
L30	S40°27'05"W	182.51				
L31	S02°49'45"E	111.19				
		CURVE 1				
		CORVE				

LINE TABLE

		·						
CURVE TABLE								
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING			
C1	2040.00'	38°43'30"	1378.79	1352.70	N70°22'17"E			
C2	25.00'	89*54'29"	39.23'	35.33'	S45*18'44"E			
С3	1590.00'	18°12'16"	505.19	503.06	S09°22'06"E			
C4	1470.00'	15°46'10"	404.59	403.31	S10°35'09"E			
C5	367.67	43°16'50"	277.73	271.18	S18°48'40"W			

WE CERTIFY TO: Fawley Bryant Architecture.

This TOPOGRAPHIC SURVEY meets the Standards of Practice set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 5J-17.05, Florida Admin

STANTEC CONSULTING SERVICES, INC. (LB#7866) 6900 Professional Parkway East Sarasota, Florida 34240-8414 Phone: (941) 907-6900

Robert R. Cunningham, P.S.M. No.3924

11/17/2020 Date of Signature

NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are "not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper."

No other person or entity may rely upon this survey.

					ACTIVITY	INITIALS/EMP.NO.	DATE
					COMPUTED BY:		
					DRAWN BY:		
					CHECKED BY:	RRC	11/17/20
					CLOSED BY:		
△REV NO.	REVISION	DATE	DRAWN BY/EMP.NO.	CHECKED BY/EMP.NO.	FIELD BOOK/PAGE: 672	2/63 CHIEF: BA	

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com Licensed Business Number 7866

TITLE:

PARTIAL TOPOGRAPHIC SURVEY OF OF A PORTION OF THE PREMIER SPORTS OPTION PARCEL SECTIONS 11 & 14, TOWNSHIP 35 SOUTH, RANGE 19 EAST MANATEE COUNTY, FLORIDA

DATE: 11/2020	CLIENT: FAWLEY BRYANT ARCHITECTURE						
HORIZONTAL SCALE: 1" = 100'	5391 Lakewood Ranch Blvd. N., Suite 300 Sarasota, Florida 34240						
SEC: TWP: RGE: 11/14-35S-19E	941-343-4070						
CROSS REFERENCE F	TLE NO.	PROJECT NO.:	TASK CODE:	SHEET NUMBER:	DRAWING/FILE NUMBER:		
215614765		215615772	210	2 of 1	215615772v-spbdto		

