LEGEND

- ■ = CONCRETE MONUMENT FOUND, (SIZE & I.D. NOTED)
- ● = 5/8" CAPPED IRON ROD SET (L.B. #6639)
- ○ = 5/8" IRON ROD FOUND (I.D. NOTED)
- ○ = 5/8" IRON ROD FOUND (NO I.D.)
- ⊗ = NAIL & DISK SET (L.B. #6639)
- ⊗ = NAIL & DISK FOUND (I.D. NOTED)
- ○ = IRON PIPE FOUND (SIZE & NO I.D.)
- (M) = MEAS DIMENSION
- (M) = MEASURED DIMENSION
- (D) = DEEDED DIMENSION
- (C) = CALCULATED DIMENSION
- U. & D. = UTILITY & DRAINAGE
- L.B. = LICENSED SURVEYOR BUSINESS
- L.S. = LAND SURVEYOR
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- S.N. = SOME MONUMENT
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- R.C.P. = REINFORCED CONCRETE PIPE
- T.B.M. = TEMPORARY BENCH MARK
- F.F. = FINISHED FLOOR
- GAR. = GARAGE ELEVATION
- EL. DECK = ELEVATION
- 3.00' = EXISTING ELEVATIONS
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- B.M. = BENCH ELEVATION

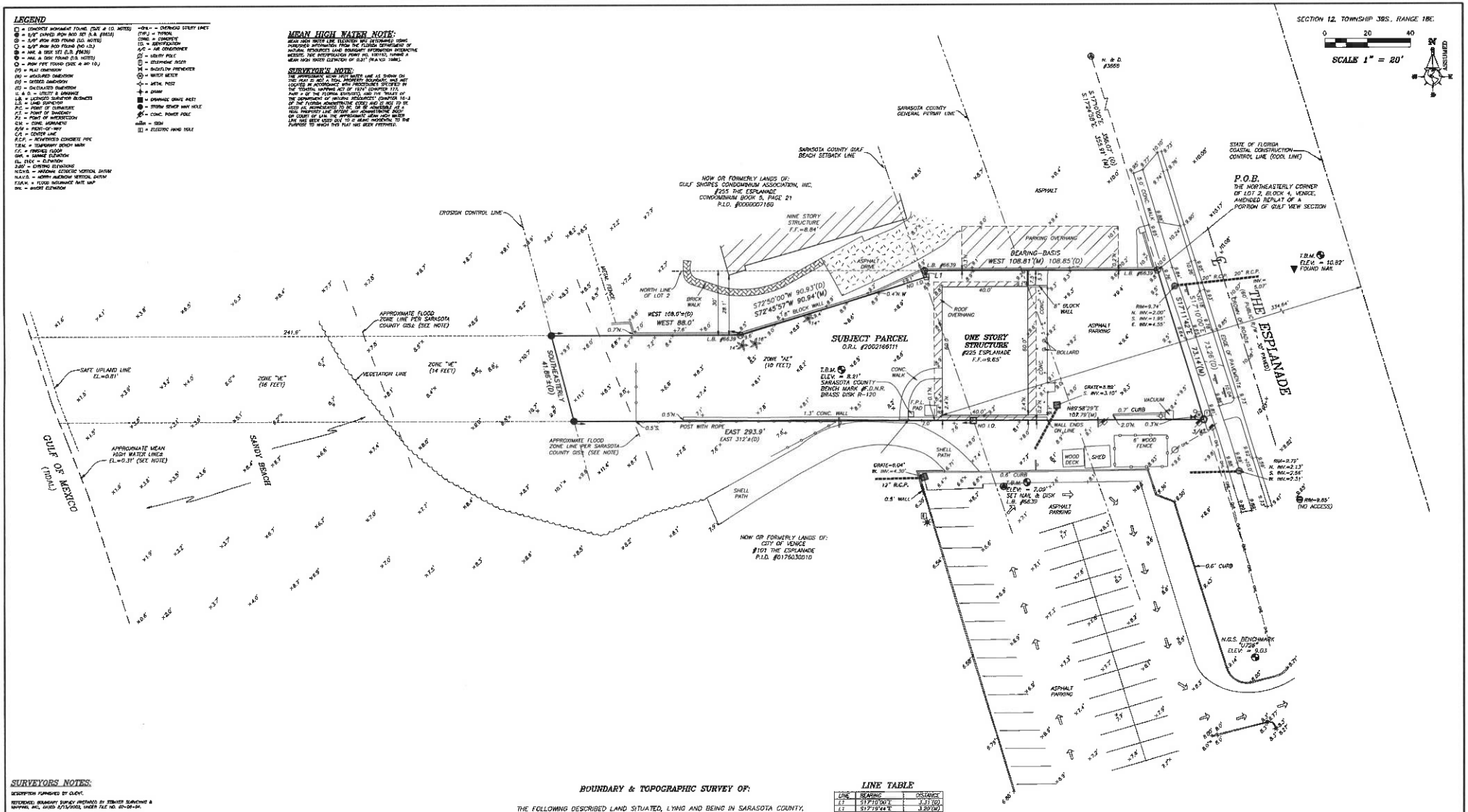
- —O.H.— = OVERHEAD UTILITY LINES
- (TYP.) = TYPICAL
- (CONC) = CONCRETE
- I.D. = IDENTIFICATION
- A/C = AIR CONDITIONER
- = UTILITY POLE
- = TELEPHONE BOOTH
- = BACKFLOW PREVENTER
- = WATER METER
- = METAL POST
- = GUARD
- = DRAINAGE GRATE INLET
- = STORM SEWER MAN HOLE
- = CONC. POWER POLE
- —SS— = SEWER
- = A ELECTRIC HAND HOLE

MEAN HIGH WATER NOTE:

MEAN HIGH WATER LINE ELEVATION WAS DETERMINED USING PUBLISHED INFORMATION FROM THE FLORIDA DEPARTMENT OF NATURAL RESOURCES LAND BOUNDARY INFORMATION INTERACTIVE WEBSITE. THE INTERPOLATION POINT NO. 100170, YIELDED A MEAN HIGH WATER ELEVATION OF 0.31' (N.A.V.D. 1988).

SURVEYOR'S NOTE:

THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THIS PLAT IS NOT A TRUE PROPERTY BOUNDARY, WAS NOT LOCATED IN ACCORDANCE WITH HISTORICAL EVIDENCE IN ACCORDANCE WITH CHAPTER 177 PART II, FLORIDA STATUTES PART II OF THE FLORIDA STATUTES, AND THE "RULES OF THE DEPARTMENT OF NATURAL RESOURCES", CHAPTER 16-3 OF THE FLORIDA ADMINISTRATIVE CODE, AND IS NOT TO BE USED AS, REPRESENTING TO BE, OR BE ADMISSIBLE AS A TRUE PROPERTY LINE BETWEEN ANY ADMINISTRATIVE BODY OR COURT OF LAW. THE APPROXIMATE MEAN HIGH WATER LINE HAS BEEN VERIFIED DUE TO A GENERAL MODIFYING TO THE PURPOSES TO WHICH THIS PLAT HAS BEEN PREPARED.



SURVEYORS NOTES:

DESCRIPTION FURNISHED BY CLIENT.

REFERENCED BOUNDARY SURVEY PREPARED BY STRAYER SURVEYING & MAPPING, INC. DATED 8/13/2003, UNDER FILE NO. 02-06-04.

THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT BENEFIT OF A TITLE SEARCH. THE UNDERSIGNED SURVEYOR AND MAPPER AND STRAYER SURVEYING AND MAPPING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, ENCUMBRANCES OR OTHER MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR AT THE SITE, OR ANY OF THEM ACTUALLY EXISTING IN FACT. ALL EASEMENTS OF RECORD SUBMITTED, THEN AS THAT EXISTS, THE SAME ARE SHOWN HEREON.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED HEREON FOR THE EXPRESS PURPOSE STATED AND/OR DISCLOSED IN THE CONTRACT BETWEEN STRAYER SURVEYING & MAPPING, INC. AND THE CLIENT FOR THIS PROJECT. COPYING THIS SURVEY FOR ANY PURPOSE OTHER THAN THE PURPOSE STATED FOR WHICH IT WAS PREPARED IS PROHIBITED. STRAYER SURVEYING & MAPPING, INC. IS STRICTLY PROHIBITED FROM ANY OTHER SURVEYING & MAPPING, INC. IS STRICTLY PROHIBITED AND, RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO STRAYER SURVEYING AND MAPPING INC.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE REPORTED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AS THEY EXIST.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PARCEL, BEING WEST.

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE FOR CLARIFICATION PURPOSES.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN HEREON ARE BASED ON A N.G.S. BENCHMARK #U726, ELEVATION 9.03' (N.A.V.D. 1988)

FLOOD ZONE DATA:

THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.

FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. THE APPROPRIATE FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "AE" (BASE FLOOD ELEVATION (10 FEET) & ZONE "VE" (BASE FLOOD ELEVATION (16 & 18 FEET) AS PER F.I.R.M. MAP #12086H 0287 F, DATED 11/04/2016.

TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL

TREE LEGEND

= PALM TREE (SEE NOTES)

TREE NOTE:

VEGETATION SHOWN HEREON WERE LOCATED AS WITHIN 50' OF THIS PARCEL. A PROFESSIONAL ARBORIST SHOULD BE CONSULTED FOR EXACT TREE SPECIES IDENTIFICATION AND CONDITION.

BOUNDARY & TOPOGRAPHIC SURVEY OF:

THE FOLLOWING DESCRIBED LAND SITUATED, LYING AND BEING IN SARASOTA COUNTY, STATE OF FLORIDA, TO WIT:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 2, BLOCK 4, VENICE, AMENDED REPLAT OF A PORTION OF GULF VIEW SECTION, RECORDED IN PLAT BOOK 9, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 108.85'; THENCE S.17°10'E. PARALLEL TO THE WESTERLY R/W LINE OF "THE ESPLANADE", AND 104.0' THEREFROM, A DISTANCE OF 3.31' TO A CONCRETE MONUMENT; THENCE S.72°50'W. 90.93' TO THE POINT OF INTERSECTION OF SAID LINE, AND A LINE LYING 30' SOUTH OF, AND PARALLEL TO SAID NORTH LINE OF LOT 2; THENCE WEST, PARALLEL TO SAID NORTH LINE OF LOT 2, AND 30' THEREFROM, 108' MORE OR LESS, TO THE WATERS OF THE GULF OF MEXICO; THENCE SOUTHEASTERLY ALONG SAID WATERS, 41.85', MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID WATERS, AND A LINE LYING 70' SOUTH OF, AND PARALLEL TO SAID NORTH LINE OF LOT 2; THENCE EAST, PARALLEL TO SAID NORTH LINE OF SAID LOT 2, AND 70' THEREFROM, 312' MORE OR LESS, TO A POINT ON THE WESTERLY R/W LINE OF "THE ESPLANADE"; THENCE N17°10'W, ALONG SAID R/W, 73.26' TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°10'00"E	3.31'(D)
L2	S17°19'44"E	3.20'(M)

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FIELD BOOK:	794
PAGE:	68
CHECKED BY:	B.G.R.
DRAWN BY:	M.S.P.

Revision:

CERTIFIED TO:
MPD DEVELOPMENT AND CONSTRUCTION, LLC
SARASOTA SHORES DEVELOPMENT, LLC

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED HEREON, AND ONLY FOR THIS PARTICULAR TRANSACTION. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO THIRD PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.

STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO. 6639

B. GREGORY RUTH
FLORIDA SURVEYOR & MAPPER NO.5299

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