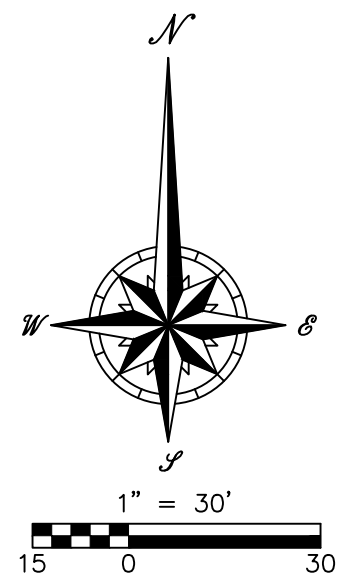


NOTE TABLE:
NOTE A
NORTH CORNER OF CONCRETE
COLUMN 2.1'±S.E. AND 1.6'±S.W.
NOTE B
NORTHEAST EDGE OF CONC.
COLUMN 0.6'± S.W.
NOTE C
NORTHEAST EDGE OF CONC.
COLUMN 1.2'± S.W.
NOTE D
NORTHEAST EDGE OF CONC.
COLUMN 1.0'± S.W.
NOTE E
SOUTHEAST CORNER OF CONC.
COLUMN 1.4'± N.W. AND 1.4' S.W.
NOTE F
2'x2' CONCRETE COLUMN (TYP.)
NOTE G
SARASOTA R180.7 TO R183.7
EROSION CONTROL LINE
RECORDED 01/09/2022
(MISCELLANEOUS PLAT
BOOK 4, PAGE 2)
NOTE H
TEMPORARY BEACH RESTORATION
EASEMENT
PER OFFICIAL RECORDS
INSTRUMENT #2020028098

BENCHMARK TABLE:
A-B.M.: EL.=5.78'
(N.A.V.D. 1988)
SET MAG NAIL & DMK
B.M. IN POWER POLE
B-B.M.: EL.=3.42'
(N.A.V.D. 1988)
SET MAG NAIL & DMK
B.M. DISC IN PAVEMENT

LINE TABLE:
L-1=N-29°36'08"W(C) 110.94'(D)110.81'(C)
L-2=N-89°26'43"W(C) 280.4'(D)212.48'(C)
L-3=S-29°29'57"E(C) 52.93'(C)
L-4=S-32°53'20"E(C) 40.68'(C)
L-5=S-29°29'57"E(C) 52.93'(C)
L-6=S-32°53'20"E(C) 51.60'(C)



DESCRIPTION:

PARCEL 1
BEGIN AT THE INTERSECTION OF THE SOUTH BOUNDARY OF THE CORRECTED PLAT OF EL-GALLEON'S REACH, AS RECORDED IN PLAT BOOK 4, PAGE 94, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY OF 66 FEET COUNTY ROAD; THENCE NORTH 29 DEGREES 35 MINUTES 20 SECONDS WEST ALONG SAID RIGHT-OF-WAY 559.80 FEET; THENCE NORTH 59 DEGREES 31 MINUTES 40 SECONDS WEST, 512 FEET MORE OR LESS TO THE MEAN HIGH WATER MARK OF THE GULF OF MEXICO; THENCE SOUTHEASTERLY, MEANDERING SAID MEAN HIGH WATER MARK 55 FEET; MORE OR LESS TO THE INTERSECTION WITH SOUTH BOUNDARY OF SAID CORRECTED PLAT OF EL-GALLEON'S REACH; THENCE SOUTH 89 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID SOUTH BOUNDARY, 595 FEET MORE OR LESS TO THE POINT OF BEGINNING; ALL LYING AND BEING IN "THE CORRECTED PLAT OF EL-GALLEON'S REACH"(A PART OF U.S. GOVERNMENT LOT 1 AND ALL OF LOT 2 IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA), TOGETHER WITH A 3 FOOT EASEMENT TO LEMON BAY AS DESCRIBED OFFICIAL RECORDS BOOK 260, PAGE 312, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT:
BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF SAID CORRECTED PLAT OF EL-GALLEON'S REACH AND THE WESTERLY RIGHT-OF-WAY LINE OF A 66 FEET COUNTY ROAD; THENCE NORTH 29 DEGREES 35 MINUTES 20 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 248.86 FEET; THENCE SOUTH 59 DEGREES 31 MINUTES 40 SECONDS WEST A DISTANCE OF 223.44 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 97.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 24 SECONDS WEST AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID CORRECTED PLAT OF EL-GALLEON'S REACH A DISTANCE OF 280 FEET MORE OR LESS TO THE MEAN HIGH WATER MARK OF THE GULF OF MEXICO; THENCE MEANDERING MEAN HIGH WATER MARK IN A SOUTHEASTERLY DIRECTION TO INTERSECT THE SOUTH BOUNDARY OF SAID CORRECTED PLAT OF EL-GALLEON'S REACH A DISTANCE OF 3.5 FEET MORE OR LESS; THENCE SOUTH 89 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 595 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEYOR'S NOTATIONS:

- FLOOD ZONE, SHOWN AS SCALED FROM FLOOD INSURANCE RATE MAPS, COMMUNITY NO. 125144, MAP NO. 12115C, PANEL NO. 04345, DATED 03/27/2024.
- ELEVATIONS ARE BASED ON N.A.V.D. 1988.
- BASE BENCH MARK: N.G.S. BENCHMARK E 799 2017, PUBLISHED ELEVATION = 6.04'.

- ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON SARASOTA COUNTY COASTAL CONSTRUCTION CONTROL LINE BEING REFERENCED TO THE SOUTH PARCEL LINE, BEARING N.89°26'43"W.
- COORDINATES SHOWN ARE BASED ON FLORIDA STATE PLANE WEST ZONE N.A.D. 83 (1990) DATUM PER SARASOTA COUNTY FOR COASTAL CONSTRUCTION CONTROL LINE MONUMENTS 17-84-C19, 17-84-C20.
- THIS SURVEY REPRESENT A SURVEY THAT COMPLIES WITH RULE 62-833.0081 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE PORTIONS THAT APPLY FOR PERMITTING PURPOSES.
- THE APPROXIMATE MEAN HIGH WATER LINE SHOWN HEREON WAS NOT BASED ON A TIDAL STUDY BY THIS FIRM AND DOES NOT REPRESENT A BOUNDARY LINE AS DEFINED IN CHAPTER 177 PART II, OF THE FLORIDA STATUTES, AND IS APPROXIMATE IN ITS LOCATION FOR THE PURPOSE OF THIS SURVEY.

- THE INTERPOLATED MEAN HIGH WATER LINE ELEVATION OF +0.30 FEET WAS TAKEN FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LAND BOUNDARY INFORMATION SYSTEM AND IS BASED ON EXTENDED TIDAL DATUM FROM INTERPOLATION POINT 100174.
- THE LAND DESCRIPTION AND EASEMENTS NOTED OR SHOWN WERE BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR ORDER No. 11642266.

SCHEDULE B - SECTION TWO EXCEPTION AS FOLLOWS:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY FORM.
- TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.

NOT PART OF SURVEY / NON-DEPICT-ABLE

3. STANDARD EXCEPTIONS:

- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
- ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.

NOT PART OF SURVEY / NON-DEPICT-ABLE

- EXCEPTION 1 ABOVE SHALL BE DEEMED DELETED AS OF THE TIME THE SETTLEMENT FUNDS OR PROCEEDS OF THE LOAN TO BE SECURED BY THE INSURED MORTGAGE, AS APPLICABLE, ARE DISBURSED BY THE COMPANY OR ITS AUTHORIZED AGENT. NEITHER THE COMPANY NOR ITS AGENT SHALL, HOWEVER, BE UNDER ANY DUTY TO DISBURSE ANY SUM EXCEPT UPON A DETERMINATION THAT NO SUCH ADVERSE INTERVENING MATTERS HAVE APPEARED OF RECORD OR OCCURRED.

NOTES ON STANDARD EXCEPTIONS:

- ITEM 3A WILL BE DELETED FROM THE POLICY(IES) UPON RECEIPT OF AN ACCURATE SURVEY OF THE LAND ACCEPTABLE TO THE COMPANY. EXCEPTION WILL BE MADE FOR ANY ENCROACHMENT, SETBACK LINE VIOLATION, OVERLAP, BOUNDARY LINE DISPUTE OR OTHER ADVERSE MATTER DISCLOSED BY THE SURVEY.
- ITEMS 3B, 3C, AND 3D WILL BE DELETED FROM THE POLICY(IES) UPON RECEIPT OF AN AFFIDAVIT ACCEPTABLE TO THE COMPANY, AFFIRMING THAT, EXCEPT AS DISCLOSED THEREIN (I) NO PARTIES IN POSSESSION OF THE LAND EXIST OTHER THAN THE RECORD OWNER(S); (II) NO IMPROVEMENTS HAVE BEEN MADE TO THE LAND WITHIN 90 DAYS PRIOR TO CLOSING WHICH HAVE NOT HAVE BEEN PAID FOR IN FULL; AND (III) NO UNPAID TAXES OR ASSESSMENTS ARE AGAINST THE LAND WHICH ARE NOT SHOWN AS EXITING LIENS IN THE PUBLIC RECORDS. EXCEPTION WILL BE MADE FOR MATTERS DISCLOSED IN THE AFFIDAVIT.

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF GALLEONS REACH, RECORDED IN PLAT BOOK 4, PAGE 94, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA, ARE HEREBY DEPICTED.
- SUBJECT TO THE PROVISIONS OF THE FLORIDA BEACH & SHORE PRESERVATION ACT, F.S. CHAPTER 161, AND SARASOTA COUNTY ORDINANCE NO. 79-03, THE GULF BEACH SET-BACK LINE, LIMITING AND CONTROLLING CONSTRUCTION SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE RECORDED IN OFFICIAL RECORDS BOOK 1258, PAGE 2048, AS AMENDED IN OFFICIAL RECORDS BOOK 2102, PAGE 2632 AND OFFICIAL RECORDS INSTRUMENT NO. 2010059047.

- PERPETUAL THREE FOOT EASEMENT FOR INGRESS AND EGRESS ON FOOT ALONG THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY AS CONTAINED IN DEEDS RECORDED IN DEED BOOK 303, PAGE 63, OFFICIAL RECORDS BOOK 22, PAGE 256, OFFICIAL RECORDS BOOK 23, PAGE 266, OFFICIAL RECORDS INSTRUMENT NO. 2004165498 AND OFFICIAL RECORDS INSTRUMENT NO. 2014112523, AS TO PARCEL 2
- TERMS AND PROVISIONS OF CHAPTER 71-904, LAWS OF THE STATE OF FLORIDA, CREATING THE MANASOTA KEY CONVERSATION DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 1939, PAGE 2757.

- NOTICE OF NON-AD VALOREM ASSESSMENTS FOR MANASOTA KEY BEACH RESTORATION DISTRICT TO OWNERS PAPPAS BUFFY R, AS RECORDED ON NOVEMBER 8, 2021 IN OFFICIAL RECORDS INSTRUMENT NO. 2021200286, IN THE AMOUNT OF 4,651.96 ANNUALLY ASSESSED FOR A TERM OF 7 YEARS BEGINNING NOVEMBER OF 2021, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- TEMPORARY BEACH RESTORATION EASEMENT IN FAVOR OF SARASOTA COUNTY AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2020028098.

- THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED.
- NOTWITHSTANDING THE LEGAL DESCRIPTION IN SCHEDULE A, THIS POLICY DOES NOT INSURE TITLE TO ANY LANDS LYING BLOW THE MEAN HIGH WATER LINE OF ANY TOTALLY INFLUENCED WATERS.

- RIGHTS OF THE UNITED STATES OF AMERICA OVER ANY PORTION OF THE LAND NOW OR FORMERLY SUBMERGED, ARISING BY REASON OF THE UNITED STATES' CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE.
- RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.

- THIS COMMITMENT/POLICY DOES NOT INSURE ANY PORTION OF THE LAND LYING WITHIN THE RIGHT-OF-WAY.

- ALL RECORDING REFERENCES IN THIS FORM SHALL REFER TO THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

- IN ACCORDANCE WITH FLORIDA STATUTES SECTION 627.4131, PLEASE BE ADVISED THAT THE INSURED HEREUNDER MAY PRESENT INQUIRIES, OBTAIN INFORMATION ABOUT COVERAGE, OR RECEIVE ASSISTANCE IN RESOLVING COMPLAINTS, BY CONTACTING CHICAGO TITLE INSURANCE COMPANY, 2601 CATLEMEN ROAD, SARASOTA, FL 34232; TELEPHONE 941-955-7920.

- PREPARED FOR THE EXCLUSIVE USE OF:
HANI NASSIF AND DARA NASSIF;
NORTON, HAMMERLEY, LOPEZ & SKOKOS, P.A.;
CHICAGO TITLE INSURANCE COMPANY;
WINHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

- NOTE: "Not used without the signature and the original (license) of the surveyor or land mapper," unless signed by Florida administrative code 5J-17.002. Additional matters of title should be referred to an Attorney of Law. No matter of title should be referred to an Attorney of Law. No matter of title should be referred to an Attorney of Law. No matter of title should be referred to an Attorney of Law.

SURVEYOR'S CERTIFICATE:

This sketch of survey represents the results of a field survey prepared under my direction, is true and correct to the best of my knowledge and belief and has only been prepared to comply with standards of practice effective the date of this survey as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes. Subject to all notes and notations shown herein.

DMK ASSOCIATES, INC.
03/12/24
DATE OF FIELD SURVEY

BY: JEROME R. MCLEOD
Professional Surveyor and Mapper
Florida Licensed Surveyor No. 5525
Land Surveying Business No. 3943
File No. 24-0047

DMK ASSOCIATES, INC.
ENGINEERS & SURVEYORS
2861 Piccadillo Road, Unit A
Englewood, Florida 34224
TEL: (941) 475-0596 FAX: (941) 475-1861

DMK

Type of Survey	Boundary and Topographic	Accuracy Standard	Suburban	Expected Survey Use	Construction
Boundary and Topographic					
Suburban					
Expected Survey Use					
Construction					

DATE: 03/12/24
FIELD BOOK: 24-01
SCALE: NOTED
JOB: 24-0047
PAGE: 68-70

Drawn By: JRM
Checked By: JRM

NOTE: "Not used without the signature and the original (license) of the surveyor or land mapper," unless signed by Florida administrative code 5J-17.002. Additional matters of title should be referred to an Attorney of Law. No matter of title should be referred to an Attorney of Law. No matter of title should be referred to an Attorney of Law.

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ABBREVIATIONS:
A=Alc
Alum=Aluminum
Approx=Approximate
B.M.=Bench Mark
(C)=Calculated Data
C=Chord Dimension
C.B.=Chord Bearing
C.M.=Concrete Monument
Conc=Concrete
S.C.C.C.L.=Sarasota County Coastal Construction Control Line
(CSRA) Coastal Barrier Resources Act
(D)=Deed Data, Description Data
D.E.P.=Department of Environmental Protection
D.N.R.=Department of Natural Resources
D.O.T.=Department of Transportation
Drain=Drainage
E=End
Ext=Extension
F=Field data
Fin. Fl.=Finished Floor
Found=Found
Gar. Fl.=Garage Floor
In=In
Inv=Invest
L.B.=Land Surveying Business
L.S.=Land Surveyor
(M)=Measured Data
M.W.L.=Mean High Water Line
M.P.=Metal Pipe
M.R.=Metal Rod
Map=Magnetic
N.A.V.D.=North American Vertical Datum 1988
N.G.S.=National Geodetic Vertical Datum 1929
O.R.=Official Records
(P)=Plat Data
P.C.=Point of Curvature
P.C.P.=Point of Compound Curvature
P.C.P.=Permanent Control Point
P.I.=Point of Intersection
P.L.=Professional Land Surveyor
P.O.B.=Point of Beginning
P.O.C.=Point of Commencement
P.O.L.=Point of Line
P.O.T.=Point of Terminus
P.R.C.=Point of Reverse Curvature
P.R.M.=Permanent Reference Monument
P.S.M.=Professional Surveyor and Mapper
P.T.=Point of Tangency
R=Radius
R/W=Right-of-Way
S.F.=Square Feet
Sta=Station
Struc=Structure
T.B.M.=Temporary Bench Mark
Typ=Typical
U.S.G.S.=United States Geodetic Survey
Util=Utility
W.L.=Wellness Corner
W.W.=Waterway
W=Property Line
LEGEND:
■ = Found 4"x4" Concrete Monument (Number noted if any)
● = Found 5/8" Rebar (D.I. noted if any)
▲ = Found Mag Nail and Disc (D.I. noted if any)
▲ = Spot Elevation
□ = Set 4"x4" Concrete Monument with Cap L.B. #3943
□ = Set 5/8" Rebar with Cap L.B. #3943
□ = Set Mag. Nail and Disc L.B. #3943
○ = Utility Pole
○ = Guy Wire Anchor
○ = Water Meter
○ = Water Valve
○ = Sewer Valve
○ = Sewer Service
○ = Fire Hydrant
○ = Sewer Cleanout
○ = Water Service
○ = Well/Monitor/Irrigation
○ = Sanitary Sewer Manhole
○ = Storm Manhole
○ = Miscellaneous Manhole
○ = Electric Service
○ = Electric Hand Hole/Manhole
○ = Telephone Riser/Hand Hole
○ = Cable TV
○ = Mail Box
○ = Road Sign
○ = Light Pole
○ = Street Light Box
○ = Ground Light
○ = Backflow Preventer
○ = Reclaim Water Valve
○ = Phone Vault
○ = Overhead Utility Line
○ = Bare Wire or Wire Fence
○ = Chain Link Fence
○ = Wooden Fence
WTR = Buried Water Line
TEL = Buried Telephone Line
SEW = Buried Sanitary Sewer
ELEC = Buried Electric Line
RW = Buried Reuse Water Line
GAS = Buried Gas Line
Legend symbols are not to scale and are for graphic I.D. only.