

LEGEND:

- Wooden Utility Pole  
⬢ Concrete Utility Pole  
— Anchor & Guy Wire  
— Water Service  
— Reuse Service (Apparent)  
— Water Line Valve  
— Brine Manhole  
— Cable Vault Box  
— Verizon Hand Hole  
— Electric Manhole  
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— Well  
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— Backflow Preventor  
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— Transformer  
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— Telephone Riser  
— Electric Meter Pole  
— Overhead Utility  
— Chainlink Fence
- = FOUND CAPPED 5/8" IRON ROD (LB 6638)  
⊗ = FOUND CAPPED 5/8" IRON ROD (ILLEGIBLE)  
▲ = FOUND 5/8" IRON ROD (NO ID)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°45'27"E	35.69'
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
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C7	265.00'	1100.00'	13°48'11"	S05°46'17"W	264.36'

CERTIFICATES:

NEAL COMMUNITIES

SURVEYOR'S NOTES:

- THIS PLAT REPRESENTS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
- NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS PLAT. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ANY OTHER TITLE INFORMATION. NEITHER BRIGHAM/ALLEN LAND SURVEYING, NOR THIS SURVEYOR, HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
- GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
- BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTH LINE OF THE NW1/4 OF SECTION 35 AS BEING S89°20'49" E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
- THIS PLAT IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.
- THIS SURVEY REPRESENTS A FIELD SURVEY OF THE ENTIRE PERIMETER BOUNDARY. ALL BOUNDARY CORNERS SHOWN WERE CONFIRMED TO BE CORRECT AS WELL AS ALL FIELD MEASUREMENTS SHOWN ON THIS MAP. ALL EASEMENTS SHOWN WERE TAKEN FROM A BRITT SURVEY 13-12-01 DATED 12-17-2013.

DESCRIPTION:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST AND CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 TO BEAR NORTH 89°20'49" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°20'49" WEST ALONG AND WITH SAID NORTH LINE A DISTANCE OF 2686.90 FEET SAID POINT BEING THE NORTHWEST CORNER OF SAID SECTION 35 AND BEING THE POINT OF BEGINNING AND ALSO THE SOUTH RIGHT OF WAY OF LAUREL ROAD; THENCE SOUTH 89°20'49" EAST, ALONG AND WITH SAID SOUTH RIGHT-OF-WAY TO A POINT ON THE WEST RIGHT-OF-WAY OF JACARANDA ROAD AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013007710 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA A DISTANCE OF 2055.54 FEET; THENCE ALONG SAID RIGHT-OF-WAY THE NEXT 27 CALLS; THENCE SOUTH 44°45'27" EAST A DISTANCE OF 35.69 FEET; THENCE SOUTH 00°10'09" EAST, A DISTANCE OF 875.84 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 552.33 FEET ALONG THE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 936.00 FEET AND A CENTRAL ANGLE OF 33°48'36"; THENCE SOUTH 33°38'27" WEST TANGENT TO SAID CURVE, A DISTANCE OF 166.78 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY AND SOUTHERLY A DISTANCE OF 574.82 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 941.00 FEET AND A CENTRAL ANGLE OF 34°59'58"; THENCE SOUTH 01°21'31" EAST TANGENT TO SAID CURVE, A DISTANCE OF 52.24 FEET; THENCE SOUTH 88°38'29" WEST, A DISTANCE OF 119.62 FEET; THENCE SOUTH 36°59'49" WEST, A DISTANCE OF 242.13 FEET; THENCE SOUTH 36°57'43" EAST, A DISTANCE OF 104.70 FEET; THENCE SOUTH 55°59'50" WEST, A DISTANCE OF 36.93 FEET; THENCE SOUTH 13°59'10" EAST, A DISTANCE OF 13.67 FEET; THENCE SOUTH 54°25'16" EAST, A DISTANCE OF 7.64 FEET; THENCE NORTH 55°59'50" EAST, A DISTANCE OF 39.98 FEET; THENCE SOUTH 36°57'43" EAST, A DISTANCE OF 29.75 FEET; THENCE SOUTH 11°57'40" EAST, A DISTANCE OF 108.67 FEET; THENCE SOUTH 72°42'35" EAST, A DISTANCE OF 123.31 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 821.00 FEET AND A CENTRAL ANGLE OF 39°59'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 37°17'21" WEST 561.49 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 573.05 FEET; THENCE SOUTH 57°17'07" WEST TANGENT TO SAID CURVE, A DISTANCE OF 1204.95 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY AND SOUTHERLY A DISTANCE OF 543.86 FEET ALONG THE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 47°12'49"; THENCE SOUTH 28°13'15" WEST, A DISTANCE OF 20.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 680.00 FEET AND A CENTRAL ANGLE OF 61°2'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°32'30" WEST 73.55 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 73.59 FEET; THENCE SOUTH 00°04'06" WEST, A DISTANCE OF 238.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 998.00 FEET AND A CENTRAL ANGLE OF 8°58'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 04°20'49" WEST 156.03 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 156.19 FEET; THENCE SOUTH 08°49'40" WEST, A DISTANCE OF 99.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 13°48'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°46'17" WEST 264.36 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 265.00 FEET; THENCE SOUTH 00°19'56" WEST, A DISTANCE OF 127.78 FEET; THENCE SOUTH 45°19'56" WEST, TO A POINT ON THE NORTH RIGHT-OF-WAY OF BORDER ROAD AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2004242187 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA A DISTANCE OF 28.56 FEET; THENCE SOUTH 89°40'40" WEST, ALONG AND WITH SAID NORTH RIGHT-OF-WAY A DISTANCE OF 1251.79 FEET; THENCE NORTH 00°08'51" WEST, ALONG AND WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 38 SOUTH RANGE 19 EAST A DISTANCE OF 5153.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID LAUREL ROAD; THENCE SOUTH 89°32'09" EAST, ALONG AND WITH SAID RIGHT-OF-WAY A DISTANCE OF 1359.33 FEET TO THE POINT OF BEGINNING. CONTAINING 301.91 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON, AND THAT THIS SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

BY: Michael P. Allen DATE OF SURVEY: 11-11-16  
Michael P. Allen  
Professional Surveyor and Mapper No. 6822  
State of Florida  
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.

Title: BOUNDARY SURVEY

Prepared for: NEAL COMMUNITIES

Certified to: (SEE ABOVE)

Sketch No. 724569

Field Book: 4

Drawn By: PJA

Scale: 1"=600'

Page: 43

Checked By: MPA

Brigham/Allen Land Surveying

L.B. Number 7898

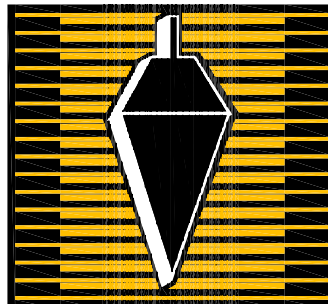
807 U.S. Highway 41 Bypass South

Suite E - Venice, Florida 34285

Phone: (941) 493-4430

Fax: (800) 447-7402

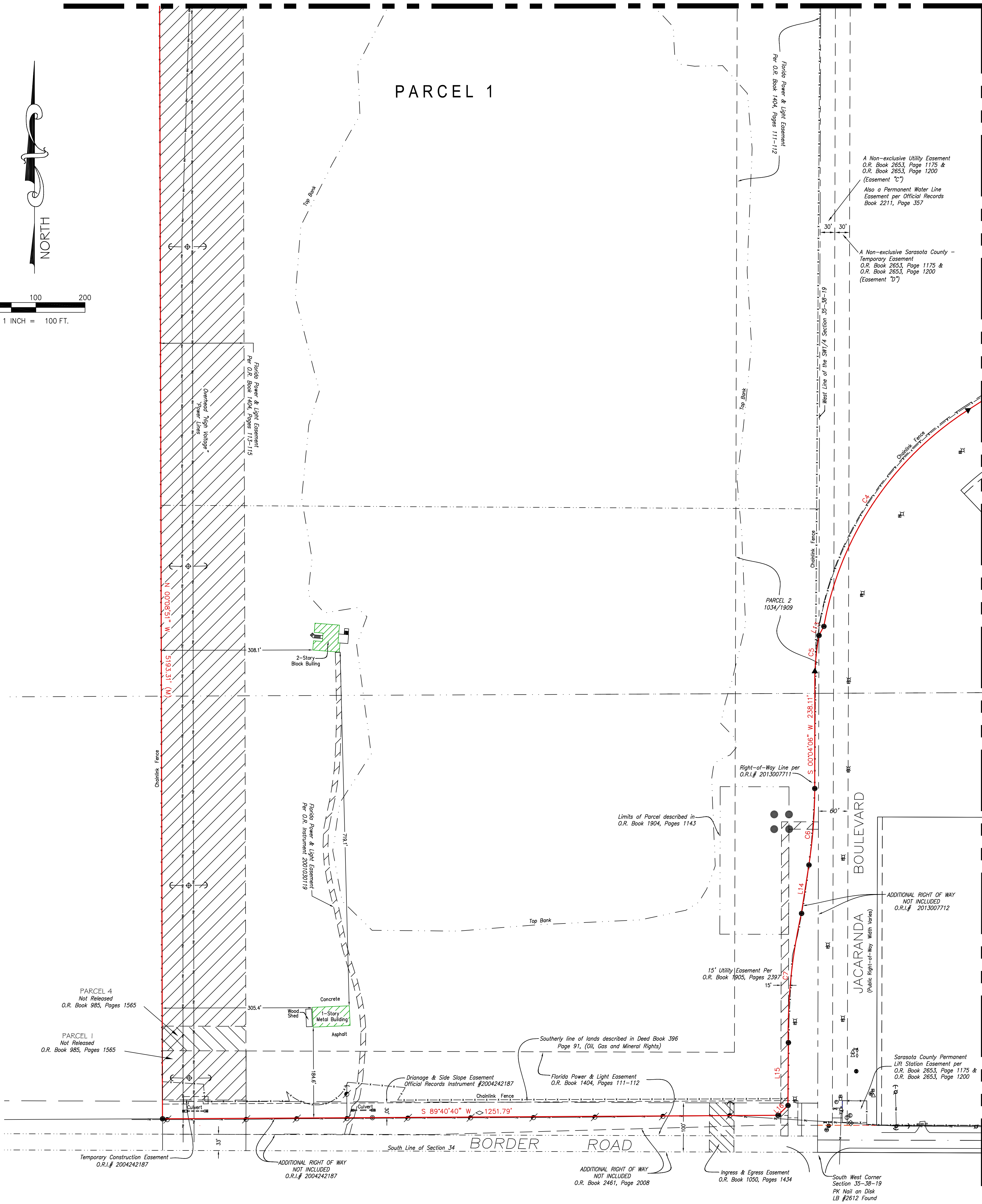
Email: brighamallensurveying@gmail.com





MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 5 OF 5



LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°45'27"E	35.69'
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- Wooden Utility Pole
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Title: BOUNDARY SURVEY

Prepared for: NEAL COMMUNITIES

Certified to: SEE SHEET 1 OF 5

Sketch No. 724569

Scale: 1"=20'

Field Book: 4

Page: 43

Drawn By: PJA

Checked By: MPA

Brigham/Allen Land Surveying

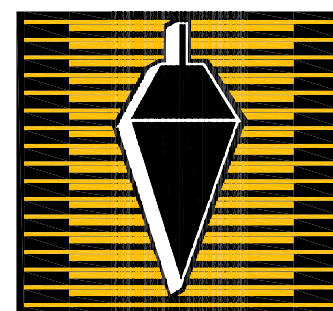
L.B. Number 7898

807 U.S. Highway 41 Bypass South  
Suite E - Venice, Florida 34285

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Email: brighamallensurveying@gmail.com



SHEET 2 OF 5







MATCH LINE SEE SHEET 3 OF 5

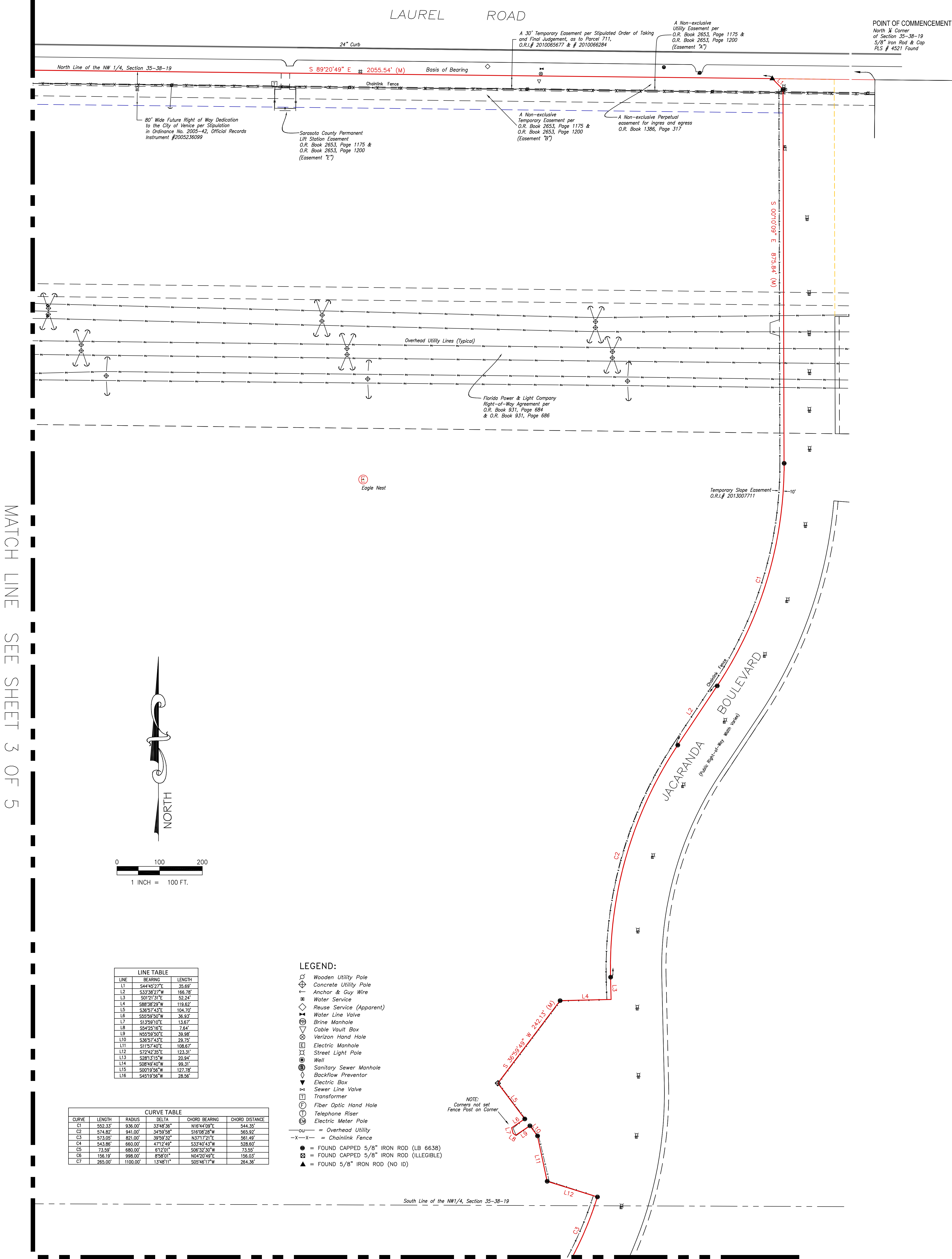
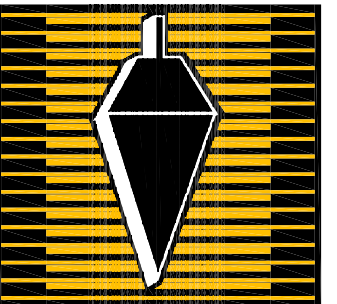
MATCH LINE SEE SHEET 5 OF 5

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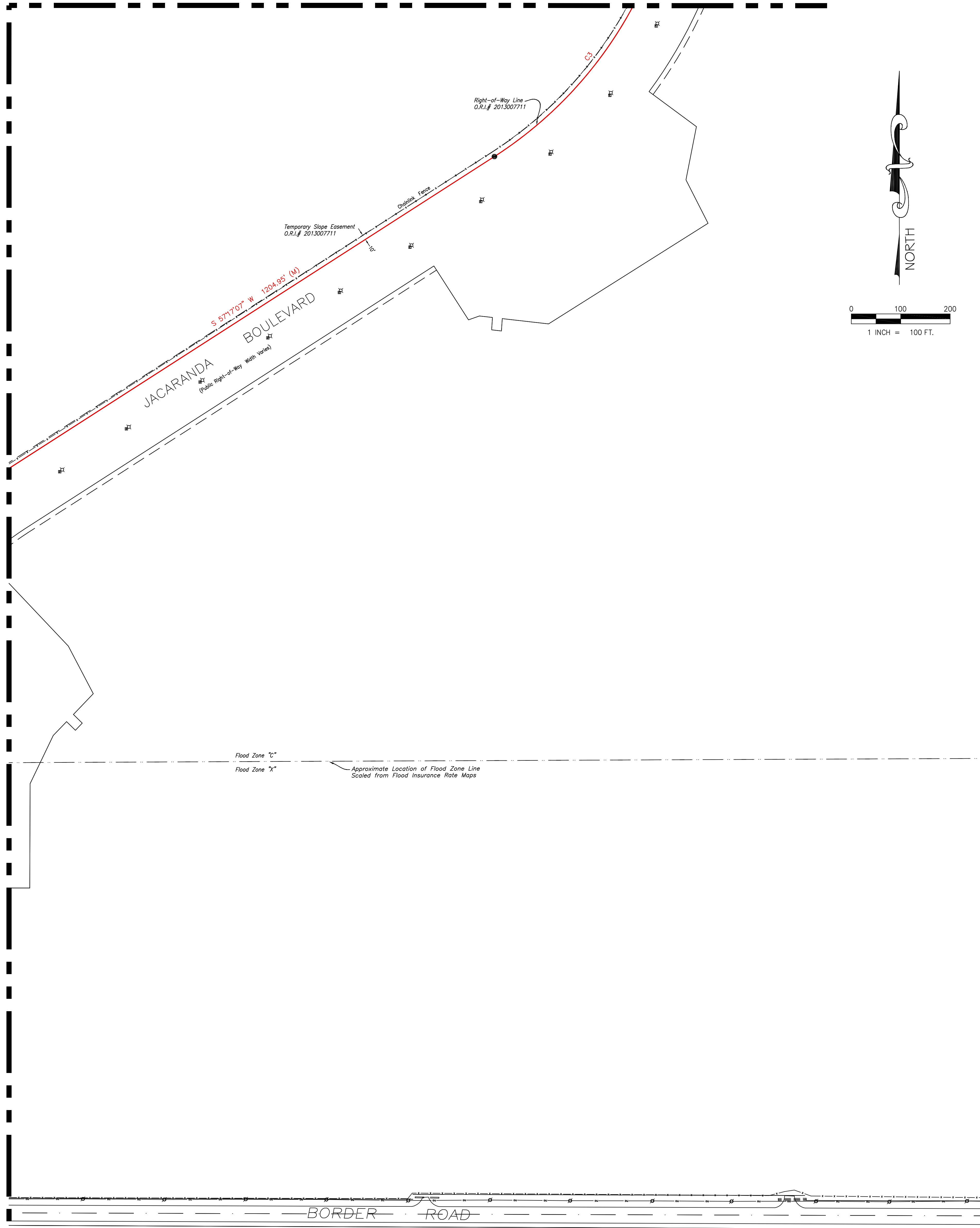
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SHEET 5 OF 5

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