

- LEGEND**
- Δ = CURVE CENTRAL ANGLE
 - R = CURVE RADIUS
 - L = CURVE LENGTH
 - (D) = DEED
 - (C) = CALCULATED
 - FND = FOUND
 - POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - TOB = TOP OF BANK
 - IR = 5/8" IRON ROD
 - IP = 1/2" IRON PIPE (UNLESS NOTED)
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - LB = LICENSED BUSINESS
 - P.B. = PLAT BOOK
 - R/W = RIGHT-OF-WAY
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - FPL = FLORIDA POWER & LIGHT
 - CP = CONCRETE POWER POLE
 - OHU = OVERHEAD UTILITIES
 - SF = SQUARE FOOT
 - ORB = OFFICIAL RECORD BOOK
 - DB = DEED BOOK
 - PG = PAGE
 - CONC = CONCRETE
 - FFE = FINISHED FLOOR ELEVATION
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - SWCD = ST. JOHN'S WATER CONTROL DISTRICT
 - O— = 5" WOOD FENCE
 - X- = 6" CHAIN LINK FENCE
 - CMP = CORRUGATED METAL PIPE
 - = GUARDRAIL
 - IRC = 5/8" IRON ROD & CAP
 - CM = 4"x4" CONCRETE MONUMENT
 - O = SET #5 IR & CAP LB7056

DESCRIPTION

ALL OF SECTION 1, TOWNSHIP 37 SOUTH, RANGE 21 EAST; AND THE NORTH 1/2 OF SECTION 12, LYING NORTH OF THE COUNTY ROAD, TOWNSHIP 37 SOUTH, RANGE 21 EAST; AND THE NE 1/4 OF SECTION 11 LYING NORTH OF THE COUNTY ROAD, TOWNSHIP 37 SOUTH, RANGE 21 EAST, ALSO DESCRIBED AS THAT PORTION OF SECTION 11 LYING NORTH OF THE ROAD AND EAST OF THE MIDSECTION LINE RUNNING NORTH AND SOUTH; AND THE EAST 1/2 OF SECTION 2, TOWNSHIP 37 SOUTH, RANGE 21 EAST; ALL BEING LOCATED IN MANATEE COUNTY, FLORIDA;

LESS AND EXCEPT THOSE PARCELS CONVEYED BY WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2209, PAGE 6231 AND OFFICIAL RECORDS BOOK 2345, PAGE 7886, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 1,420.1 ACRES, MORE OR LESS.

- SURVEY NOTES**
- THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
 - DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
 - UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
 - THE EAST LINE OF SECTION 1 IS ASSUMED TO BEAR NORTH 00°03'59" WEST. ALL BEARINGS ARE RELATIVE THERETO.
 - REFERENCE IS MADE TO R/W MAP 953 OF CLAY GULLY ROAD.
 - PROPERTY LIES IN FLOOD ZONE X AND FLOOD ZONE A PER MAP 12081C0470 E, DATED 3-17-14. (NAVD 1988).
 - ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 - THE LAST DATE OF FIELD WORK WAS MARCH 25, 2024.
 - THE EXPECTED USE OF THIS SURVEY IS RURAL.
 - DISTANCES ARE BASED ON US SURVEY FOOT.
 - THERE ARE MISCELLANEOUS SMALL DITCHES AND FURROWS THAT WERE NOT LOCATED FOR THIS SURVEY.
 - ZONING FOR ALL PARCELS IS _____ (MANATEE COUNTY).
 - PROPERTY CONTAINS 1,420.1 ACRES, MORE OR LESS.
 - PROPERTY IS VACANT (WITH AGRICULTURAL BUILDINGS AS SHOWN).
 - OWNERSHIP OF FENCES, DITCHES AND CANALS IS UNKNOWN.
 - THE SUBJECT PROPERTY HAS PHYSICAL ACCESS TO CLAY GULLY ROAD, A PUBLIC RIGHT-OF-WAY.
 - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT 24017243 DATED FEBRUARY 7, 2024 WAS REVIEWED AND INCORPORATED INTO THIS SURVEY. THE FOLLOWING TITLE NOTES ARE THE UNDERSIGNED OPINION AND ARE BASED ON THAT COMMITMENT.
 - EXCEPTIONS 1-7 ARE NOT SURVEY RELATED OR PLOTTABLE HEREON.
 - EXCEPTION 8 AFFECTS THE SUBJECT PROPERTY AND IS REFLECTED ON THIS SURVEY.

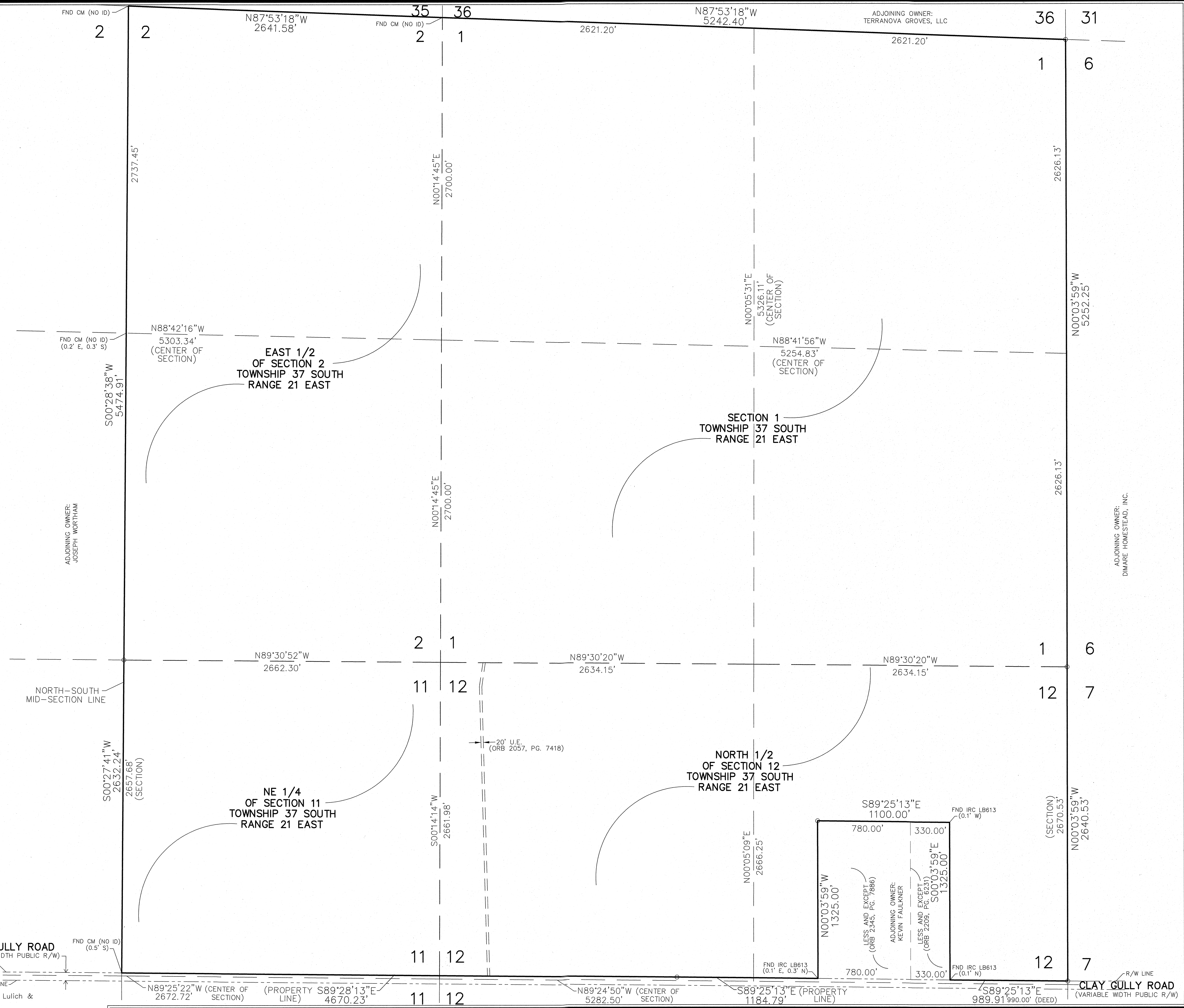
CERTIFIED TO:

To (i) EPIC ESTATES, LLC, a Texas limited liability company, (ii) American AgCredit, FLCA, ISAOA, ATIMA, (iii) Lulich & Attorneys and (iv) Old Republic National Title Insurance Company as follows:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof. The field work was completed on March 25, 2024.

Dated: _____

Richard C. Laventure
Registration No. 5209 (Florida) (SEAL)

PROPERTY ADDRESS(ES)
35905 CLAY GULLY ROAD, MYAKKA CITY, FLORIDA 34251
37801 CLAY GULLY ROAD, MYAKKA CITY, FLORIDA 34251



ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
EPIC ESTATES, LLC

- REVISIONS -		BY	DATE
ADD U.E. (TITLE EXCEPTION 8)		JOE M	3/26/24

	BY	DATE
FIELD	DK	3/22/24
CALCS.	RCL	3/22/24
DRAWN	JOE M	3/23/24
CHECKED	RCL	3/23/24
FILE REF.	FIELD BK/PG	24.3816

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING

2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34982
(772) 398-6430 PHONE (772) 398-6426 FAX

DATE: 3-23-24
HORIZ. SCALE: 1"=400'
VERT. SCALE: N/A
JOB No. **24.3816**
SHEET **1 OF 1**