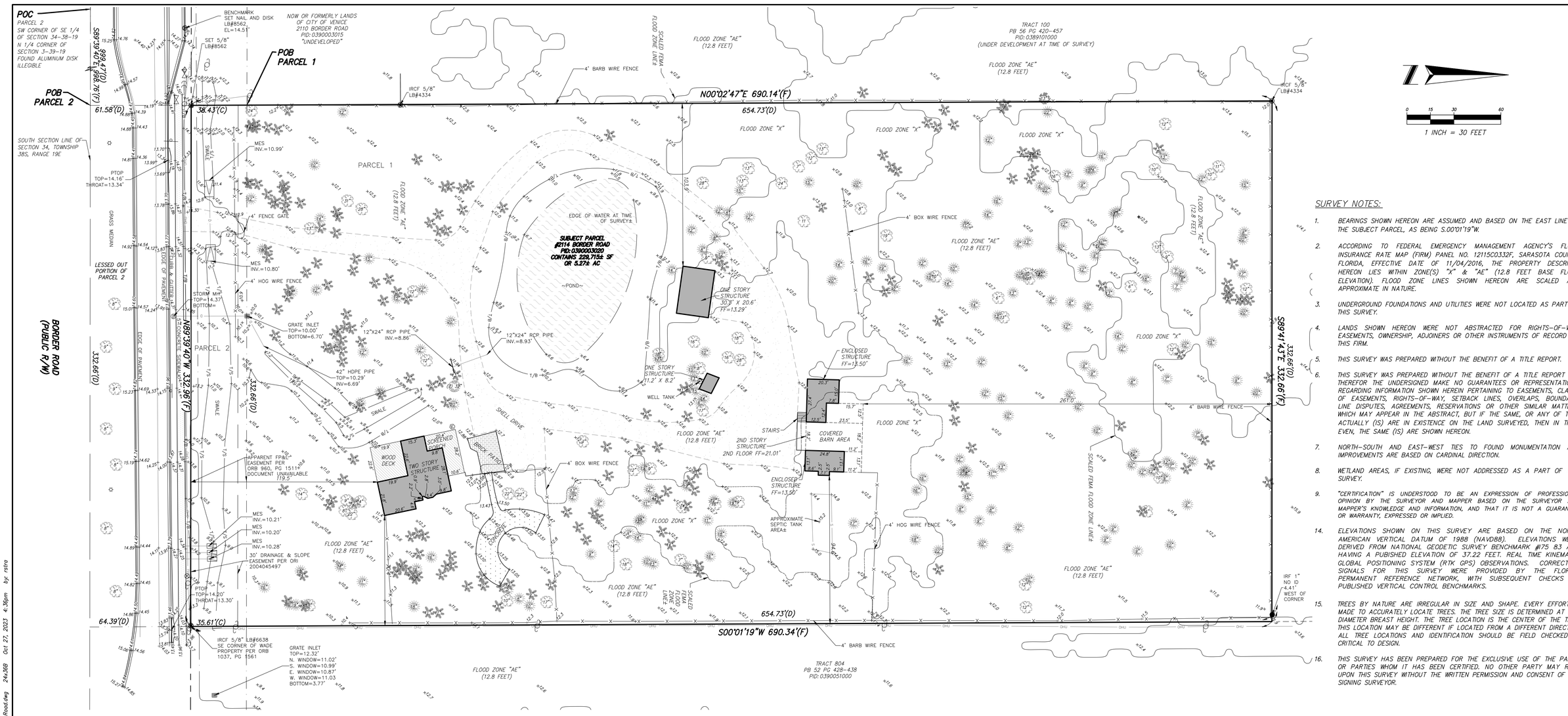

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SUBJECT PARCEL, AS BEING S.00°01'19"W.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12115C0332F, SARASOTA COUNTY, FLORIDA, EFFECTIVE DATE OF 11/04/2016, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" & "AE" (12.8 FEET BASE FLOOD ELEVATION). FLOOD ZONE LINES SHOWN HEREON ARE SCALED AND APPROXIMATE IN NATURE.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFOR THE UNDERSIGNED MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, BUT IF THE SAME, OR ANY OF THEM ACTUALLY (IS) ARE IN EXISTENCE ON THE LAND SURVEYED, THEN IN THAT EVEN, THE SAME (IS) ARE SHOWN HEREON.
7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
8. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
9. "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
14. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS WERE DERIVED FROM NATIONAL GEODETIC SURVEY BENCHMARK #T75 83 A31, HAVING A PUBISHED ELEVATION OF 37.22 FEET. REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) OBSERVATIONS. CORRECTION SIGNALS FOR THIS SURVEY WERE PROVIDED BY THE FLORIDA PERMANENT REFERENCE NETWORK, WITH SUBSEQUENT CHECKS TO PUBLISHED VERTICAL CONTROL BENCHMARKS.
15. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE SIZE IS DETERMINED AT THE DIAMETER BREAST HEIGHT. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS AND IDENTIFICATION SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
16. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES WHOM IT HAS BEEN CERTIFIED. NO OTHER PARTY MAY RELY UPON THIS SURVEY WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE SIGNING SURVEYOR.

LEGEND AND ABBREVIATIONS:

(F)	MEASUREMENT BASED ON FIELD OBSERVATIONS
(D)	DEED DIMENSIONS
(C)	CALCULATED DIMENSIONS
±	MORE OR LESS
EL	ELEVATION
LB	LICENSED BUSINESS
NO	NUMBER
LS	LAND SURVEYOR
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRCF	IRON ROD AND CAP FOUND
IRF	IRON ROD FOUND
IP	IRON PIPE
ORI	OFFICIAL RECORDS INSTRUMENT
MES	MITERED END SECTION

	FOUND CONCRETE MONUMENT AS NOTED
	FOUND NAIL AS NOTED
	FOUND NAIL & DISK AS NOTED
	FOUND IRON ROD & CAP AS NOTED
	FOUND IRON PIPE AS NOTED
	FOUND IRON ROD AS NOTED
	SET NAIL & DISK (LB 8562)
	SET 5/8" IRON ROD & CAP (LB 8562)
	CONTROL/BENCHMARK AS DESCRIBED
	CURB INLET GRATE
	CATCH BASIN
	SANITARY MANHOLE
	SANITARY CLEANOUT
	SEWER VALVE
	TELEPHONE MANHOLE
	MONITORING WELL
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	UTILITY POLE GUY ANCHOR
	METAL LIGHT POLE
	SIGN
	FIRE HYDRANT

	FOUND CONCRETE MONUMENT AS NOTED
	FOUND NAIL AS NOTED
	FOUND NAIL & DISK (LB XXXX) UNLESS OTHERWISE NOTED
	SET NAIL & DISK (LB 8562)
	FOUND IRON ROD & CAP AS NOTED UNLESS OTHERWISE NOTED
	FOUND IRON ROD AS NOTED
	SET 5/8" IRON ROD & CAP (LB 8562)
	CONTROL/BENCHMARK AS DESCRIBED
	CURB INLET GRATE
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	LINE BREAK
	FENCE LINE AS NOTED
OHU	OVERHEAD UTILITY LINE
1/8	APPROXIMATE TOP OF BANK
1/5	APPROXIMATE TOE OF SLOPE
D	STORM DRAINAGE LINE

x 6.42 SPOT ELEVATION (HARD SURFACE)
x 6.4 SPOT ELEVATION (GROUND)

TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)

MISC
OAK
PALM
PECAN
PINE TREE

LEGAL DESCRIPTION:

PARCEL 1
COMMENCE AT A POINT 100' NORTH AND 999.77' EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 , SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE 332.66'; THENCE N.0°16'58"W., 654.73'; THENCE WEST 332.66'; THENCE S.0°16'58"E., 654.73' TO THE POINT OF BEGINNING. ALL LYING AND BEING IN THE WEST ½ OF THE EAST ½ OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

PARCEL 2
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.89° 52' 24"E., ALONG THE SOUTH LINE OF SAID SECTION 34, 999.67' FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°52'24"E. ALONG SAID SOUTH LINE 332.66', THENCE N.00° 10' 44"W., 100.0' TO THE SOUTHEAST CORNER OF THE WADE PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 1037, PAGE 1561, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.89° 52' 24"W. ALONG A LINE 100 FEET FROM AND PARALLEL WITH SAID SOUTH LINE 332.66" TO THE SOUTHWEST CORNER OF THE WADE PROPERTY AS DESCRIBED HEREIN; THENCE S.00°10'44"E., 100.00" TO THE POINT OF BEGINNING.

LESS AND EXCEPT
A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF BORDER ROAD (33' WIDE AT THIS POINT, PUBLIC R/W); THENCE S.89°45'40"E. 998.49 FEET, ALONG SAID NORTH RIGHT-OF-WAY, TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N.00°24'00"E. 61.58 FEET; THENCE N.89°45'20"E. 333.42 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SARASOTA COUNTY PARCEL NO. 0390-00-3020; THENCE S 00°20'18"W. ALONG SAID EAST LINE, 64.39 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAID BORDER ROAD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, N.89°45'40"W. 333.47 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
STRATEGIC MANAGEMENT AND CAPITAL ADVISORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY

RUSSELL SAMUEL STRAYER
License Number
6890
STATE OF FLORIDA
Professional Surveyor and Mapper

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

Digitally signed by RUSSELL STRAYER
Date: 2024.03.08 07:45:58 -05'00'

RUSSELL S. STRAYER
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6890

10/03/2023
DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

ATHCA SURVEYING INC.
4813 ANDREW AVENUE
SARASOTA, FLORIDA 34233
PHONE 941.650.5400
WWW.ATHCASURVEYING.COM
LB 8562

A PORTION OF LAND
LOCATED IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

TOPOGRAPHIC & TREE SURVEY
-FOR-
STRATEGIC MANAGEMENT AND CAPITAL ADVISORS

FB/PG	FIELD DATE	PROJECT NO.
2/61; 3/20; 3/21; 3/29; 3/31	08/17/2023	1072
DRAWING DATE: 9/26/2023	BY: MJC	APPROVED: RSS
SCALE: 1" = 30'		1 OF 1

Drawing name: C:\Users\rstra\OneDrive\Documents_Jobs\1072_2114 Border Road\Drawings CAD\Surtopo_1072_2114 Border Road.dwg 24x36B Oct 27, 2023 4:36pm by: rstra