

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
2. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS SURVEY. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PREPARED BY THE BENEFIT OF A TITLE COMMITMENT OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 20159490 CS DATED 12-01-2020 AT 8:00 A.M. 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.
4. 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.
5. 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.
6. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE SOUTHERLY LINE OF THE SUBJECT PARCEL AS BEING S89±52°02"E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
7. THIS SURVEY IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.
8. ELEVATIONS SHOWN HEREON ARE BASED FROM A NGS (NATIONAL GEODETIC SURVEY) BENCHMARK "IWSA 1" WITH A PUBLISHED ELEVATION OF 12.22 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
9. THE APPROXIMATE MEAN HIGH WATER LINE SHOWN HEREON WAS BASED ON A FLORIDA DEPARTMENT OF ENVIRONMENT PROTECTION, DIVISION OF STATES LANDS BUREAU OF SURVEYING AND MAPPING TIDE STATION ID: 872-5858, NAME VENICE, GULF OF MEXICO, WITH A PUBLISHED ELEVATION OF 0.31 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
10. THE LOCATION OF THE APPROXIMATE CENTER LINE WAS LOCATED ON THE DATE OF THIS SURVEY AND CAN MEANDER IN A DIFFERENT LOCATION DUE TO THE FUTURE STORMS. THIS LINE AS LOCATED SHOWS NO ENCRoACHMENT ON THIS PROPERTY AND THE ADJACENT NORTH PROPERTY. A BOUNDARY LINE AGREEMENT BETWEEN BOTH PARCELS IS STRONGLY RECOMMENDED.

DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/4 OF U.S. GOVT. LOT 2, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, THENCE S.89°50' W. ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/4 OF GOVT. LOT 2, 795.6 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 60-FOOT ROAD; THENCE S.12°45'E, ALONG SAID RIGHT-OF-WAY LINE 617.2 FEET TO A POINT OF BEGINNING; THENCE S.89°50'W, 537 FEET, MORE OR LESS, TO THE WATERS OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG WATERS OF SAID GULF OF MEXICO TO THE CENTER LINE OF A 50-FOOT CANAL; THENCE EASTERLY ALONG CENTER LINE OF SAID CANAL TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 60-FOOT ROAD (SAID POINT BEING N.12°45'W, 158 FEET FROM POINT OF BEGINNING); THENCE S.12°45'E, ALONG THE RIGHT-OF-WAY LINE OF SAID ROAD A DISTANCE OF 158 FEET TO THE POINT OF BEGINNING.

SARASOTA COUNTY COASTAL CONSTRUCTION CONTROL LINE
AS PER THE STATE OF FLORIDA
DEPARTMENT OF NATURAL RESOURCES
EXHIBIT C, CERTIFIED BY CLIFTON B. MC GHIN, DATED 11/4/88

LANDS OF MANNING
PID#0178090002

DEERTOWN GULLEY
(50' CANAL)
APPROXIMATE CENTER LINE OF DEERTOWN GULLEY, SEE NOTE #10

LANDS OF FARLEY
PID#0178090001
80,677± SQUARE FEET

LANDS OF NELSON
PID#0178160010

EASEMENT AGREEMENT NOTE

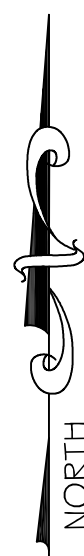
EASEMENT AGREEMENT FOUND IN OFFICIAL RECORDS BOOK 2380, PAGE 1308 WHICH STATES: ALL THAT PORTION OF THE FOLLOWING DESCRIBED REAL PROPERTY WHICH LIES SEAWARD OF THE PLUS 9.5 FOOT CONTOUR LINE AS MEASURED VERTICALLY FROM THE NATIONAL GEODETIC VERTICAL DATUM. THIS AGREEMENT GRANTS ACCESS FOR ENLARGING AND MAINTAINING THE BEACH AND SHORELINE AND TO PREVENT FURTHER EROSION.

LEGEND:

- = MONUMENTATION FOUND AS NOTED
- = 1/2" CAPPED IRON ROD PSM#6822 SET
- = CLEAN OUT
- ⊗ = WATER METER
- ⊗ = AIR CONDITIONER
- ⊗ = BACKFLOW PREVENTER
- ⊗ = TELECOMMUNICATION (PHONE, CABLE ECT.)
- ⊗ = SPOT ELEVATION
- ⊗ = STORM MANHOLE
- ⊗ = UTILITY POLE
- ⊗ = GUY ANCHOR

ABBREVIATIONS:

- (P) = PLATTED DISTANCE, BEARING OR INFORMATION
(D) = DEEDED DISTANCE, BEARING OR INFORMATION
(M) = MEASURED DISTANCE, BEARING OR ANGLE
(C) = CALCULATED DISTANCE, BEARING OR ANGLE
C1 = CURVE NUMBER (REFER TO CURVE TABLE)
PLS = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
C = CENTER LINE
CONC = CONCRETE
PID = PARCEL IDENTIFICATION NUMBER
FDNR = FLORIDA DEPARTMENT OF NATURAL RESOURCES



0 30 60
1 INCH = 30 FT.

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
Professional Surveyor and Mapper No. 6822
State of Florida

DATE OF SURVEY: 1/31/19

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.

REVISIONS:

12-14-20, MPA, ADDED TOPS AND BOTTOMS OF DUNES.
01-13-21 ADDED TITLE COMMITMENT TO THE SURVEY AND SARASOTA GULF BEACH SETBACK LINE.

CERTIFIED TO:
BALL CONSTRUCTION INC.

Title: BOUNDARY & TOPOGRAPHIC SURVEY
Prepared for: BALL CONSTRUCTION INC.
Certified to: (SEE THIS SHEET)
Sketch No. 389966 Scale: 1"=30'
Field Book: 26 Page: 31
Drawn By: JLB Checked By: MPA

Brigham/Allen Land Surveying
L.B. Number 7898

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