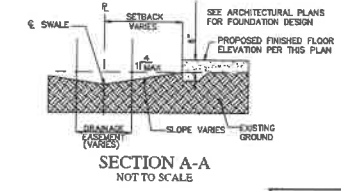
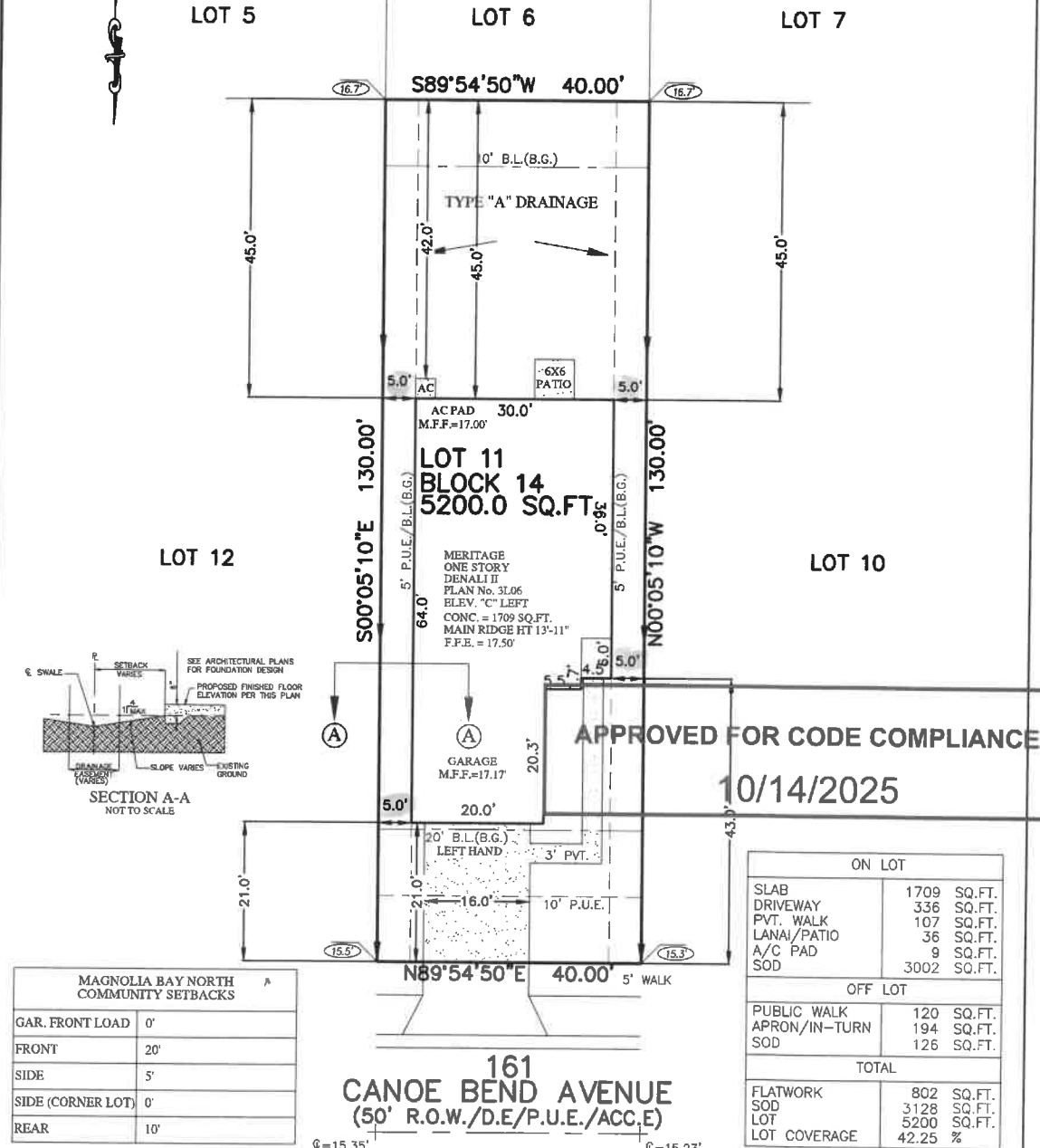




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PAVER	F.L. FRONT LOAD	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
PROPERTY LINE	S.L. SWING IN	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
BUILDING LINE	3.C. 3 CAR	W.S.E. WATER SEWER EASEMENT	A.E. AERIAL EASEMENT
EASEMENT	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT
WOODEN FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT
	C.M. CONTROL MONUMENT	END FOUND	LP. IRON PIPE
			POWER POLE

MANHOLE
GRATE DRAIN
PAD MOUNTED TRANSFORMER
ELECTRIC BOX
FIBER OPTIC
TELEPHONE PEDESTAL
GAS METER
CABLE PEDESTAL
WATER METER
CLEANOUT
INLET
VAULT
PROPOSED ELEVATION



MAGNOLIA BAY NORTH COMMUNITY SETBACKS	
GAR. FRONT LOAD	0'
FRONT	20'
SIDE	5'
SIDE (CORNER LOT)	0'
REAR	10'

ON LOT	
SLAB	1709 SQ.FT.
DRIVEWAY	336 SQ.FT.
P.V.T. WALK	107 SQ.FT.
LANAI/PATIO	36 SQ.FT.
A/C PAD	9 SQ.FT.
SOD	3002 SQ.FT.
OFF LOT	
PUBLIC WALK	120 SQ.FT.
APRON/IN-TURN	194 SQ.FT.
SOD	126 SQ.FT.
TOTAL	
FLATWORK	802 SQ.FT.
SOD	3128 SQ.FT.
LOT	5200 SQ.FT.
LOT COVERAGE	42.25 %

ISSUE DATE: 9/18/2025 **LOT DRAINAGE PLAN & PLOT PLAN**
NOT A SURVEY
SCALE: 1" = 20'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE SUBDIVISION PLAT. ALLPOINTS LAND SURVEY, LLC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. FLATWORK AND FINISHING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WSD'S) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY ENGINEER OF RECORD PER THE APPROVED S&D PLANS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH STAGE OF CONSTRUCTION.
5. THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
6. THIS PLOT PLAN WAS DEVELOPED USING THE PLAT, INFORMATION GATHERED BY ALLPOINTS AND/OR INFORMATION PROVIDED BY OTHERS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE ACCURACY OF THE PLAT OR INFORMATION PROVIDED BY OTHERS.
7. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
8. SLAB MUST BE AT LEAST 12" ABOVE THE AVERAGE CROWN OF STREET, UNLESS OTHERWISE ALLOWED IN WRITING BY THE BUILDING OFFICIAL.
9. HOME SHALL INCLUDE GUTTERS AND DOWNSPOUTS, DOWNSPOUTS TO DIRECT FLOW WITH DRAINAGE AND NOT TOWARD THE ADJACENT LOTS.
10. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.

FOR: MERITAGE HOMES (SRQ)
ADDRESS: 161 CANOE BEND AVENUE
BY: JT
ALLPOINTS JOB#: MH456194
G.F.:
JOB:
FLOOD ZONE: X
COMMUNITY PANEL:
12115C0245G
EFFECTIVE DATE: 03/27/2024
LOMR: DATE:
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

LOT 11, BLOCK 14,
MAGNOLIA BAY NORTH PHASE 1,
PLAT BOOK 56, PGS. 458-472,
PUBLIC RECORDS, SARASOTA COUNTY, FL

I HEREBY CERTIFY THAT THIS PLOT PLAN WAS DEVELOPED USING THE PLAT, INFORMATION GATHERED BY ALLPOINTS AND/OR INFORMATION PROVIDED BY OTHERS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. PLOT PLAN WAS PREPARED ON THE 18TH DAY OF SEPTEMBER, 2025.

