

PINEBROOK ROAD

(Public Right of Way)
Width Variable



- LEGEND:**
- 2" PVC Riser
 - ⊙ Wood Power Pole
 - ⊖ Guy Wire
 - ⊙ Verizon Hand Hole
 - MES Mitered End Section
 - ⊙ LP Gas Marker
 - ⊙ Storm Sewer Manhole
 - ⊙ EOP Edge of Pavement
 - 19.0+ Existing Elevation
 - ⊙ Water Valve
 - ⊙ Sewer Service
 - ⊙ Grate Inlet
 - ⊙ Mailbox
 - ⊙ Concrete Column
 - ⊙ Sanitary Manhole
 - ⊙ Fire Hydrant
 - ⊙ Storm Sewer Service
 - ⊙ Item Number shown in Title Commitment Schedule B-II

REPORT OF SURVEY:

- This plat represents a Boundary Survey showing visible improvements and spot elevations.
- Bearings shown herein refer to an assumed meridian, record plat bearing for North Right of Way line of Curry Road = S.89°42'28"E.
- There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
- Description shown herein has been taken from provided title work.
- Subject to easements and rights of way of record, if any. No research has been made of easements or rights of ways of record. Easements shown per Record Plat.

- This plat has been prepared with the benefit of an Old Republic National Title Insurance Company, American Land Title Association Commitment, Policy Number: OYFL-08004452, Date of Policy: December 12, 2022 at 12:49 P.M.

Items 1, 2, 3, 4, 5, and 12 are not matters of land surveying and not addressed.

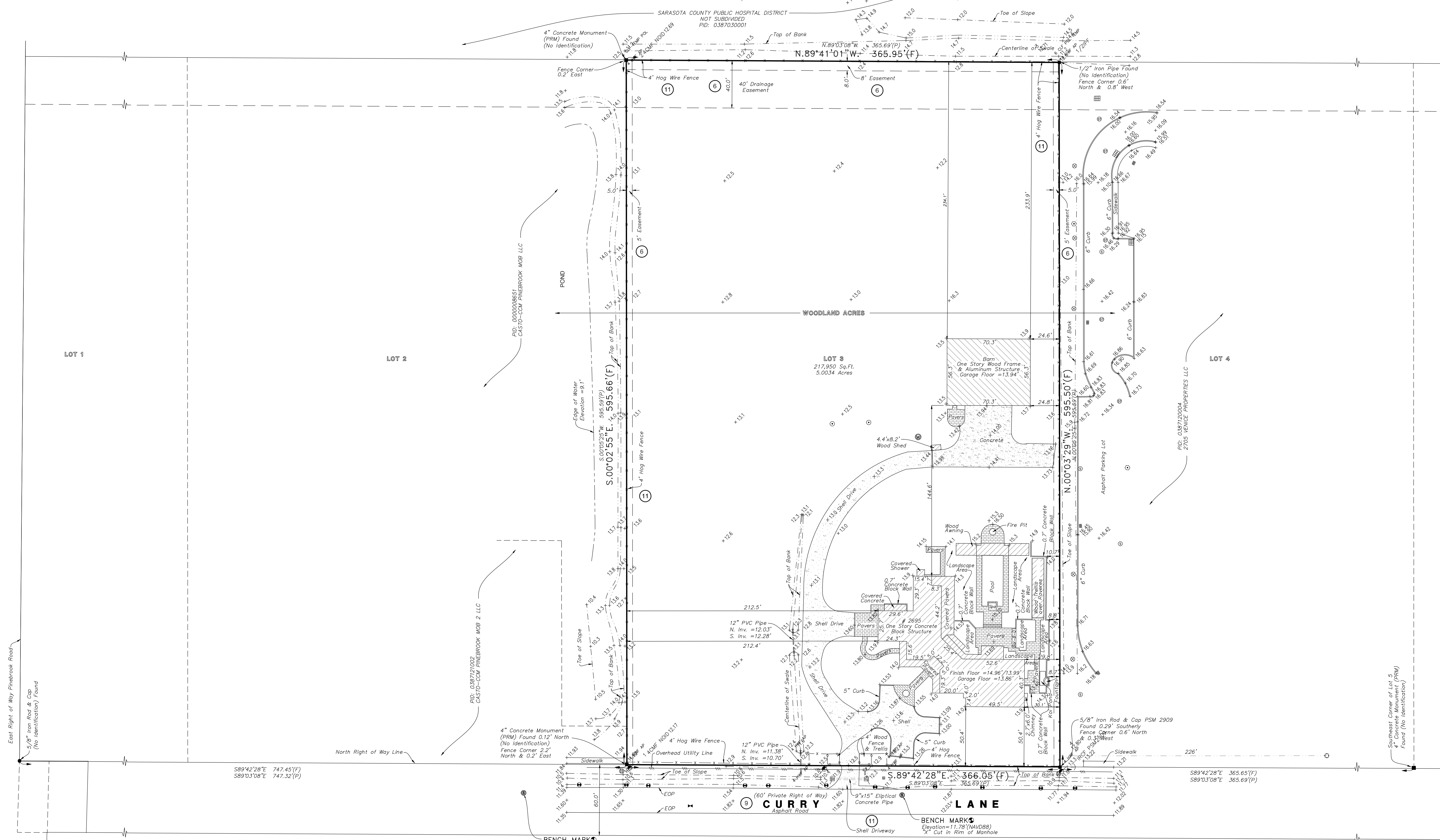
Items 6, 9, and 11 are applicable and are depicted herein.

Items 7, 8, and 10 are not applicable and not depicted herein.

- Parcel shown herein is situated in Flood Zone "X500", base flood elevation Not Determined, per Flood Insurance Rate Map 12115C0243F, Index Map dated November 4, 2016.
- Accuracy: The expected use of the land is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- (P) Denotes information obtained from record Plat.
- (F) Denotes information obtained from Field measurement.
- Elevations shown herein refer NAVD88, based on NGS Bench Mark # L 699 published elevation = 12.00 feet (NAVD 88).

DESCRIPTION:

Lot 3, WOODLAND ACRES, according to the map or plat thereof, as recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.



Response to Items listed in 2021 ALTA/NSPS, Table "A":

- (b) Zoning Report not provided to Surveyor.
- Any and all substantial features are depicted in the survey.
- No underground utility plans and/or reports provided to surveyor.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.
- No evidence of changes in street right of way lines observed in process of conducting the field work.

CERTIFICATE OF SURVEYOR

The undersigned hereby certifies to Abdelrahman & Sara Ayyad, Old Republic National Title Insurance Company, and Raymond James Bank, Isaaq/Atima.

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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1, 2, 3, 4, 6(b), 7(a), 8, 11(c), 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on May 2, 2023.

OVERALL AREA: 217,978 Sq.Ft. or 5.0041 Acres ADDRESS: 2695 CURRY LANE, NOKOMIS, FL. 34275

BRITT SURVEYING, INC.
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BRITT

A BOUNDARY SURVEY
LOT 3 WOODLAND ACRES
2695 CURRY LANE, NOKOMIS, FL. 34275

CERTIFIED TO:
ABDELRAHMAN AYYAD
SARA AYYAD
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RAYMOND JAMES BANK, ISAAQ/ATIMA

DATE OF SURVEY: MAY 3, 2023	
REVISIONS:	
FIELD BOOK: 614	PAGE(S): 56
JOB NUMBER: 23-04-46	DRAWN BY: CBN

SHEET
1 OF 1

RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 3979
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON PORTABLE DOCUMENT FILE